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EXHIBIT 3 - STAFF REPORT

DATE: May 30, 2019
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: DDR 1-19 – 1025 NE 1st Street – Review of Built Example & Color 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 has provided those, and they will be reviewed by the Historic Landmarks Committee at the May 30, 2019 meeting.

Background:

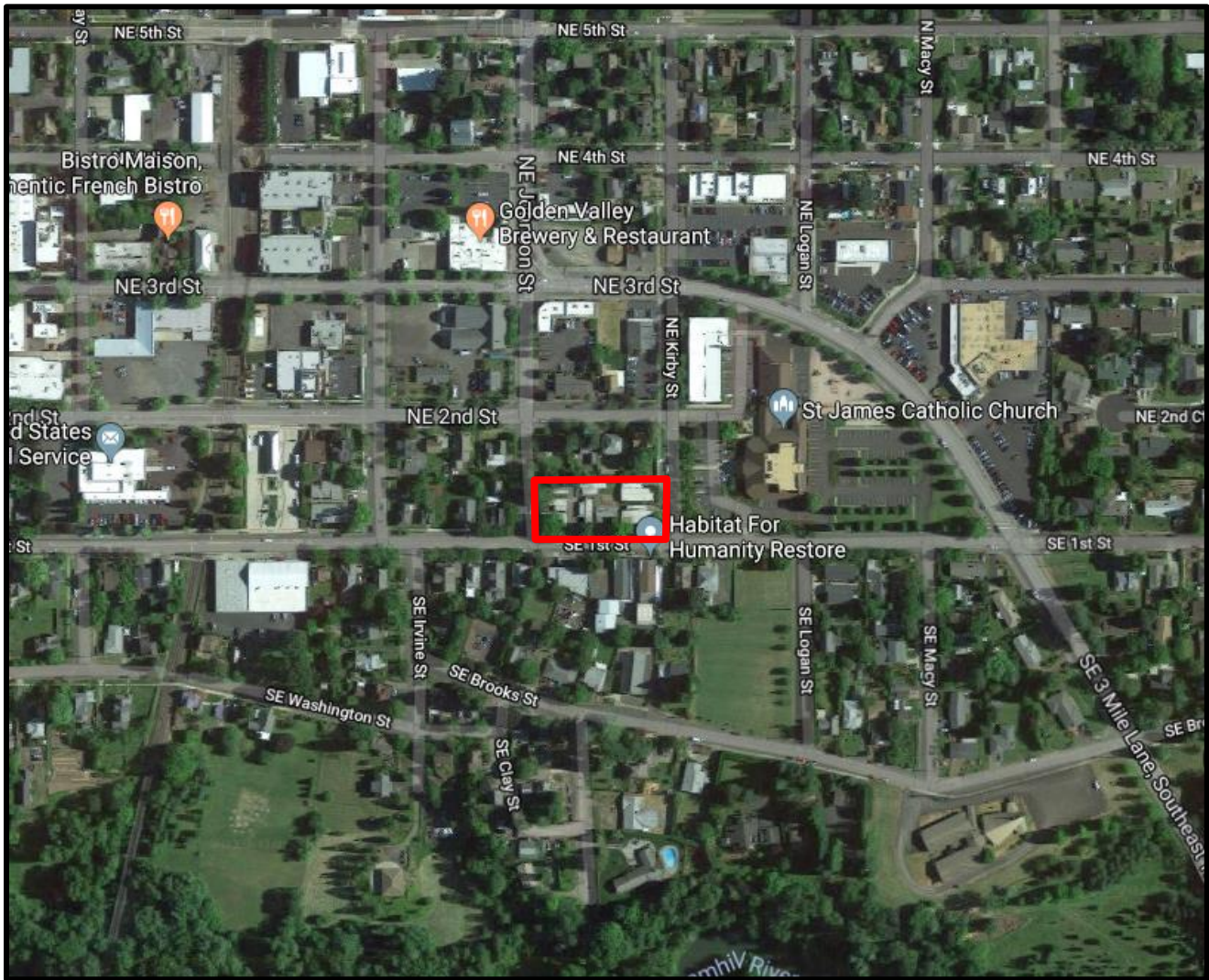
The applicants, Jonathan and Robin Rouse, on behalf of RJED, Corp., submitted a Downtown Design Review application requesting the approval of the design of a proposed new apartment building on a property that is located in the Downtown Design area. The subject property is located at 1025 NE 1st Street, 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 of the approved building design (prior to any changes that are required by conditions of approval) are provided below:

Attachments:
None



Discussion:

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

[...]

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.

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.

Attachments:

None

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 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.

The applicant has provided the built example of the proposed fiber cement panels that includes a portion of the proposed vertical reveal joint between the panels. The applicant has also painted portions of the built example with the proposed “Sherwin-Williams 2822 Downing Sand” color (to be used for the main portion of the exterior wall), the “Sherwin-Williams 2819 Downing Slate” color (to be used for the trim), and the “Sherwin-Williams 7606 Blue Cruise” color (to be used on the exterior doors). This built example will be available at the Historic Landmarks Committee meeting for review and determination of whether it meets the applicable Downtown Design Standards and the findings of fact provided in the DDR 1-19 Decision Document.

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.

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 recommends that the Historic Landmarks Committee review the built example and take action to either approve or deny the use of the proposed exterior building materials and finishes. In taking that action, the Historic Landmarks Committee will be making a determination of whether the built example

Attachments:

None

meets the applicable Downtown Design Standards and the whether the built example is consistent with the findings of fact provided in the DDR 1-19 Decision Document.

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.

If the Historic Landmarks Committee finds the built example to not be acceptable, findings and reasoning should be stated in detail by the Committee on the record, and 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 NOT CONSISTENT WITH THE APPLICABLE DOWNTOWN DESIGN STANDARDS AND THE FINDINGS OF FACT IN THE DDR 1-19 DECISION DOCUMENT, BASED ON THE FINDINGS DISCUSSED BY THE COMMITTEE ON THE RECORD.

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