



City of McMinnville
Community Development
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311
www.mcminnvilleoregon.gov

SENT VIA EMAIL

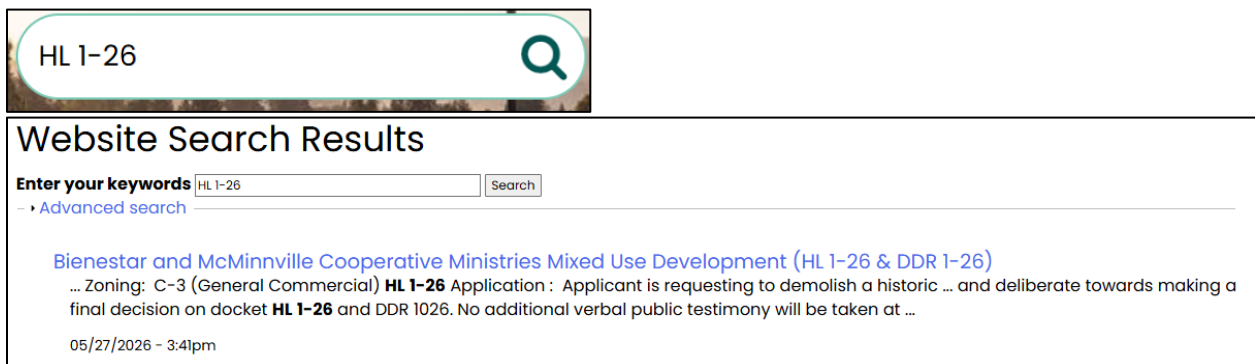
June 3, 2026

Meeka Cisneros, Bienestar
 448 S 1st Avenue, Suite 100
 Hillsboro, OR 97123
mcisneros@bienestar-or.org

Re: **Notice of Decision for Docket HL 1-26** (544 NE 2nd Street – Bienestar and McMinnville Cooperative Ministries)

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on May 28, 2026, docket # HL 1-26 (Certificate of Demolition for a Historic Resource), was approved, subject to conditions, based on the material submitted and the applicable review criteria. A copy of the signed Decision Document with the Findings of Fact, Conclusionary Findings and Conditions of Approval, is on file with the Planning Division and is also posted on the project webpage here:
www.mcminnvilleoregon.gov/cd/page/bienestar-and-mcminnville-cooperative-ministries-mixed-use-development-hl-1-26-ddr-1-26

The easiest way to locate the project webpage is by searching “HL 1-26” from the City’s homepage, as shown below.



The Conditions of Approval are also outlined below for your reference. Please note that we are providing the conditions of approval within this letter as a courtesy. As noted above, the official Decision Document with the Findings of Fact, Conclusionary Findings and Conditions of Approval is on file with the Planning Division and has been posted on the City’s website at the above address.

Conditions of Approval

Certificate of Demolition of Historic Resource (HL 1-26)

1. Prior to issuance of a Certificate of Approval for Demolition for the existing structure at 544 NE 2nd Street, a replacement project must be approved that meets all local and state regulations and is ready to proceed. Readiness to proceed is defined as issuance of building permits for the replacement project. A demolition permit will not be issued until all of the following requirements have been satisfied:
 - a. The applicant shall receive final Downtown Design Review approval for the replacement development that can no longer be appealed.
 - b. The applicant shall receive final Landscape Plan Review approval for the replacement development that can no longer be appealed.
 - c. The applicant shall receive approved and issued building permits for the replacement project.
2. The replacement apartment development shall include no less than 70 units of varying sizes (studios to 3-bedrooms), all of which will be rented to individuals and families earning no more than 60% of the area median income (AMI). These rents must stay below the 60% AMI for 30 years subject to a recorded covenant that shall be reviewed and approved by the City as to form prior to issuance of the demolition permit.
3. Prior to issuance of a Certificate of Approval for Demolition for the existing structure at 544 NE 2nd Street, the applicant shall provide a comprehensive Oregon State-Level Documentation of the historic building to be demolished in a manner comparable to the example provided by the applicant (*Minor Planning & Design*) on April 9th, for the "Mills Open Air School" (511 SE 60th Avenue, Portland, OR). In addition, the applicant will allow the Yamhill County Historical Society to photo document the building and scavenge any historical artifact associated with the building for preservation as part of their collection. (McMinnville Municipal Code 17.65.050(B)(8) and (E))
4. Prior to issuance of a Certificate of Approval for Demolition for the existing structure at 544 NE 2nd Street, the applicant shall provide the City with an archaeological plan describing how the applicant will undertake demolition and excavation with a sensitivity to the potentiality of archaeological resources and if any archaeological resources are discovered how they will be documented and preserved. (McMinnville Municipal Code 17.65.050(B)(8))

5. 544 NE 2nd Street, McMinnville Historic Resource Inventory B852, will be automatically removed from the McMinnville Historic Resource Inventory when the extant structure on the subject property is demolished.
6. Prior to final certificate of occupancy of the building proposed as the replacement project, a monument shall be installed at the site in recognition of the historic resources approved for demolition. Design and placement to be reviewed and approved by the Historic Landmark Committee at a regularly scheduled meeting prior to installation of the monument.

Appeal Process

The applicant, property owner, or other parties that participated, may appeal the Historic Landmarks Committee's decision to the Planning Commission within 15 days of the date written notice of the HLC's decision is issued to parties who participated in the local proceedings and are entitled to notice as provided in ORS 197.620 and ORS 197.830, and Section 17.72.170 of the McMinnville Municipal Code. If no appeal is filed on or before June 18, 2026 at 5:00pm PST, the decision of the Historic Landmarks Committee will be final. Appellants must submit the required appeal fee of \$250 (Appeal – First Appeal to a Hearings Body)., outlined in the City's Adopted Fee Schedule.

If you have any questions regarding this matter, please feel free to contact me at 503-474-5170 or by email at evan.hietpas@mcminnvilleoregon.gov.

Sincerely,

Evan Hietpas
Interim Planning Manager/Housing Planner

Attachment (via link):

- HL 1-26 Final Decision Document (on file with the Planning Division and published online)

Cc (applicant team):

Christine Rumi, crumi@ffadesign.com
Erica Calderon, ecalderon@bienestar-or.org
Zoe Powers, zpowers@radlerwhite.com
Jill Sherman, jill.sherman@edlenandco.com
Ali Davis, ali.davis@edlenandco.com
Chris Hagerman, hagerman@bookingroup.com

Parties of Record notified via mail and e-mail, based on contact information provided:

Bryce and Alexa McClain	Artimus A Johnson
Brooke and Johnathan Meadows	Jamie Medina
Marie Taylor	Melissa Davis
Dane Campbell	Eleanor Gunn
Phyllice Bradner	Janet Hickok
Dianne Gluskoter	Andrea Carpenter
Kathleen Iler	Mary Jane Beeler
Raymond Nolan	Chelsie Sanders
Megan Hixson	Tim McDaniel
Steve Benkema	Piper Gladwill
Richard Allen	Carla Reppiteaux
Pat Johnson	Lynn Crowell
Stephanie Johnson	Dawn Messina
Grace Schroeder	Tamara K Maxwell
Jill Bates	Doreen Wynja
Charlotte Herber	Robert D. Crawford
Daniel Browne	Nicole Winnen
Alexis Dolan	Erin Merse
Rich Washburn	Serafina Garnet
Laura Deis	JW Millegan
Julia Bandy	Kevin Chambers
Benjamin Smetana	Dorothy Girard
Dan Anderson	Kyle Holberg
Letha Isbell	Ty Koenig
Patricia Koenig	Steve and Cathy Long
Nancy Mahi	James (Jim) Dayton
Bernadette Hansen	Drew Millegan
Quinn Millegan	Miriam Vargas Corona