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EXHIBIT 2 - STAFF REPORT

DATE: July 25, 2019
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: DDR 1-19 – 1025 NE 1st Street – Review of Built Example of Exterior Materials

Report in Brief:

In February 2019, the Historic Landmarks Committee approved a Downtown Design Review application (DDR 1-19) for a new apartment building to be constructed on the property at 1025 NE 1st Street, which is located in the Downtown Design area. Two conditions of approval were included that required the applicant to submit a built example of the proposed exterior building materials, and to submit samples of the colors to be used on the exterior building materials. The applicant provided those, and they will be reviewed by the Historic Landmarks Committee at the July 25, 2019 meeting.

Background:

The applicants, Jonathan and Robin Rouse, on behalf of RJED, Corp., submitted a Downtown Design Review application requesting the approval of the design of a proposed new apartment building on a property that is located in the Downtown Design area. The subject property is located at 1025 NE 1st Street, and is more specifically described as Lots 5, 6, 7, and 8, Rowland's Addition. The subject site is also identified as Tax Lot 7900, Section 21BD, T. 4 S., R. 4 W., W.M. The property makes up the entire block frontage of the north side of NE 1st Street between NE Johnson Street and NE Kirby Street.

The property is located within the Downtown Design Standards and Guidelines area defined in Section 17.59.020 of the McMinnville Municipal Code, and any new construction in that area is subject to the standards and guidelines within the Downtown Design area. Section 17.59.030(C)(2) requires the Historic Landmarks Committee to review any application for major alterations or new construction within the Downtown Design area.

The application (DDR 1-19) was approved by the Historic Landmarks Committee with conditions of approval that required the applicant to submit a built example of the proposed exterior building materials, and to submit samples of the colors to be used on the exterior building materials.

The location of the property is identified below (outline of property is approximate):

Attachments:
None



Renderings and elevations of the approved building design (including the changes that were required by conditions of approval) are provided below. Please note that the fence on the ground floor unit courtyards was required to be fully enclosed, with a gate to provide access to the entrance and courtyard space if desired by the applicant. That has been communicated to the applicant as a required revision to the building permit construction plans.



Discussion:

Conditions of Approval

The specific conditions of approval that were included in the DDR 1-19 Decision Document required the following:

[...]

Attachments:
None

7. That the applicant shall provide samples or swatches of the final colors selected to be used for all exterior materials to be reviewed and approved by the Historic Landmarks Committee prior to application on any portion of the building.
8. That the applicant shall provide a built example of the final exterior panel building material to be reviewed and approved by the Historic Landmarks Committee prior to the release of building permits for the proposed development. The built example shall include an example of the treatment of the vertical reveal joint between panels to ensure that the reveal joint is minimized in visual appearance and prominence on the building façade.

Findings from Application Review

The findings that were included in the DDR 1-19 Decision Document to support those conditions are provided in detail below:

- C. Building Materials.
 1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

Finding: Section 17.59.050(C)(1) is satisfied, and a condition of approval is included to ensure that the criteria is satisfied.

As discussed in more detail above, the building design includes the use of a brick bulkhead along the base of the three building facades that front onto public right-of-way. The applicant has also described the belt course and cornice as being constructed of painted fiber cement, which is similar in appearance to smooth stucco and has been approved for use as an exterior building material on other recent buildings in the downtown design area. The remainder of the building facades are proposed to be painted fiber cement panels, which the applicant stated are similar in appearance to smooth stucco. The applicant notes again other recent projects in the downtown design area that have used this type of building material. The fiber cement panels were proposed to be applied to the building with their reveal joints showing. Because the proposed fiber cement panels are not specifically listed as an allowable exterior building material, or listed as a prohibited building material, a condition of approval is included to require that a built example of the final exterior panel building material be submitted to be reviewed and approved by the Historic Landmarks Committee prior to the release of building permits for the proposed development. The built example shall include an example of the treatment of the vertical reveal joint between panels to ensure that the reveal joint is minimized in visual appearance and prominence on the building façade.

[...]

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

Finding: Section 17.59.050(C)(3) is satisfied, and conditions of approval are included to ensure that the criteria are satisfied.

The new building is proposed to use exterior colors that are low reflective, subtle, and neutral or earth tones. The colors shown in the renderings provided depict the general coloring proposed to be used on the exterior of the building, which is a tan color for the main body of the building, a lighter white or cream

Attachments:

None

color for the cornice, belt course, and trim, and a blue color for the doors (outside of what will be transparent on the ground floor entry doors). More specifically, the application narrative describes the colors as “Sherwin-Williams 2822 Downing Sand” for the body, “Sherwin-Williams 2819 Downing Slate” for the trim, and “Sherwin-Williams 7606 Blue Cruise” for the doors. The applicant has stated that the railings, which will be on the courtyards on the ground floor units and the staircases on the north side of the building, will be a powder coated, low-reflective black color. The use of black is stated to be allowed for building trim, and the railings are treated similarly as an accessory feature of the overall building. A condition of approval is included to require that samples of the final colors selected to be used for all exterior materials be submitted to be reviewed and approved by the Historic Landmarks Committee prior to application on any portion of the building.

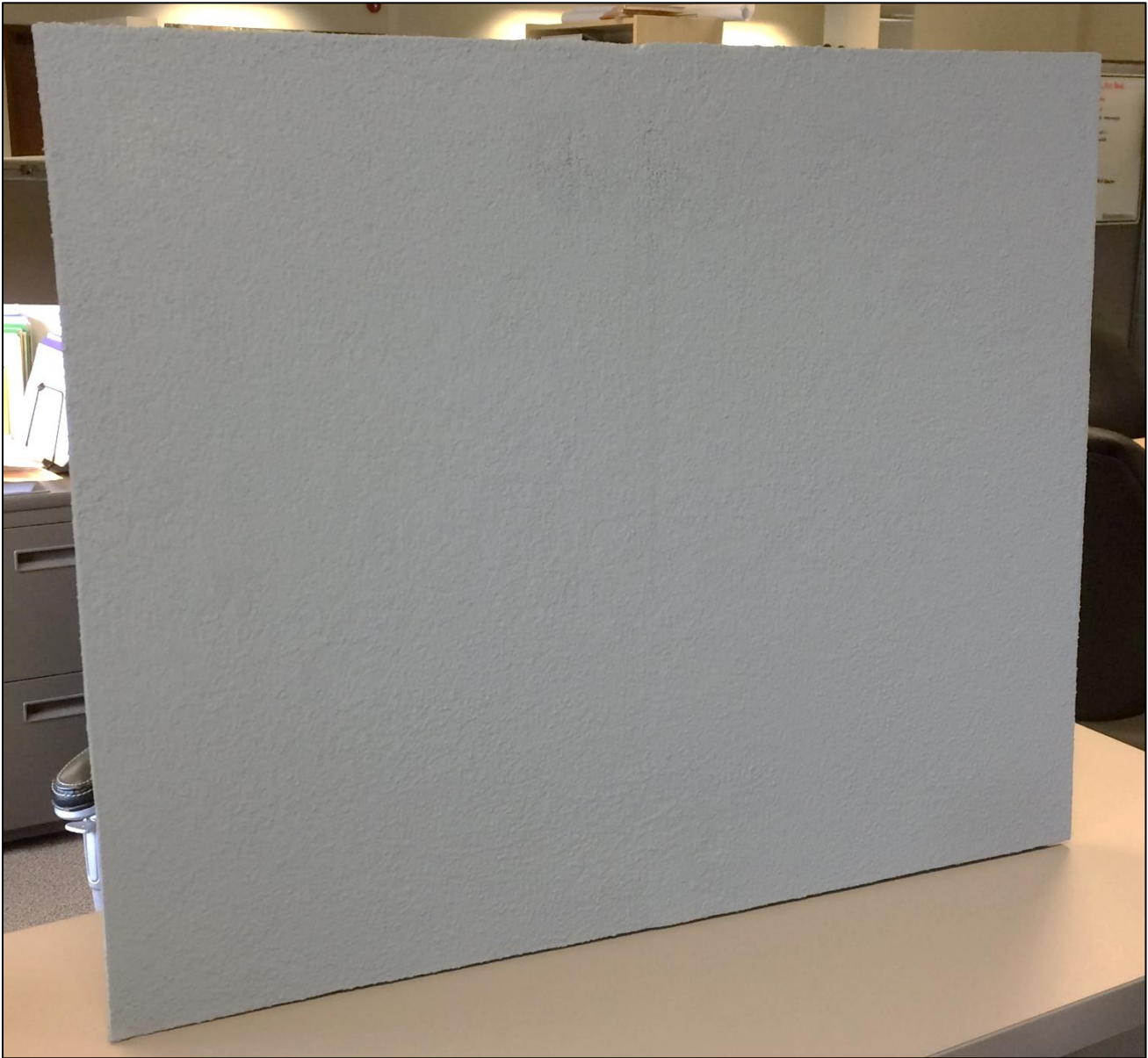
The windows on the entire building were proposed to be white in color. However, due to their prominence and the proposed material being vinyl, a condition of approval is included to require that the windows be black or dark bronze in color to be more compatible with the building façades, which was found to be a more subtle color for the window features.

Review of Built Example

The applicant provided a built example of the proposed fiber cement panels that includes a portion of the proposed vertical reveal joint between the panels. This built example was reviewed by the Historic Landmarks Committee at meetings on May 30, 2019 and June 26, 2019. The Historic Landmarks Committee did not find that the built example met the applicable Downtown Design Standards in Section 17.59.050(C)(1) because the materials used were not found to be similar in appearance to “smooth stucco”, as stated in the original application submittal and applicant’s findings, and also that the material was not similar in appearance to other “building materials found on registered historic buildings in the downtown area”. The vertical seam and reveal joint was also found to still be very visible and prominent. Comments were provided back to the applicant by letter on June 6, 2019 and in person on June 26, 2019, and the applicant stated that they would prepare another built example that better responded to the Historic Landmarks Committee’s findings and the applicable Downtown Design Standards. The new built example uses the same fiber cement panels, but includes a caulking of the seam between panels and the application of a finish of paint with a sand additive that creates a textured appearance that is similar to the “smooth stucco” exterior building material that is allowed by Section 17.59.050(C)(1).

The applicant has provided the new built example, and it will be available for review by the Historic Landmarks Committee at the July 25, 2019 meeting. The built example is also available at the Planning Department office at the Community Development Center (231 NE 5th Street), if any Committee member would like to stop in to review the built example prior to the meeting.

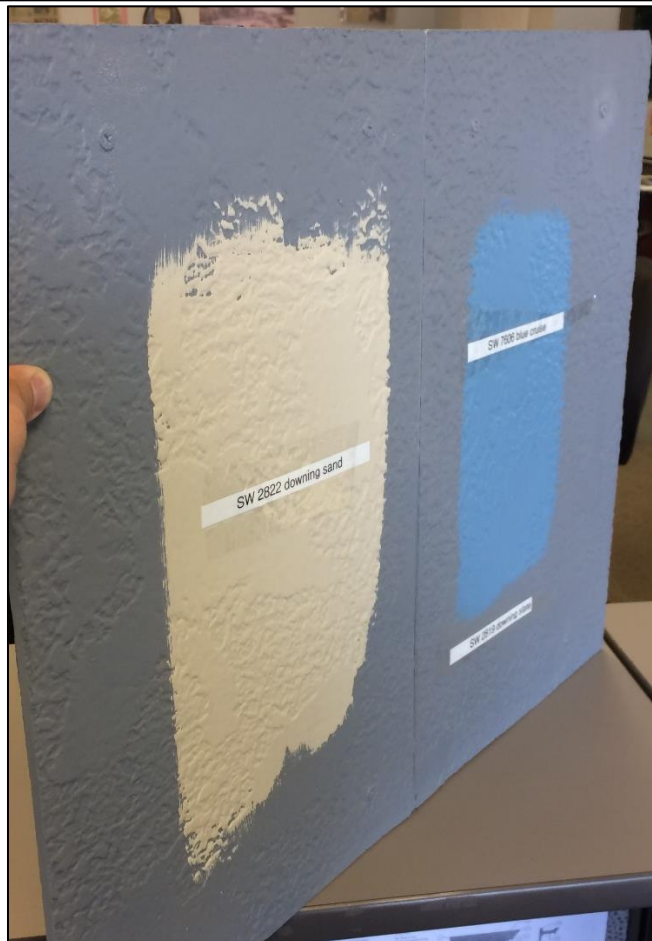
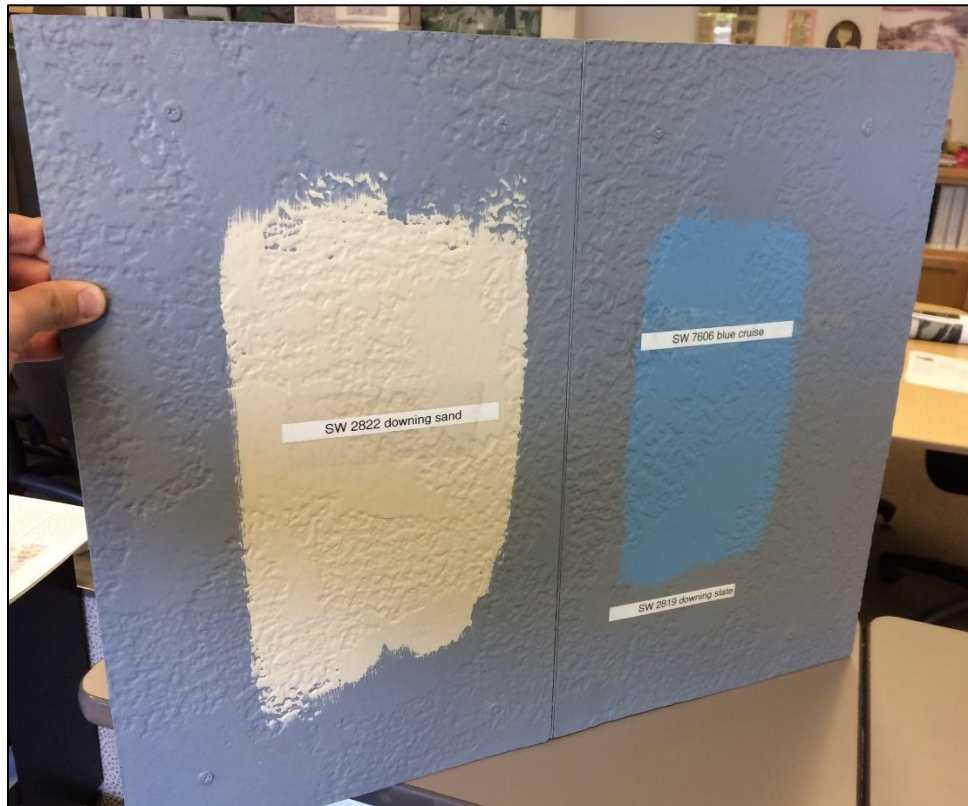
Photos of the new built example are provided below:



Attachments:
None



For comparison, photos of the first built example that was reviewed and not approved by the Historic Landmarks Committee are also provided below:



Attachments:
None

Additional Information Provided by Applicant

Following the Historic Landmarks Committee meeting on June 26, 2019, the applicant provided to staff examples of other buildings and projects within the Downtown Design Standards area that include or used fiber cement panels. Those projects, including the reasons that they were identified by the applicant, are described in more detail below.

1) Village Quarter – 807 NE 3rd Street

The applicant identified this building, as they had previously in the original application submittal, because it includes cement panel materials with fasteners and seams that are visible on the building façade. Staff investigated the review process of this project further. The Village Quarter project was reviewed as a Conditional Use in 2007 (application CU 2-07). There was a condition of approval on the Conditional Use that building elevations and plans be submitted for Downtown Design Review by the Planning Department. At that point in time, Downtown Design Review was completed by the Planning Director, who reviewed plans and determined whether a project was in compliance with the Downtown Design Standards and Guidelines. If the Planning Director found a project to not be in compliance with those standards, the application would be reviewed by the Historic Landmarks Committee. There is no record that the Historic Landmarks Committee reviewed the application, so the Village Quarter project must have been determined by the former Planning Director to be in compliance with the standards.

Staff would note that there are some differences in the application of the cement panels on the Village Quarter building as compared to what is proposed on the new apartment building at 1025 NE 1st Street. The cement panel material is not the primary exterior building material on the Village Quarter's main street-facing façade (3rd Street). The concrete panels on the 3rd Street façade of the Village Quarter building are visible on a portion of the façade, with brick and storefront glazing being the more primary building materials. The use of the cement panel material is more prominent on the side and rear facing facades, such as the west façade adjacent to the railroad tracks and the north side adjacent from 4th Street. However, there is still brick in portions of each of those façades.

The Village Quarter building's use of cement panels differs from the current proposal at 1025 NE 1st Street, which includes the use of only concrete panel material on three street facing facades. There is also more articulation in the Village Quarter building's façades overall through the transitions in building materials, openings in walls, changes in building planes, and an overhanging eave along the top of the building. The visible concrete panel seams and fasteners are more integrated with the building's architectural features, as they line up with the edges of windows and the corners that transition into the upper level balconies. While not documented as part of the former Planning Director's review of the project against the Downtown Design Standards, these other building design features may have been considered when evaluating the use of the cement panel material on portions of the building façade.

Photos of the 3rd Street façade, and the other facades where the cement panels are used on more of the façade, are provided below.

Attachments:

None

Village Quarter 3rd Street (south) building façade:



Village Quarter west building façade:



Attachments:
None

Village Quarter 4th Street (north) building façade:



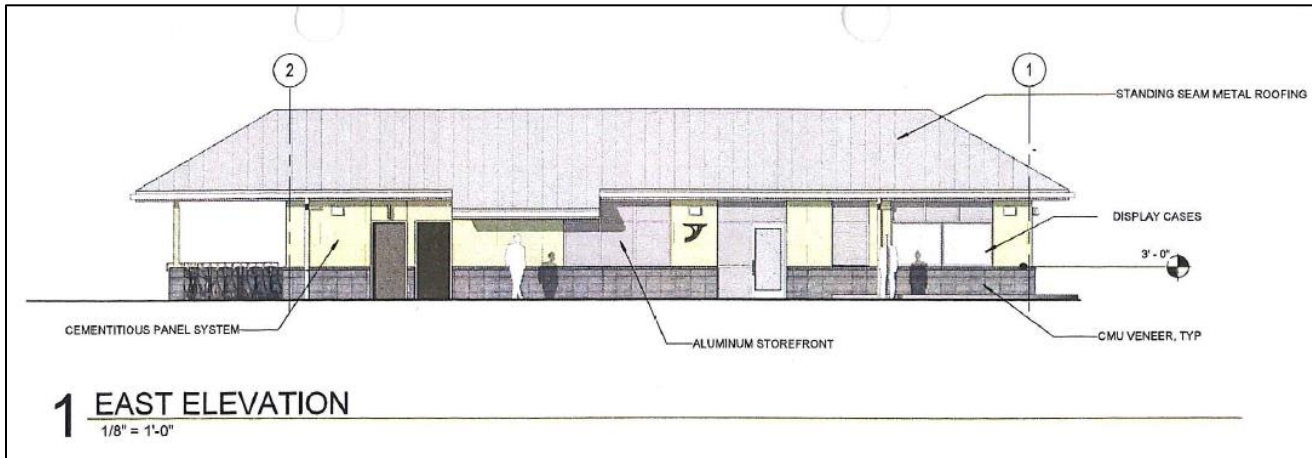
2) Transit Center – 800 NE 2nd Street

The applicant identified this building because the primary building material is a smooth cement panel with fasteners and seems visible. Staff investigated the review process of this project further. The Transit Center project was reviewed as a Conditional Use in 2013 (application CU 4-13). There was a condition of approval on the Conditional Use that building elevations and plans be submitted for Downtown Design Review by the Planning Department. At that point in time, Downtown Design Review was completed by the Planning Director, who reviewed plans and determined whether a project was in compliance with the Downtown Design Standards and Guidelines. There were waivers that were requested as part of the design of the Transit Center building, which were reviewed by the Historic Landmarks Committee (application DDW 1-13). However, the building materials were not one of the standards that were waived.

The Transit Center building was approved with the use of cement panels as the primary exterior building material, with a CMU base up to the bottom of the windowsills. Below is the building elevation that was approved through the Historic Landmarks Committee review process (application DDW 1-13):

Attachments:

None



Waivers that were approved for the Transit Center building included waivers from the zero setback, recessed entry, and building orientation towards the right-of-way requirements. The Transit Center building that was proposed was a small building and was not proposed to be oriented towards the street, based on the use and the necessary functionality of the site (drive aisles through the site for bus movement). The waivers that were approved resulted in the building being setback further from the street, particularly on the 1st Street side, and the building elevation that was closest to the right-of-way (on the 2nd Street side) was primarily glazing with the cement panel only around the windows and above the CMU base/bulkhead. These building and site design features result in a building of a completely different scale than what is proposed for the new apartment building at 1025 NE 1st Street. The use of the cement panel materials will be much more prominent on the proposed new building, as it is a two story building with 310 feet of building façade immediately adjacent to three different right-of-ways (Johnson Street, 1st Street, and Kirby Street).



3) Head Start Building – 813 NE 2nd Street

The applicant identified this building because it includes the use of lap siding, which is an exterior building material that is listed as prohibited in the Downtown Design Standards and Guidelines chapter. Staff investigated the review process of this project further. The Head Start building project was reviewed as a Conditional Use in 2010 (application CU 2-10). There were waivers that were requested as part of the design of the Head Start building, which were reviewed by the Historic Landmarks Committee (application DDW 1-10). One of those waivers was to allow a building material that was listed as prohibited, and that waiver was approved by the Historic Landmarks Committee.

A photo of the Head Start building is provided below:



4) Lewis and Stark Building – 640 NE 3rd Street

The applicant identified this building because it includes the use of stucco patterned Hardi panels, and noted that this is the same treatment that they proposed in their original application. A photo of that building is provided below:



Upon further investigation, it was determined that this building was constructed in 2002 (building permit number 02B0109), which was prior to the Downtown Design Standards and Guidelines chapter being adopted in October 2003 by Ordinance 4797.

5) 620 NE 3rd Street

The applicant identified this building because it is currently under construction, and was approved recently to use smooth Hardi cement panels on some of the building facades. The specific project referenced is the second story addition approved by the Historic Landmarks Committee in 2018 (DDR 5-18). Staff would note that the Historic Landmarks Committee did approve the use of that material, but only on the side and rear (alley-facing) facades. There was also discussion during the meeting that those facades would not be as visible because the addition was on the second story and was designed to be set back from the street. The front façade, which faces 3rd Street, was approved for the use of stucco as the exterior building material.

The approved rendering of the building addition is provided below (note that the colors in the rendering are not the final colors that were approved by the Historic Landmarks Committee):



6) Steve's Auto Service – 710 NE 3rd Street

The applicant identified this building because it includes the use of T-111 siding, which is an exterior building material that is listed as prohibited in the Downtown Design Standards and Guidelines chapter. Staff would note that the existing building on this property existed prior to October 2003 when then Downtown Design Standards and Guidelines chapter was adopted by Ordinance 4797. Staff also looked into the building permit history for the site, and there have been no major building permits pulled for the property that would have triggered Downtown Design Review. It is unknown at this point whether new T-111 siding has been applied to this building recently, or whether the existing T-111 siding has been in place since before 2003.

Fiscal Impact:

None.

Committee Options:

- 1) **APPROVE** the built example.
- 2) **DENY** the built example, providing findings of fact for the denial in the motion to deny.
- 3) **CONTINUE** the application to a future Historic Landmarks Committee to allow for more information to be provided by the applicant. If continued, the continuation must be date specific.

Recommendation/Suggested Motion:

Staff finds that the new built example, which still includes the use of the fiber cement panels, is similar in appearance to smooth stucco and that the applicant has provided an example treatment that minimizes the visibility of the seam between the panels. The treatment used was a finish of paint with a sand

Attachments:

None

additive, which creates a texture on the exterior building material more consistent with the appearance of smooth stucco. This treatment is proposed to be used on the entire building façade.

Based on this new built example, staff recommends that the Historic Landmarks Committee approve the use of the material, with the treatment depicted in the built example.

In terms of the process moving forward, the Historic Landmarks Committee should know that Planning Department staff would complete an inspection of the building at the necessary time in the construction process to ensure that the approved treatment is applied to the exterior of the building. The building would not be given final inspection approval until the exterior is found by Planning Department staff to be consistent with the approved built example.

Suggested Motion:

If the Historic Landmarks Committee finds the built example to be acceptable, the following motion may be made:

THAT BASED ON THE BUILT EXAMPLE OF THE EXTERIOR BUILDING MATERIALS PROVIDED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE FINDS THAT THE PROPOSED MATERIALS AND EXAMPLE OF ACTUAL BUILT FINISHES ARE CONSISTENT WITH THE APPLICABLE DOWNTOWN DESIGN STANDARDS AND THE FINDINGS OF FACT IN THE DDR 1-19 DECISION DOCUMENT.

CD