

569-19-000247-
PLNG



Planning Department
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Office Use Only:	
File No.	<u>DDR 3-19</u>
Date Received	<u>5/16/19</u>
Fee	<u>450⁰⁰</u>
Receipt No.	_____
Received by	<u>RH</u>

Ap Code 170681

Downtown Design Standards & Guidelines Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Tenant

Applicant Name The Bindery Event Space Phone 971-237-1400
 Contact Name Chelsey Nichol Phone _____
(If different than above)
 Address 610 NE 4th Street
 City, State, Zip McMinnville, OR 97128
 Contact Email chelsey@typeapress.com

Property Owner Information

Property Owner Name Bladine Family Limited Partnership Phone 503-434-1731
(If different than above)
 Contact Name Jeb Bladine Phone _____
 Address PO Box 1487
 City, State, Zip McMinnville, OR 97128
 Contact Email jbladine@newsregister.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 610 NE 4th Street
 Assessor Map No. R4 421 - BC - 04300 Total Site Area _____
 Subdivision _____ Block _____ Lot _____
 Comprehensive Plan Designation Commercial Zoning Designation C-3

This request is for a:

Design Review

Design Waiver

1. Attach a written narrative that describes:

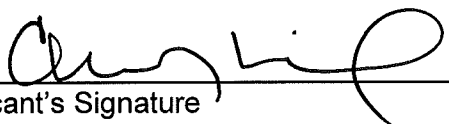
- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (*attach additional pages if necessary*). _____

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size). For new construction or for structural modifications show the information listed in page one of the information sheet.
- Building and construction drawings including building elevations of all visible sides.
- A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
- Photographs of the subject site and adjacent property.
- Other information deemed necessary by the Planning Director.

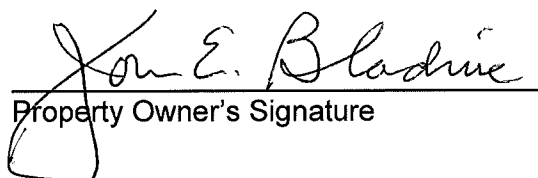
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

5-14-19

Date



Property Owner's Signature

5-16-19

Date

City of McMinnville - Downtown Design Review

610 NE 4th Street

Summary of Changes - #1 Replace Window

We are planning to restore blocked window opening with a new insulated glazed add a matching window back into a location where a previous window existed. The window to be installed would match windows currently on the same side of the building. The windows currently in place meet the Downtown Design Standards for Historic Properties.

Work to be completed:

- Cut out the fill material that was placed into the wall when the window was removed.
- Frame out the window with steel frame
- Purchase new window to match existing windows
- Fabricate window panes to match the existing windows.

Summary of Changes - #2 Change door to swing outwards

Based on code requirements from The City of McMinnville to change occupant to A2 assembly space, we plan to change the door on 4th Street from swinging into the building to swinging out of the building over the sidewalk.

Work to be completed:

- Remove existing tree in front of doorway
- Repair sidewalk in front of door to the street to create adequate pedestrian walkway
- Cut into the sidewalk in a newly designated area (per City standards) and plant new tree within guidelines
- Reverse door from swinging in to swinging out
- Install panic hardware on inside of door
- Place concrete planters with trees on either side of the door to create a barrier between walkway and the open door

Thursday, May 9, 2019

- Planters to be no less 24" in diameter at its widest point
- Planters to be concrete
- Trees to be planted will be a variety of maple



**610 NE 4th Street
Front Entrance**

**Work to be done:
Door to swing out over the sidewalk
Concrete planters to be placed on each side of the door (see specs on pots and trees)**



Location of new window

**610 NE 4th Street
Side Entrance**

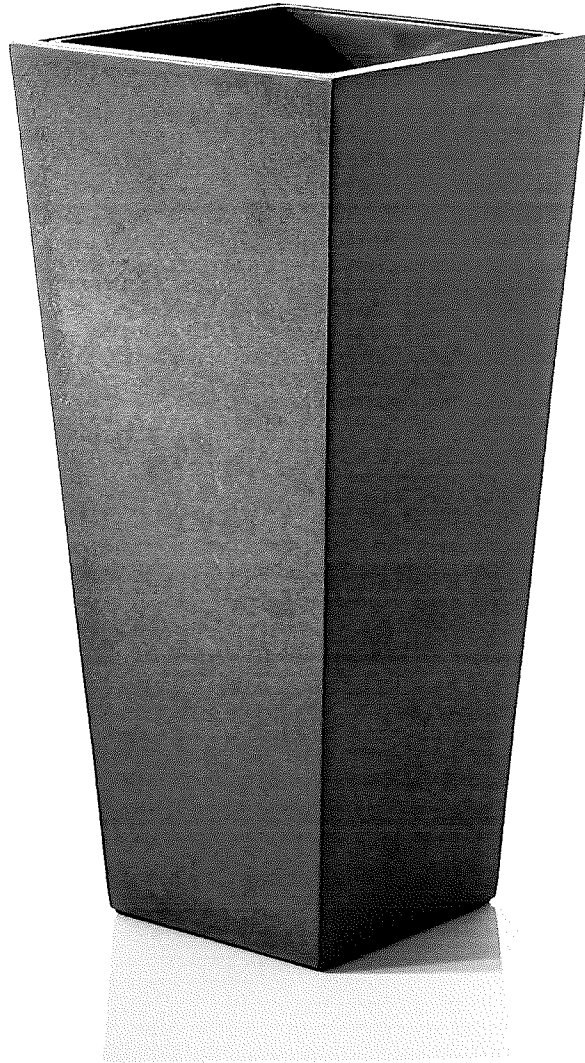
Work to be done:
Window that has been filled in, will be opened back up, with a new window that matches the aesthetic and size of the already existing windows on that side of the building.



610 NE 4th Street
Entire Building Front



Tower Vase 17.5" x 38.5" Grey



Material: Light Concrete

#76411.00

17.50" x 17.50" x 38.50"

34 lbs

UPC: 842306079997



[View or Create Collections](#)

Acer palmatum 'Shaina' (Japanese Maple)

Japanese Maple 'Shaina'



12

Schedule

Acer palmatum 'Shaina' is a compact deciduous shrub or small tree with a pretty foliage of five pointed, narrow lobed, bright red leaves in spring, deepening to dark maroon-red in summer, and brightening again to brilliant crimson-red in fall. Born in clusters at the end of the short shoots, the leaves keep their rich color well throughout the summer and early fall. Slow growing, this dense Japanese Maple enjoys an upright, globe-shaped habit and is ideal for containers or small gardens.

- ★ Grows up to 4-6 ft. tall (120-180 cm) and 3-4 ft. wide (90-120 cm).
- ★ A **full sun** or **part shade** lover, this plant is **easily grown** in **moist, organically rich, slightly acidic, well-drained soils**. Mulch helps retain soil moisture and keep roots cool. Best leaf color in partial shade, although full sun can be tolerated. Leaf scorch can be caused by lack of soil moisture or excessive exposure.
- ★ Perfect as **specimen plant** in **cottage gardens, city gardens** or for **rock gardens and containers**.

- ★ **Low maintenance**, this plant needs little pruning. If pruning is necessary, prune during the dormant season and avoid pruning in spring when the sap is running. Fertilize in spring before the leaves emerge.
- ★ May be affected by horse chestnut scale, aphids, verticillium wilt.
- ★ Propagate by grafting or softwood cuttings

Not sure which Acer - Maples to pick?
Compare All Acer - Maples

Buy Acer palmatum 'Shaina' (Japanese Maple)

Requirements

Hardiness	5 – 9 What's My Zone?
Heat Zones	2 – 8
Climate Zones	2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 2B, 3A, 3B, A3
Plant Type	Shrubs, Trees
Plant Family	Acer - Maples
Exposure	Full Sun, Partial Sun
Season of Interest	Spring (Early, Mid, Late) Summer (Early, Mid, Late) Fall
Height	4' – 6' (120cm – 180cm)
Spread	3' – 4' (90cm – 120cm)
Water Needs	Average
Maintenance	Low
Soil Type	Chalk, Clay, Loam, Sand
Soil Ph	Acid, Neutral
Soil Drainage	Moist but Well-Drained
Characteristics	Showy
Tolerance	Rabbit
Garden Uses	Beds and Borders, Patio and Containers, Small Gardens
Garden Styles	City and Courtyard, Gravel and Rock Garden, Informal and Cottage, Japanese Garden, Traditional Garden

In My Collection

Buy Plants

How Many Plants Do I Need?

Great Plant Combination
Ideas with Acer - Maples