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June 6, 2019

Andrew Burton  
Creekside Homes  
PO Box 315  
McMinnville, OR 97128

Re: Review of Exterior Building Materials for 1025 NE 1<sup>st</sup> Street

Dear Mr. Burton:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee (HLC) on Thursday, May 30, 2019, the built example and color samples for the exterior materials proposed for the new building at 1025 NE 1<sup>st</sup> Street were reviewed and carefully studied. The review of the built example and color samples were required as conditions of approval on the Downtown Design Review (DDR 1-19) application for the new apartment building. The subject property is located at 1025 NE 1<sup>st</sup> 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.

For your reference, the applicable conditions of approval (conditions #7 and #8) from the Downtown Design Review application (DDR 1-19) are listed below:

- 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.

Also for your reference, the Downtown Design Standards in Section 17.59.050(C) that are applicable to the conditions of approval are listed 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.

2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
  - a. Wood, vinyl, or aluminum siding;
  - b. Wood, asphalt, or fiberglass shingles;
  - c. Structural ribbed metal panels;
  - d. Corrugated metal panels;
  - e. Plywood sheathing, to include wood paneling such as T-111;
  - f. Plastic sheathing; and
  - g. Reflective or moderate to high grade tinted glass.
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.

### ***Decisions on Built Example and Color Samples***

Based on the built example provided, the HLC voted to **NOT APPROVE** the built example provided because it was not found to be consistent with the applicable Downtown Design Standards in Section 17.59.050(C)(1) or the Findings of Fact in the DDR 1-19 Decision Document.

Based on the color samples provided, the HLC voted to **APPROVE** the “Sherwin-Williams 2822 Downing Sand” color for the main body and the “Sherwin-Williams 2819 Downing Slate” color for the building trim, but **NOT APPROVE** the “Sherwin-Williams 7606 Blue Cruise” for the doors because it was not found to be consistent with the applicable Downtown Design Standards in Section 17.59.050(C)(3) or the Findings of Fact in the DDR 1-19 Decision Document.

### ***Findings for Decision on Exterior Materials***

The built example provided was not found to be consistent with 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” and not similar in appearance to “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.

The HLC will still require that an additional built example be provided for review and approval, per condition #8 from the DDR 1-19 Decision Document. The HLC stated on the record that, at a minimum, the fasteners between panels should not be visible on the additional built example and that the panel materials need to appear as smooth stucco and shall not be a textured panel. Smooth stucco is an allowed material in Section 17.59.050(C)(1), and the HLC did not find that the textured panels and the visible fasteners were similar in appearance to that allowed material. The HLC also stated on the record that the built example should include both vertical and horizontal seams, if those will exist and be visible on the building façade, due to the fact that there are different construction and installation requirements between vertical and horizontal seams.

The HLC did provide some recommendations that you could follow, which they believed would meet the Downtown Design Standards in Section 17.59.050(C)(1). Those recommendations are as follows: 1) That there could be another attempt to meet the condition of approval with the proposed building materials by providing an additional built example that meets the minimum standards described above; 2) That a built example using an alternative material and construction technique be provided that better meets the applicable Downtown Design Standards in Section 17.59.050(C)(1); or 3) That the exterior of the building and the built example be finished with

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traditional stucco. The alternative material and construction technique that was discussed as recommendation #2 on the record was the use of the textured Hardi panels as originally proposed and as shown in the built example provided for review, but with a single layer of smooth stucco applied to the entire exterior.

### ***Findings for Decision on Color Samples***

The Downing Sand and Downing Slate colors were found to be consistent with the standards in Section 17.59.050(C)(3) because they were found to be subtle, neutral, and earth tone colors. However, the Blue Cruise color was not found to be subtle, neutral, or earth tone. The color was found to be a higher intensity color, which is prohibited.

In order to adequately review the final building materials and colors proposed, the HLC requested that an updated elevation drawing be provided that depicts the building with each individual building material identified in the color that it is intended to actually be finished in. For example, the main body of the building will be shown in the Downing Sand color, the building trim will be shown in the Downing Slate color, the brick will be shown in the color brick that is proposed, and the windows will be shown in black or dark bronze (as required in condition #6 from the DDR 1-19 Decision Document). The elevation should also depict the intended color of the doors, because the Blue Cruise color was not approved.

### ***Next Steps***

In summary, the HLC did request that an additional built example of the proposed exterior materials be provided again for review and approval, per condition #8 from the DDR 1-19 Decision Document. The HLC also requested that an updated elevation drawing be provided for review and approval, in order to adequately review the proposed colors, per condition #7 from the DDR 1-19 Decision Document. The HLC meets regularly on the fourth Wednesday of the month. The next regular meeting of the HLC is Wednesday, June 26, 2019 at 3:00 PM.

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 June 21, 2019, the decision of the Historic Landmarks Committee will be final.

If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330 or by email at [chuck.darnell@mcminnvilleoregon.gov](mailto:chuck.darnell@mcminnvilleoregon.gov).

Sincerely,



Chuck Darnell  
Senior Planner

CD:sjs

c: RJED, Corp., Jonathan and Robin Rouse, 9629 SW 42<sup>nd</sup> Avenue, Portland, OR 97219