



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

March 6, 2019

RJED, Corp.
Jonathan and Robin Rouse
9629 SW 42nd Avenue
Portland, OR 97219

Re: Downtown Design Review (DDR 1-19) Request

Dear Mr. and Mrs. Rouse:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Wednesday, February 27, 2019, your application for Downtown Design Review (DDR 1-19) for the approval of the design of a proposed new apartment building on a property that is located in the Downtown Design area was reviewed and carefully studied. 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.

Based on the material submitted and the testimony received, the Historic Landmarks Committee voted to **APPROVE** your Downtown Design Review application (DDR 1-19), **subject to conditions**. Attached is the land-use decision with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decision.

We have outlined the conditions of approval applicable to the Downtown Design Review application (DDR 1-19) below:

- 1) That the applicant shall submit building permit applications prior to completing any work. The construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.
- 2) That the footprint of the building shall be shifted two (2) feet to the north to create a three (3) foot setback on the south side of the building. The two (2) foot shift in the building shall be accommodated by decreasing the depth of the planter strip immediately to the north of the building, between the north building wall and the sidewalk that runs along the parking area, by two (2) feet.

Within the three (3) foot setback area, the construction plans shall be revised to include a fully fenced courtyard in front of the openings in the façade for the ground floor unit entrances. The fenced courtyard shall extend outward from the building wall up to the property line, forming a space that is a minimum of three (3) feet deep and eight (8) feet, nine (9) inches wide, that would be combined with the courtyard space under the upper story balconies. The fenced courtyard may be extended in width along the south façade of the building, if the applicant wished to have a wider courtyard space. The applicant may include gates that lock and either swing open into the courtyard or swing open off the side of the fenced courtyard into the three (3) foot setback area, based on building code requirements.

The three (3) foot setback area between fenced courtyards shall be landscaped, forming a landscape planter area between the building wall and the sidewalk within the NE 1st Street right-of-way.

- 3) That the construction plans shall be revised to include a third upper story architectural projection, identical in size and design to the two (2) included in the proposed design. This third upper story architectural projection shall be located in the center of the south building façade, extending outward from the dining room spaces within the two most interior apartment units on the upper story of the building.
- 4) That the construction plans shall be revised to include a more defined transom on the ground floor apartment unit entrances that open onto the NE 1st Street right-of-way.
- 5) That the construction plans shall be revised to allow for the beltcourse proposed to be horizontal along all four building façades to be reduced in height to the height that will run consistently along the façades through the space between the upper story balconies and the ground floor courtyard space openings in the south façade. The remaining façade beneath the beltcourse shall be the same building material as proposed for the remainder of the ground floor façade.
- 6) That all windows on the building shall be black or a dark bronze in color.
- 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.

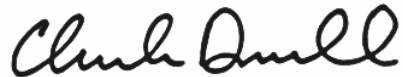
Pursuant to Section 17.59.030(E) of the McMinnville City Code, a decision by the Historic Landmarks Committee may be appealed to the Planning Commission within fifteen (15) days of the date of this letter. If no appeal is filed with the Planning Department on or before March 21, 2019, the decision of the Historic Landmarks Committee will be final.

RJED, Corp
March 6, 2019
Re: Downtown Design Review (DDR 1-19) Request

Page 3

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330.

Sincerely,



Chuck Darnell
Senior Planner

CD:sjs

c: Ron Pomeroy (via email)
Andrew Burton (via email)
Pamela Stevens, 1016 NE 2nd Street, McMinnville, OR 97128
Fred and Jessika Gerondale, 115 NE Johnson Street, McMinnville, OR 97128

Attachments:

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of a New Building at 1025 NE 1st Street Within the Downtown Design Area. (Docket DDR 1-19)