



Planning Department
 231 NE Fifth Street ◻ McMinnville, OR 97128
 (503) 434-7311 Office ◻ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

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File No. DDR 2-19 Revised
 Date Received 6-12-19
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 Received by CD

Downtown Design Standards & Guidelines Application

Applicant Information

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

Applicant Name Ernie Munch Phone 503.936.1062

Contact Name _____ Phone _____
(if different than above)

Address 111 SW Oak Street

City, State, Zip Portland, OR 97204

Contact Email Ernie@ErnieMunch.com

Property Owner Information

Property Owner Name Historic 3rd and Ford LLC Phone _____
(if different than above)

Contact Name Seth Caillat Phone 707.836.2049

Address 425 Aviation Blvd.

City, State, Zip Santa Rosa, CA 95403

Contact Email Seth.Caillat@jfwmail.com

Site Location and Description

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

Property Address 608 NE 3rd Street

Assessor Map No. R4 1 21 - BC - 10400 Total Site Area 2,400sf

Subdivision Rowlands Block 6 Lot W half Lot 3

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*). _____

No

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



Date



Property Owner's Signature



Date

Certificate of Approval Narrative: Downtown Design Standards and Guidelines Property at 618 NE Third Street, McMinnville OR

Separately

- A. *The proposed project in detail, including descriptions of the architectural features and building materials being used:*

RESPONSE

The proposed project will remove the existing building on the site and replace it with a building which replicates, to the extent possible, the storefront and molded cornice of the building as it appears in a photo taken circa 1920, with the addition of a second floor between the storefront and the cornice.

Lightweight construction and the addition of a second floor are necessary to take advantage of the lateral support system put in place with the restoration of the Taylor-Dale building at 608 NE Third Street. Building code allows a 10% increase to the design load for the lateral system. With the addition of a second floor at 618, its second floor and roof planes will match those of the Taylor-Dale building allowing the transfer lateral loading to the 608 restraints.

The addition will also take advantage of the infrastructure, circulation, accessibility, fire suppression system, egress, security, and other service improvements provided for the Taylor-Dale building.

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match, as closely as possible, the ground floor and cornice of the structure built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

The building will use thin brick which will mimic the original sheet metal siding which was embossed to mimic brick. The building will be carefully detailed to have the appearance of standard sized brick. The cornice moldings and finials will likely be zinc coated copper sheet metal. The storefront mullions and front door will be painted wood. The front door will be offset within the recessed entry in order to achieve accessible clearances. The exposed portions of the east façade and the rear façade will be either stucco or painted cementitious board. Window openings will be double glazed. The alley walls will have metal plate reinforcement of the corners and walls as per drawings 2 & 3/SD-4, and painted metal doors.

Preliminary plans and illustrations are attached.

B. How will the proposed project meet the applicable Downtown Design Standards and Guidelines?

17.59.050 Building and Site Design.

A. Building Setback.

- 1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.*

RESPONSE:

With the exception of recessed doorways, the structure will be built to the sidewalk and rear property lines.

- 2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.*

RESPONSE:

NA. No exceptions are requested.

B. Building Design.

- 1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*

RESPONSE:

The proposed mid-block structure will be two stories and the same height as the building to the west, 608 NE Third Street.

- 2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*

RESPONSE:

While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate architecture of the original building on this site.

3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:

a. A belt course separating the upper stories from the first floor;

RESPONSE:

The new construction will have a belt course separating the upper story from the first floor. The belt course shown in Figure 1/SD-4 is thin brick two courses high. It could be broadened to three courses, or realized in sheet metal matching the cornice above but in a different profile. The belt course will not align with the belt course of 608.

b. A bulkhead at the street level;

RESPONSE:

The new construction will have a bulkhead at the street level. The bulkhead will be painted wood on a concrete curb. The form of the bulkhead will match that appearing on the cover of the cover of The History Report. It appears to be a solid panel in the recessed entry, but perhaps vented at the sidewalk for the two flanking bays. Perhaps the vents worked in concert with a high vent in the roof to provide natural ventilation for the Standard Electric Company.

c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

RESPONSE:

The new construction will have seventy one (71) percent glazing below the transom line nine feet above the sidewalk, and sixty four (64) percent glazing below the horizontal trim band between the first and second stories.

d. A recessed entry and transom with transparent door; and

RESPONSE:

The new construction will have a recessed entry and transom with transparent door matching the original to the extent possible.

For want of a better model, the door will match the Third Street doors on the adjacent Taylor-Dale building. The recessed entry will be sloped between 1/8" and 1/4" per foot toward the street. The door will be offset from center with a side light and transom. The off-set will allow for necessary accessible clearances.

e. Decorative cornice or cap at the roofline.

RESPONSE:

The new construction will have a decorative cornice or cap made of sheet metal like that of the cornice of the original building on the site.

4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

RESPONSE:

The new construction will have a false front and low parapet matching that of the original building on the site. The plane of the roof structure will match that of the building at 608, sloping from the Third Street façade to the rear alley for drainage.

5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.

RESPONSE:

The primary entrance to a building will open onto the NE Third Street sidewalk and be recessed.

6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical. Ordinance 3380 183

RESPONSE:

The windows will be recessed and not flush or project from the surface of the outer wall. They will, to the extent possible match those In addition, upper floor window orientation primarily will be vertical. All glass will be insulated as to meet the state energy code. The window muntins will deviate from the original to accept the insulated glass and meet structural requirements for lateral and vertical loads. The transom glass will be ribbed glass, to the extent allowed by the state energy code.

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.

RESPONSE:

The cornice and storefront will visually match the original building on the site. The second floor windows will be visually compatible with the scale, proportion and style of the building elements of the original building on the site.

8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

RESPONSE:

In keeping with the design of the original building on this site and the style of that building, the design of new façade will have a concrete base under the façade's bulkhead panels.

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.

RESPONSE:

The exterior materials will include: Thin brick, painted wood, and smooth stucco, transparent and ribbed glass, and a decorative sheet metal cornice. Sheet metal flashing will also be seen under the upper windows.

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.

RESPONSE:

The exterior materials will not include the following prohibited materials: Wood, vinyl, or aluminum siding; Wood, asphalt, or fiberglass shingles; Structural ribbed metal panels; Corrugated metal panels; Plywood sheathing, to include wood paneling such as T-111; Plastic sheathing; and 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. (Ord. 4797 §1, 2003).

RESPONSE:

Exterior building colors of low reflective, subtle, neutral or earth tone color shall be submitted for approval before they are applied to the building.

17.59.060 Surface Parking Lots.

RESPONSE:

NA. No parking lots are proposed.

17.59.070 Awnings.

RESPONSE:

NA. There will be no awnings.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.*
- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.*
- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.*
- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.*
- E. The use of the following are prohibited in the downtown area:
1. Internally-lit signs; 2. Flashing signs; 3. Pedestal signs and pole-mounted signs; 4. Portable trailer signs; 5. Cabinet-type plastic signs; 6. Billboards of all types and sizes; 7. Historically incompatible canopies, awnings, and signs; 8. Signs that move by mechanical, electrical, kinetic or other means; and, 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).*

RESPONSE:

Signage will rely on a flag sign similar to that shown in the historical photo, and window signage.

- C. How does the project meet the Historic Preservation standards and guidelines, (if applicable)*

RESPONSE:

The project will honor the site and the significant person that occupied the site by rebuilding the storefront and cornice of the building that stood there when the site was occupied by Milton H. McGuire. It will help memorialize his contribution to an institution important to the success of McMinnville.

The added second floor will be in the style of the building when occupied by Mr. McGuire.

- D. How will the project fit into the context of the downtown historic district?*

RESPONSE:

The project will be a model for new construction in the historic district in its compliance with the adopted design guidelines for the downtown historic district. It will fit into the architecture of the district.

The project will engage pedestrians with the use inside the building.

The project will be an historical education resource within the district and engage visitors with the town. It will add meaning to the built environment and a specific site.

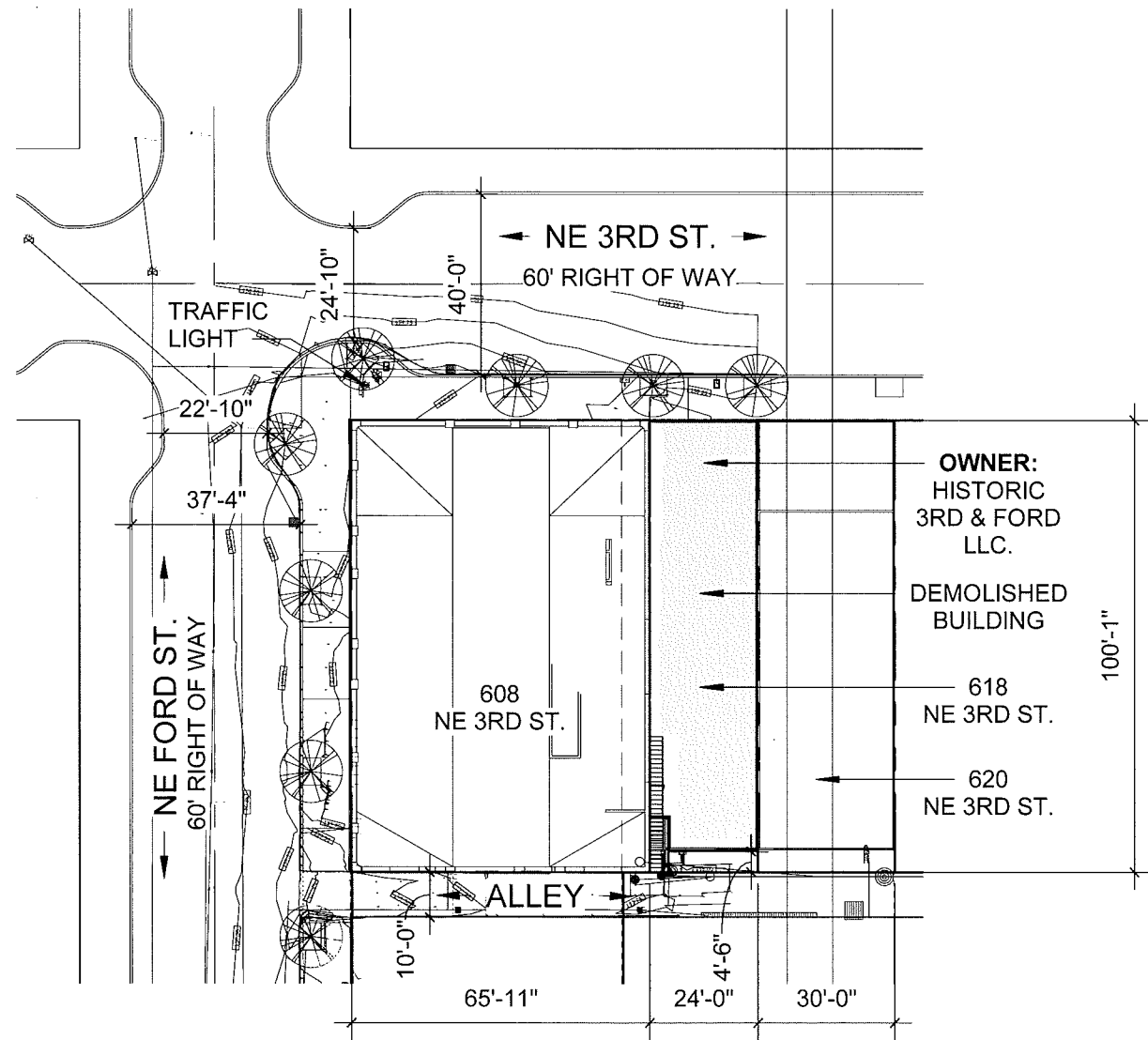
The project will help memorialize a significant person and organization in McMinnville's past.

The project will support the economic success of the restored Taylor-Dale building and add to the economy of the district.

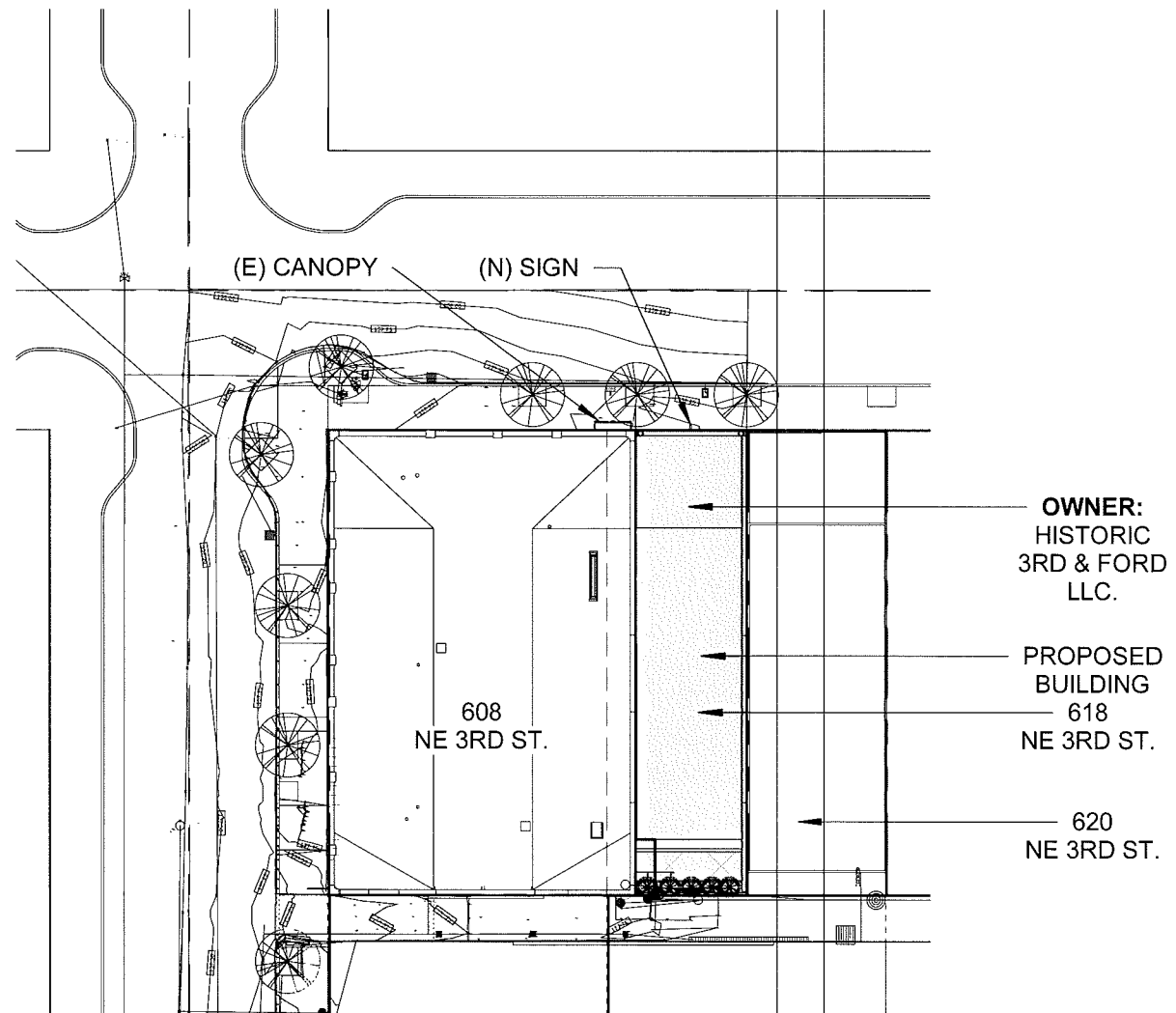
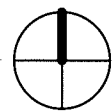
The project will both attract and accommodate additional visitors to the City.

Note: This narrative is supported by the attached report:

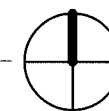
The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.



1 EXISTING SITE PLAN
1" = 40'-0"



2 PROPOSED SITE PLAN
1" = 40'-0"



NOT FOR
CONSTRUCTION

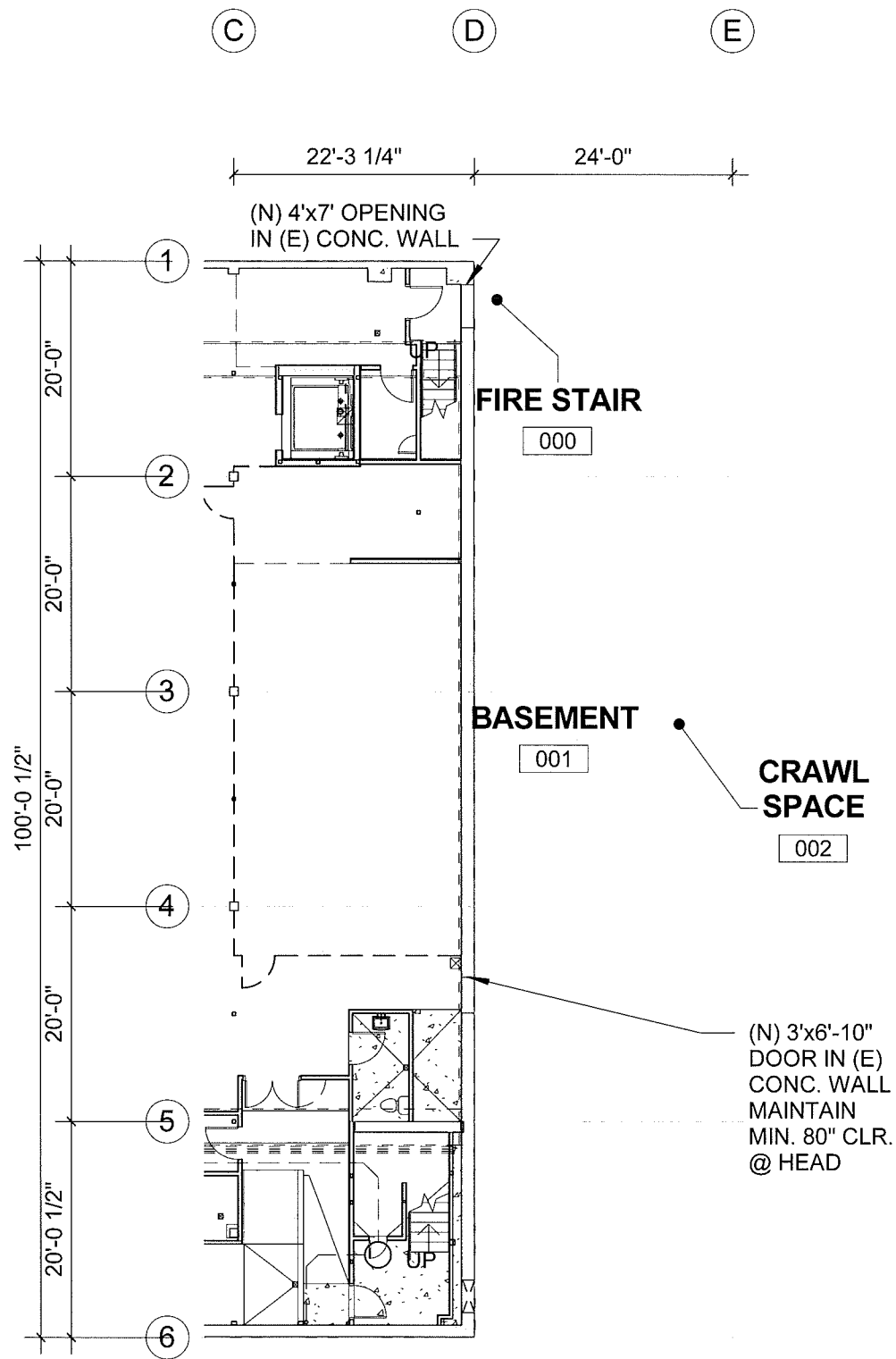
EMA Ernest R. Munch
Architecture - Urban Planning, LLC
11 E. Oak Street, Ste. 100 Portland, Oregon 97204
Phone: 503-224-1282 | www.ernestmunch.com

TAYLOR/DALE 2.0

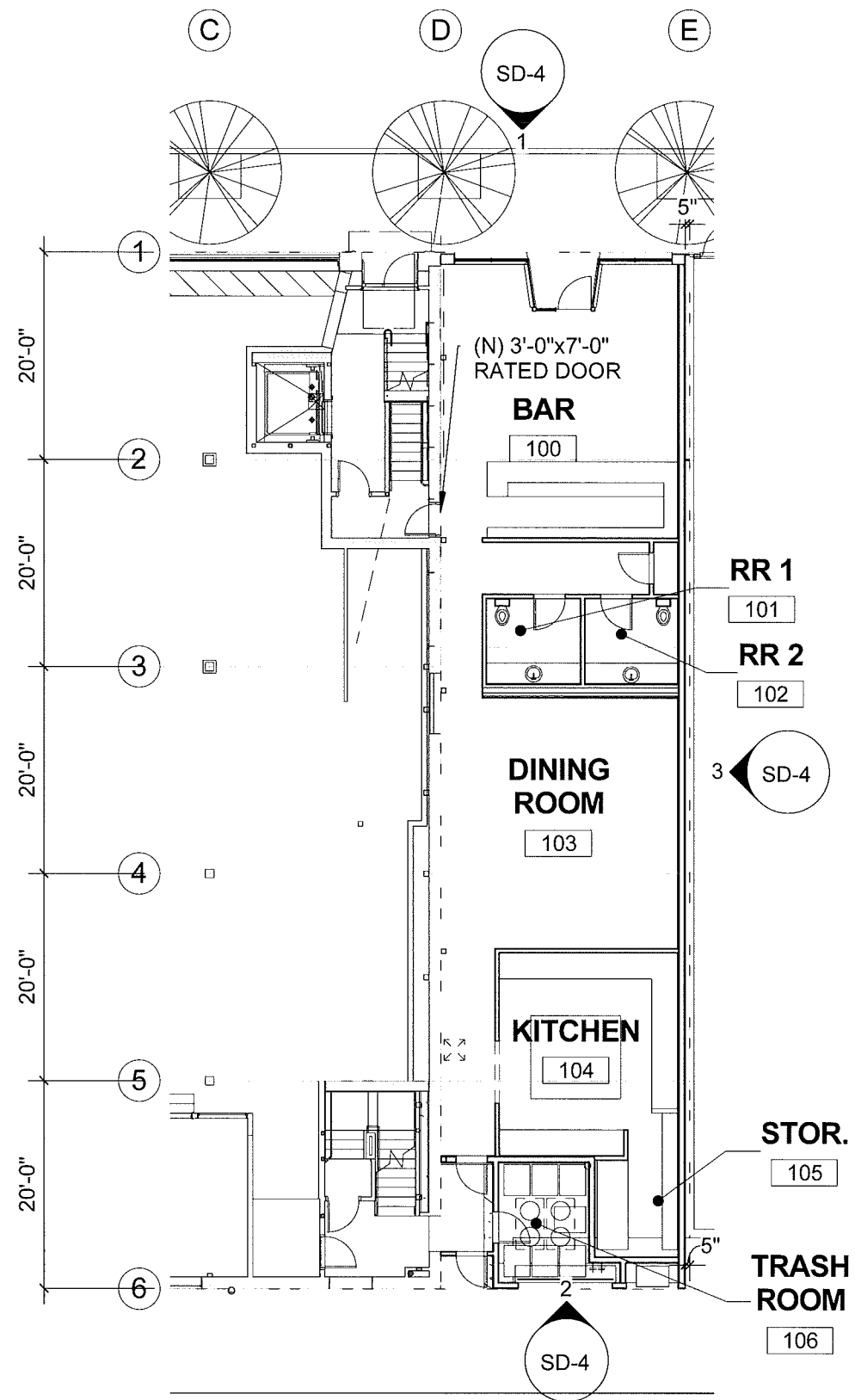
618 NE 3rd Street
McMinnville, OR 97128

05/20/19

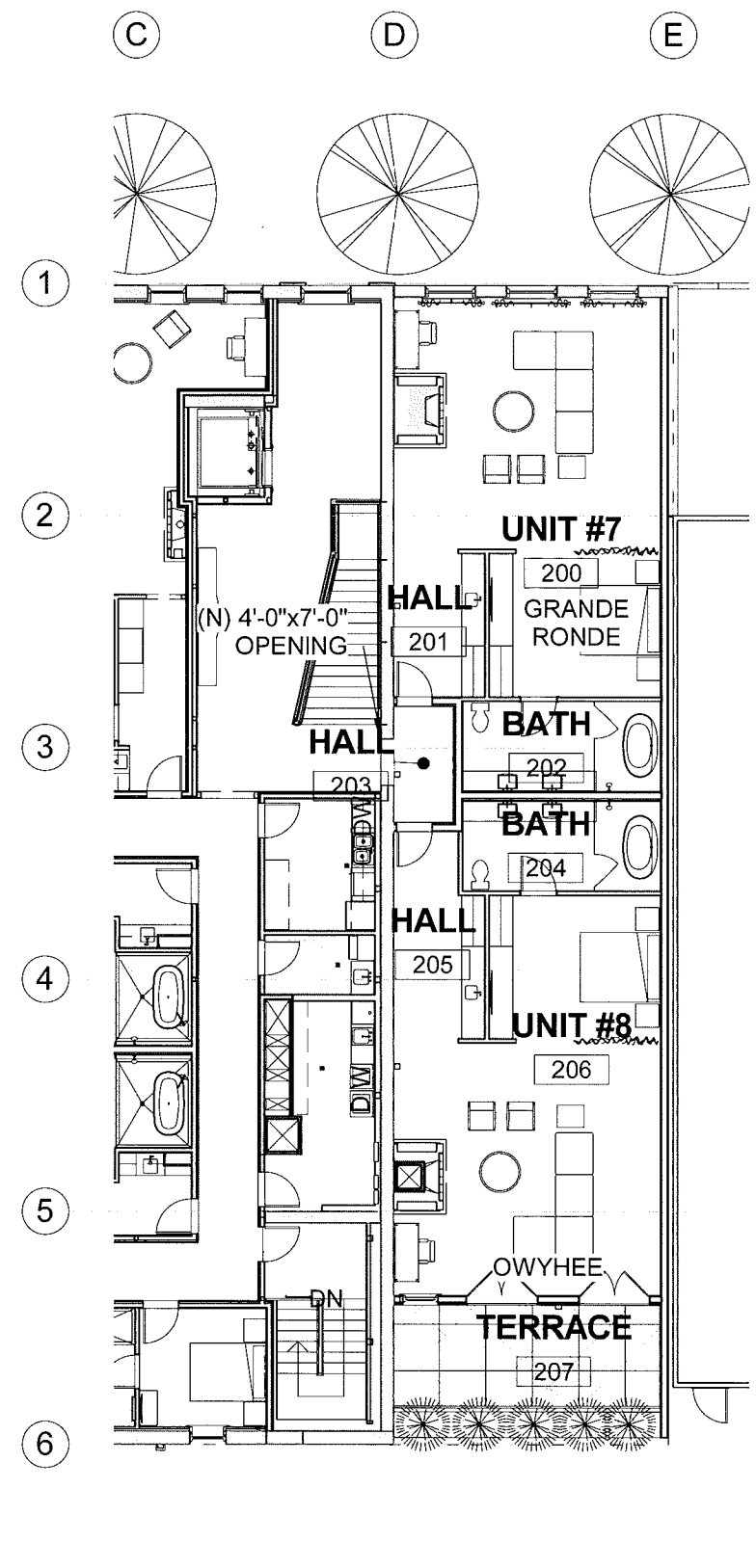
SD-1



1 BASEMENT PLAN - PROPOSED
1/16" = 1'-0"



2 LEVEL 1 - PROPOSED PLAN
1/16" = 1'-0"



3 LEVEL 2 - PROPOSED PLAN
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

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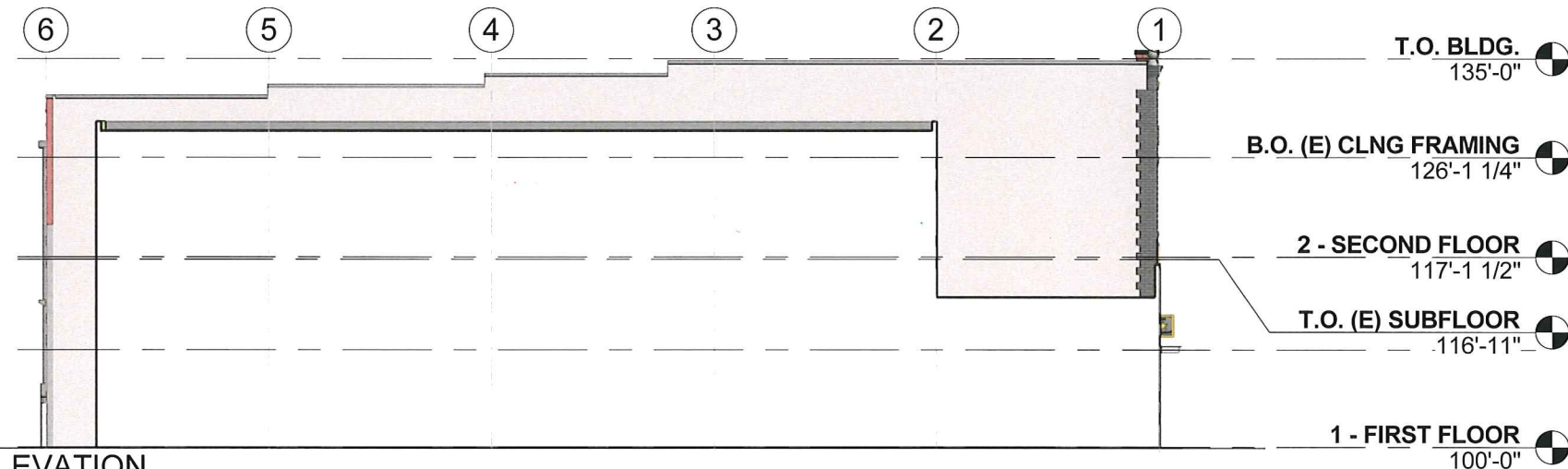
TAYLOR/DALE 2.0
618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-5



① NORTH ELEVATION
1/16" = 1'-0"



② EAST ELEVATION
1/16" = 1'-0"



③ SOUTH ELEVATION
1/16" = 1'-0"

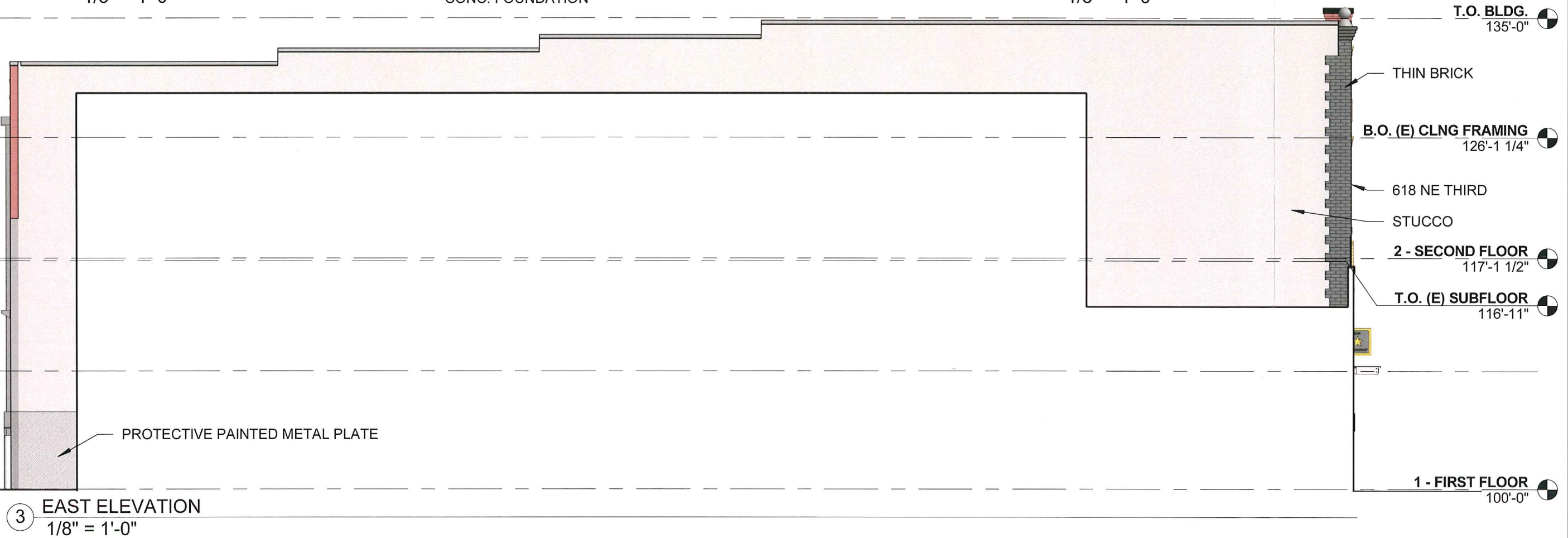
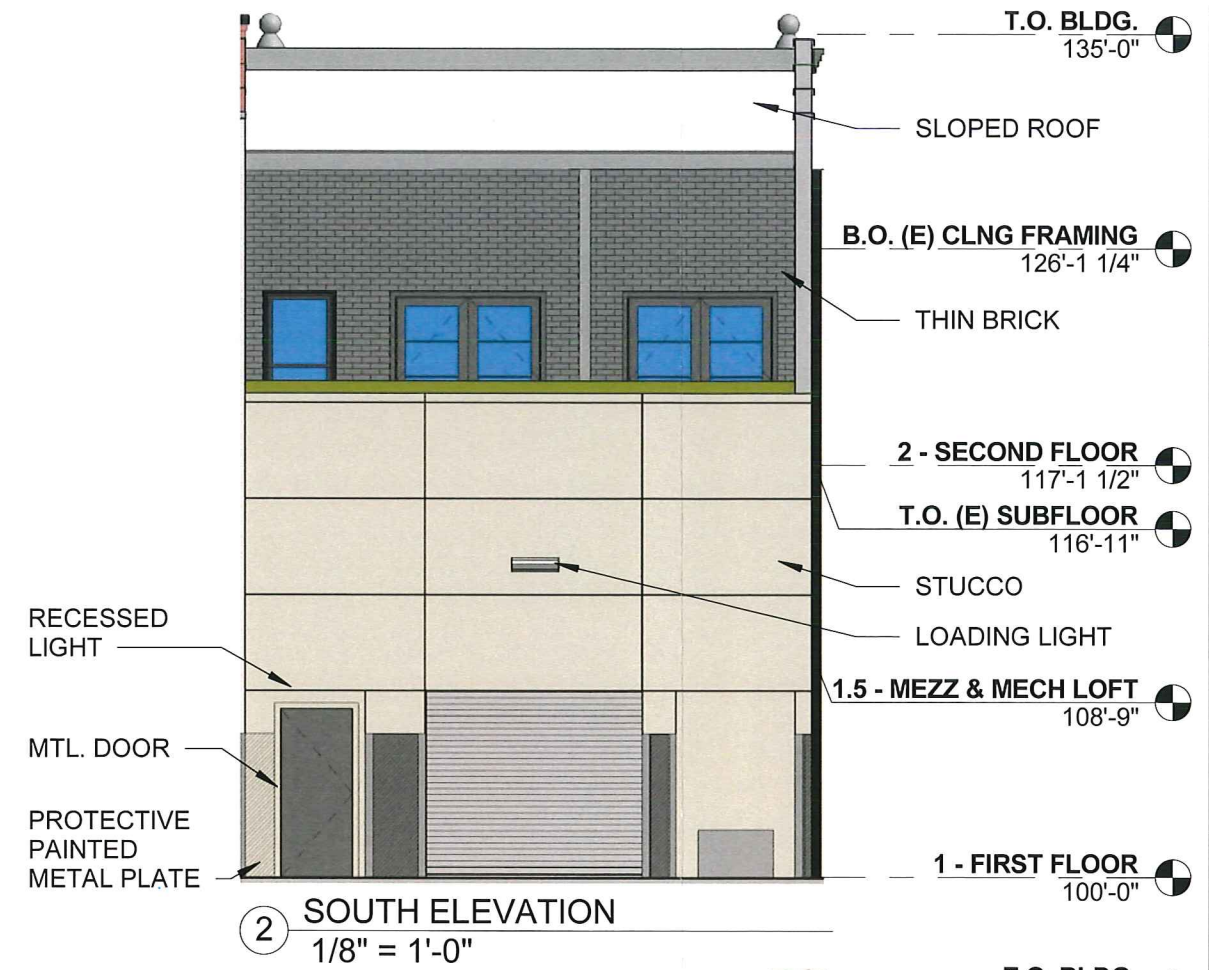
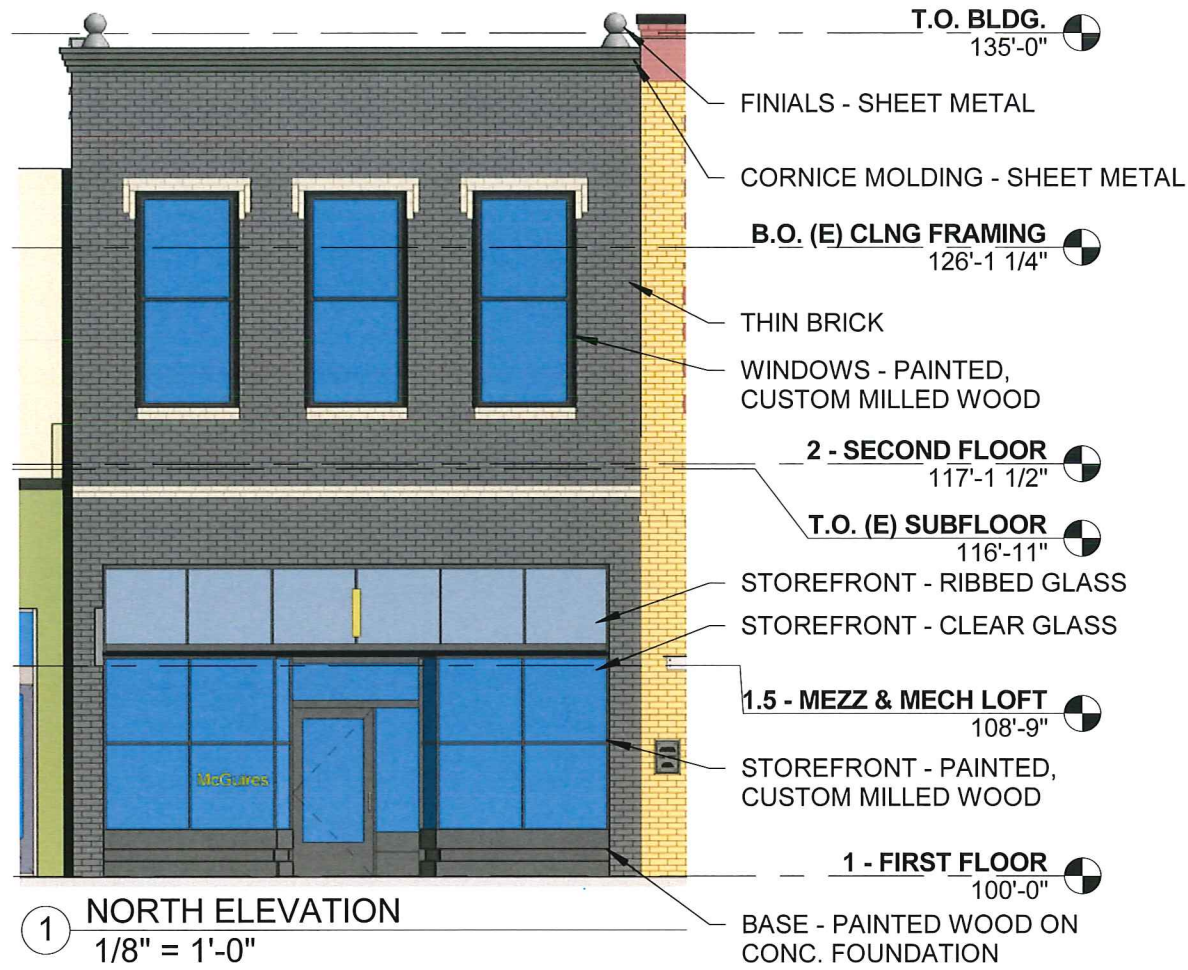
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CONSTRUCTION

EMA
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office: 503.224.1282 | www.ernestmunch.com

TAYLOR/DALE 2.0
618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-3



NOT FOR CONSTRUCTION

EMA Ernest R. Munch
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office (503) 224-1262 | www.ermunch.com

TAYLOR/DALE 2.0

618 NE 3rd Street
McMinnville, OR 97128

05/20/19

SD-4





C.A. 1920





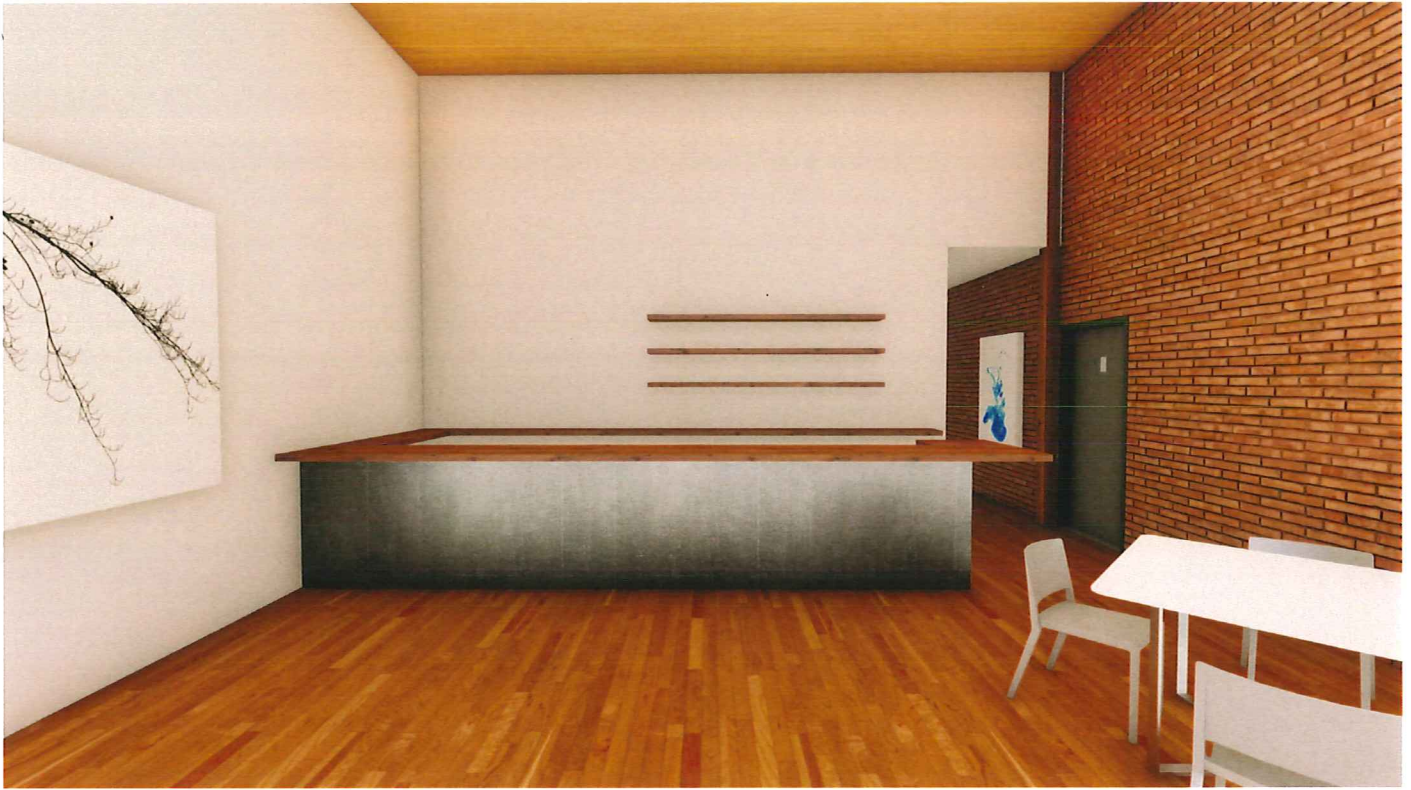












Downtown Design Standards & Guidelines Criteria Narrative, Property: 618 NE Third Street, McMinnville OR, New Construction

17.59.040 Review Criteria

A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;

COMPREHENSIVE PLAN GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

FINDING:

618 NE Third Street can be considered a significant site, but not a contributing structure.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which was first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on a large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish are clumsy attempts to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

FINDING:

NA. The property does not enjoy a special assessment in support of historic preservation.

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

Comprehensive Plan Policy: 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

FINDING:

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

17.59.050 Building and Site Design.

A. Building Setback.

- 1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.*

FINDING:

The new structure will be built to the sidewalk and rear property lines.

- 2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.*

FINDING:

NA

B. Building Design.

1. *Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*

FINDING:

The proposed mid-block structure will be two stories and approximately the same height as the Taylor-Dale building at 608 NE Third Street.

2. *Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*

FINDING:

While the new construction will technically be an addition to the Taylor-Dale Building, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height and horizontal planes of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.

3. *Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:*

- a. *A belt course separating the upper stories from the first floor;*

RESPONSE:

The new construction will have a belt course separating the upper story from the first floor. The belt course shown in Figure 1/SD-4 is thin brick two courses high. It could be broadened to three courses, or realized in sheet metal matching the cornice above but in a different profile. The belt course will not align with the belt course of 608.

- b. *A bulkhead at the street level;*

RESPONSE:

The new construction will have a bulkhead at the street level. The bulkhead will be painted wood on a concrete curb. The form of the bulkhead will match that appearing on the cover of the cover of The History Report. It appears to be a solid panel in the recessed entry, but perhaps vented at the sidewalk for the two flanking bays. Perhaps the vents worked in concert with a high vent in the roof to provide natural ventilation for the Standard Electric Company.

c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

RESPONSE:

The new construction will have seventy one (71) percent glazing below the transom line nine feet above the sidewalk, and sixty four (64) percent glazing below the horizontal trim band between the first and second stories.

d. A recessed entry and transom with transparent door; and

RESPONSE:

The new construction will have a recessed entry and transom with transparent door matching the original to the extent possible.

For want of a better model, the door will match the Third Street doors on the adjacent Taylor-Dale building. The recessed entry will be sloped between 1/8" and 1/4" per foot toward the street. The door will be offset from center with a side light and transom. The off-set will allow for necessary accessible clearances.

e. Decorative cornice or cap at the roofline.

RESPONSE:

The new construction will have a decorative cornice or cap made of sheet metal like that of the cornice of the original building on the site.

4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

RESPONSE:

The new construction will have a false front and low parapet matching that of the original building on the site. The plane of the roof structure will match that of the building at 608, sloping from the Third Street façade to the rear alley for drainage.

5. *The primary entrance to a building shall open on to the public right-of-way and should be recessed.*

RESPONSE:

The primary entrance to a building will open onto the NE Third Street sidewalk and be recessed.

6. *Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical. Ordinance 3380 183*

RESPONSE:

The windows will be recessed and not flush or project from the surface of the outer wall. They will, to the extent possible match those In addition, upper floor window orientation primarily will be vertical. All glass will be insulated as to meet the state energy code. The window muntins will deviate from the original to accept the insulated glass and meet structural requirements for lateral and vertical loads. The transom glass will be ribbed glass, to the extent allowed by the state energy code.

7. *The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.*

RESPONSE:

The cornice and storefront will visually match the original building on the site. The second floor windows will be visually compatible with the scale, proportion and style of the building elements of the original building on the site.

8. *Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.*

FINDING:

In keeping with the design of the original building on this site and the style of that building, the design of new façade will have a concrete foundation for base under the bulkhead panels.

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:

The exterior materials will include: brick, painted wood, and smooth stucco, transparent and ribbed glass, and possibly decorative sheet metal, matching the original.

- 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.*

FINDING:

The exterior materials will NOT include the following prohibited materials: Wood, vinyl, or aluminum siding; Wood, asphalt, or fiberglass shingles; Structural ribbed metal panels; Corrugated metal panels; Plywood sheathing, to include wood paneling such as T-111; Plastic sheathing; and Reflective or moderate to high grade tinted glass.

The storefront mullions and second floor windows will be custom milled, painted wood. A thin brick will be used as a substitute for the brick embossed metal siding used to clad the façade of the original building on this site. The decorative cornice molding and finials may be painted sheet metal.

- 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. (Ord. 4797 §1, 2003).*

FINDING:

Exterior building colors of low reflective, subtle, neutral or earth tone color shall be submitted for approval before they are applied to the building.

17.59.060 Surface Parking Lots.

FINDING:

NA No parking lots are proposed.

17.59.070 Awnings.

FINDING:

NA there will be no awnings.

17.59.080 Signs.

- A. *The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.*
- B. *Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.*
- C. *Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.*
- D. *For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.*
- E. *The use of the following are prohibited in the downtown area:*
 - 1. *Internally-lit signs;*
 - 2. *Flashing signs;*
 - 3. *Pedestal signs and pole-mounted signs;*
 - 4. *Portable trailer signs;*
 - 5. *Cabinet-type plastic signs;*
 - 6. *Billboards of all types and sizes;*
 - 7. *Historically incompatible canopies, awnings, and signs;*
 - 8. *Signs that move by mechanical, electrical, kinetic or other means;*
 - and, 9. *Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).*

FINDING:

Signage will rely on a flag sign similar to that shown in the historical photo, and window signage.

Note: This narrative is supported by the attached report:

The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.