



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
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DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL TO CHANGE THE APPROVED EXTERIOR BUILDING MATERIAL FROM STUCCO TO PAINTED CEMENTITIOUS PANELS WITH REVEAL JOINTS OF A NEW BUILDING AT 631 NE 1ST STREET WITHIN THE DOWNTOWN DESIGN AREA

- DOCKET:** AMENDED DDR 1-21 (Downtown Design Review for New Construction)
- REQUEST:** Approval of a Downtown Design Review application to change the approved exterior building material from traditional stucco to painted cementitious panels with reveal joints for the construction of a new building at 631 NE 1st Street on a parcel that is currently vacant and approve proposed exterior building colors. The proposal includes a request for a waiver to allow cementitious panels as building material.
- LOCATION:** 631 NE 1st Street. The property is identified as Tax Lot 11300, Section 21BC, T. 4 S., R. 4 W., W.M.
- ZONING:** C-3 (General Commercial)
- APPLICANT:** Amy & Silas Halloran-Steiner (property owners)
- STAFF:** Amy Dixon, Contract Planner
- DATE DEEMED COMPLETE:** September 10, 2021
- DECISION-MAKING BODY & ACTION:** McMinnville Historic Landmarks Committee
- MEETING DATE & LOCATION:** October 14, 2021, Zoom Online Meeting ID 818 5010 4094
- PROCEDURE:** An application for a Downtown Design Review is processed in accordance with the procedures in Section 17.59.030(A) of the McMinnville Municipal Code.
- CRITERIA:** The applicable criteria for a Downtown Design Review are specified in Section 17.59.040 of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.
- APPEAL:** As specified in Section 17.59.030(E) of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning

I. APPLICATION SUMMARY:

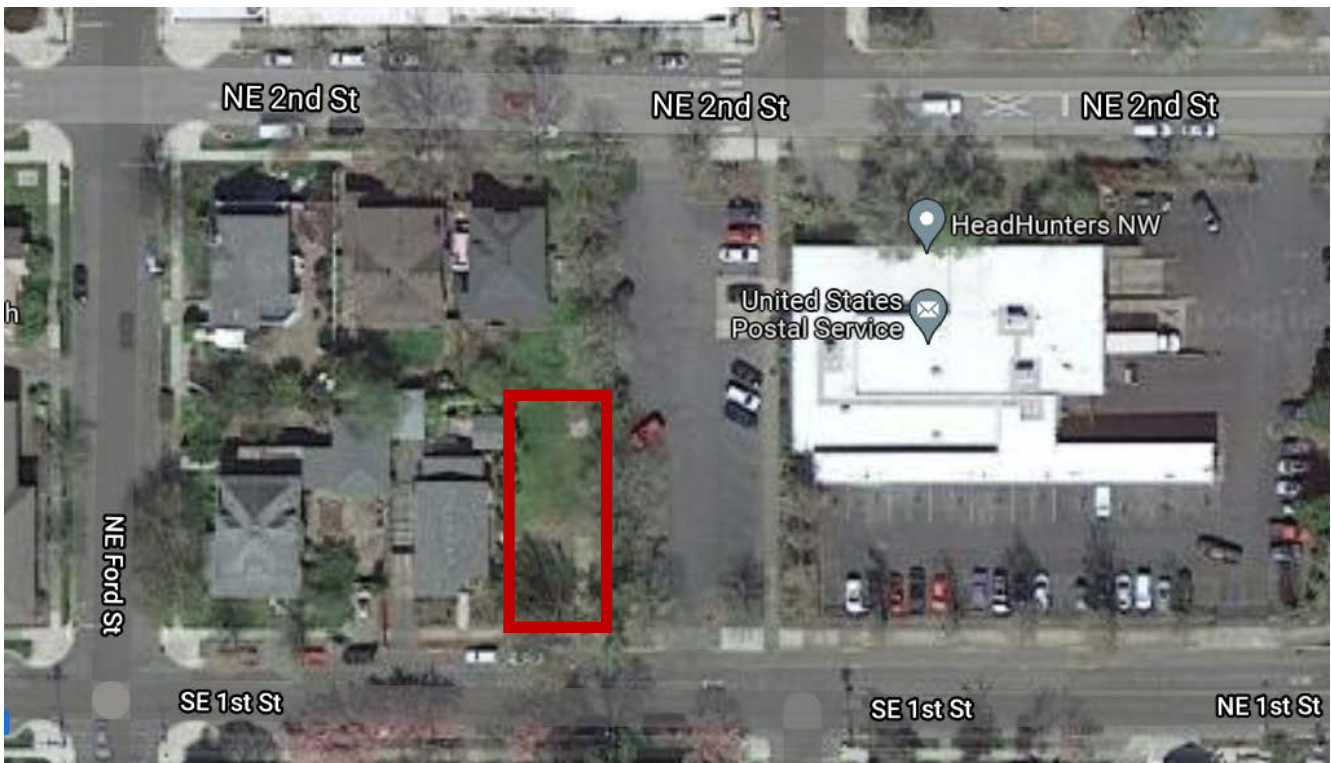
This is an amendment to an approved application, docket DDR 1-21. The applicant is requesting consideration of an exterior material change from traditional stucco to painted cementitious panels with reveal joints due to escalating construction costs.

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the request under consideration. Staff has found the information provided to accurately reflect the current land use request, and excerpted portions are provided below to give context to the request, in addition to staff’s comments.

Subject Property & Request

The subject property is located at 631 NE 1st Street. The property is identified as Tax Lot 11300, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map (Property Lines Approximate)



The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“The project is a new 2700 square foot mixed use office building with two (2) upper story dwellings above the office space. Unless noted below, no changes have been made to original application that was submitted on May 20, 2020 and approved with five (5) conditions at the June 24th 2021 HLC meeting.

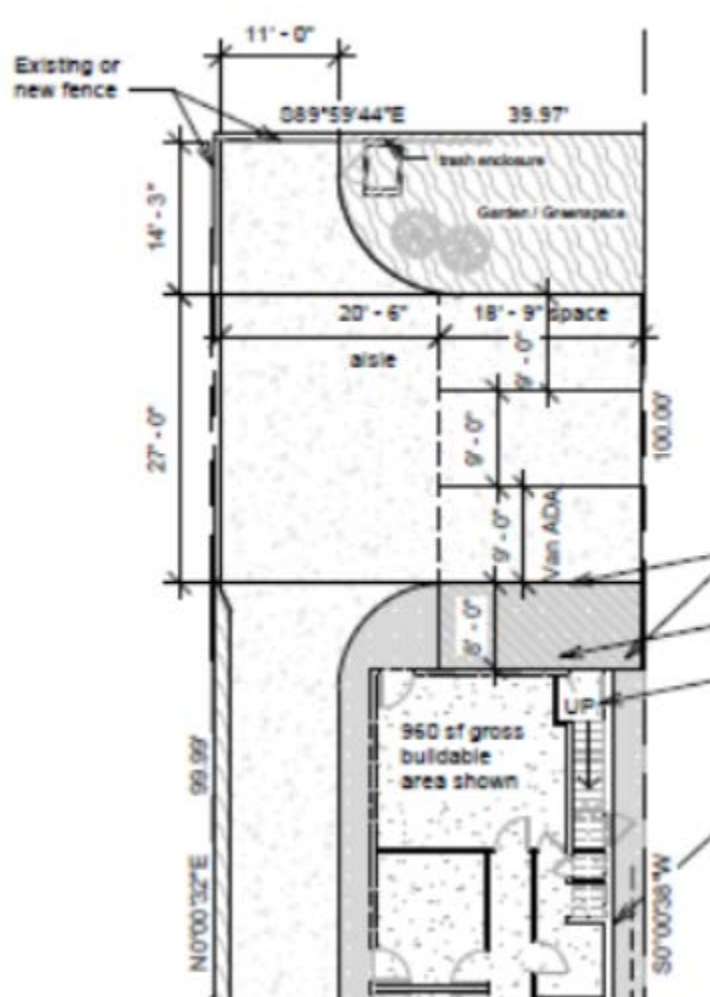
“The proposed building exterior materials will be changed from traditional stucco to painted cementitious panels with reveal joints; the reveal joints will appear similar to reveal joints in traditional stucco.”

Attachments:

Attachment 1 – Application and Attachments

Elevations and renderings of the proposed new building are provided below. Full elevations and additional renderings are provided in the application materials (Attachment 1). **See Site Plan (Figure 2), South and North Facing Elevations (Figure 3) and East and West Facing Elevations (Figure 4) below.**

Figure 1 Site Plan



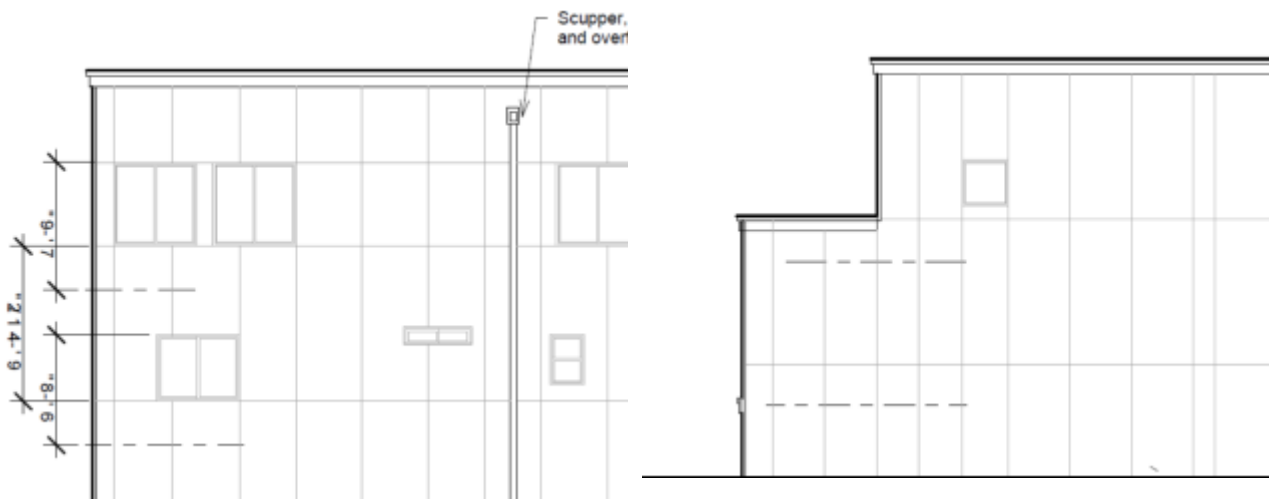
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Figure 3. South (Front) and North (Rear) Facing Elevations Rendering



Figure 4. Figure 2. West (Side) and East (Side) Facing Elevations Rendering



Background

The property is located within the Downtown Design Standards and Guidelines area described in Chapter 17.59 of the McMinnville Municipal Code. The property is currently vacant. A historic resource (resource number D878) previously existed on the property, but was approved to be demolished as reviewed under docket number HL 1-18. The historic resource was demolished in 2018. A proposal for a new building was reviewed and approved in 2018 as well, which was approved under docket number DDR 7-18. However, the construction of the previously proposed building never moved forward. The property has since changed ownership, and the current owners were approved for a new

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design under docket number DDR 1-21. They are requesting Downtown Design Review for an amendment to an exterior building material approved under docket number DDR 1-21.

Summary of Criteria & Issues

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The proposed construction activities are for a new building located in the Downtown Design Review Overlay District. Therefore, the new construction is subject to review against the Downtown Design Review criteria in Section 17.59.040 of the MMC, as the new building construction is an applicable activity per Section 17.59.020(B)(1) of the MMC. Section 17.59.030(C)(2) of the MMC states that the Historic Landmarks Committee shall review applications for major alterations and new construction.

The specific review criteria for Downtown Design Review for New Construction in Section 17.59.040 of the MMC require the proposal to be consistent with the applicable Downtown Design Standards and Guidelines in Chapter 17.59 of the MMC, as well as the following review criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;
2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2);

In addition, any request for a waiver from a Downtown Design Standard is subject to the specific review criteria in Section 17.59.040(A)(3) of the MMC as follows:

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

In addition to the sections of the McMinnville Municipal Code referenced above, the goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The applicant has provided findings to support the request for Downtown Design Review. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. The vertical reveal joint trim of the painted cementitious panels of the first two stories of the southside of the building (First Street) shall be flangeless.
2. Outside corner details of the painted cementitious panels and reveal joint trim shall be submitted for approval by staff and the Historic Landmarks Committee Chair prior to installation of panels and joint trim.

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III. ATTACHMENTS:

AMENDED DDR 1-21 Application and Attachments (on file with the Planning Department)

IV. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Amy & Silas Halloran-Steiner, submitted an amendment to Downtown Design Review (AMENDED DDR 1-21) on September 10, 2021.
2. On October 14, 2021, the Historic Landmarks Committee held a duly noticed public meeting to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 631 NE 1st Street. The property identified as Tax Lot 11300, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 4,000 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the McMinnville Municipal Code); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Vacant
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** None (previous historic resource D878 demolished per docket number HL 1-18)
 - b. **Other:** None
8. **Other Features:** There is one existing mature street tree adjacent to the property. There are no other significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The subject property is bounded on the south by 1st Street. The McMinnville Transportation System Plan identifies 1st Street as a minor collector. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor collector streets at 56 or 66 feet, depending on whether a bike lane exists. The McMinnville Transportation System Plan identifies 1st Street as having a bike sharrow and no bike lane, which results in the necessary

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right-of-way width of 56 feet. The existing right-of-way adjacent to the subject property is currently 60 feet in width. Therefore, no right-of-way dedication is required.

VII. CONCLUSIONARY FINDINGS:

17.59.040 Design Review

(A)(3) Waiver

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

APPLICANT’S RESPONSE: The applicant indicated that to proceed with the project the outside siding needs to be changed due to the rising construction costs of material.

FINDING: SATISFIED WITH CONDITION #1 & 2. Based on the fact that the applicant noted they would not be able to move forward with the project if the exterior materials were not amended due to the rising costs of construction as a result of supply constraints associated with the pandemic, that the lot is uniquely situated on 1st Street on the edge of the commercial downtown core adjacent to a residential neighborhood, and the applicant is trying to build a mixed-use product with ground floor office space and upstairs residential units, the Historic Landmarks Committee finds that the applicant qualifies for a design review waiver for exterior materials per Section 17.49.040(A)(3)(a)(b) and (c) of the McMinnville Municipal Code.

The HLC believes that the proposed cementitious panels are similar in appearance to stucco, which is an approved material in the downtown design overlay, but had concerns about the system’s reveal joints between the panels. The committee elected to allow the reveal joints as proposed on the non-public facing facades, but required that the public-facing façade (1st Street façade) be required to use flangeless joints on the vertical sides of the panels where the system allows.

The specifics of the public facing façade joint trim and corner details need further review to determine that they meet the purpose of the standard and minimum necessary to alleviate the difficulty.

From the amended application details, it is unclear of the final installation of these panels and the requirements for the flangeless vertical reveal joint trim. Therefore, a condition to submit the details for final approval before installation is needed.

The third story of the First Street is recessed back from the front façade of the first two stories. This is to accommodate a private patio area for the residential use. Since it will not be as visible from the street, the third story of the First Street façade can be treated in the same manner as the non-public facades.

The first two story of the building is more prominent and visual to the public. Having flangeless vertical reveal joint trim would be similar to stucco joint, Therefore, a condition is necessary.

Conditions for Finding: The vertical reveal joint trim of the painted cementitious panels of the first two stories of the southside of the building (First Street) shall be flangeless

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Outside corner details of the painted cementitious panels and reveal joint trim shall be submitted for approval by staff and Historic Landmarks Committee Chair prior to installation of panels and joint trim.

17.59.050 Building and Site Design

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.

APPLICANT’S RESPONSE: The proposed building exterior materials will be changed from traditional stucco to painted cementitious panels with reveal joints; the reveal joints will appear similar to reveal joints in traditional stucco. Recent projects approved by the HLC with similar design material are in close proximity at 618 NE 3rd Street, 620 NE 3rd Street, and at 1025 NE 1st Street. These approvals demonstrate a recent precedent for approval of this building material in a variety of locations and applications within the downtown core even though this material is neither listed as an approved or unapproved building material.

FINDING: SATISFIED WITH CONDITION #1 & 2 above. Although the applicant notes that recent projects have been approved by the HLC with a similar design material, HLC has only approved this material on non-public facing facades on historic buildings. To have the panels on the public facing facades, a waiver is necessary.

17.59.050 Building and Site Design

C. Building Materials. [...]

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.

APPLICANT’S RESPONSE: There are no prohibitive materials proposed on this commercial structure.

FINDING: SATISFIED. The City concurs with the applicant’s findings.

17.59.050 Building and Site Design

C. Building Materials. [...]

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.

APPLICANT’S RESPONSE: The exterior buildings colors will be Rock Candy, a low reflective light grey, for the building panels with Gibraltar, a blueish grey trim bands, and Caviar, a bronze, trim along the parapet and windows.

Attachments:

FINDING: SATISFIED. The applicant provided colors and renderings that identify exterior colors. The colors shown in the rendering consist of shades of grey, which are generally all subtle, neutral, and earth tones. Therefore, this criterion is met.

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