



231 NE Fifth Street • McMinnville, Oregon 97128 • www.mcminnvilleoregon.gov

July 26, 2018

Ralph Turnbaugh
7650 SW Beveland Street Suite 100
Tigard, OR 97223

Re: Certificate of Approval (HL 8-18) and Downtown Design Review (DDR 8-18) Requests

Dear Mr. Turnbaugh:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Wednesday, July 25, 2018, your applications for a Certificate of Approval (HL 8-18) and Downtown Design Review (DDR 8-18) to alter a historic building were reviewed and studied. The subject historic building is located on the property at 331/337 NE Baker Street. The subject property is more specifically described as Tax Lot 7600, Section 20AD, T. 4 S., R. 4 W., W.M.

Based on the material submitted and the testimony received, the Historic Landmarks Committee voted to **APPROVE** your Certificate of Approval application (HL 8-18), subject to conditions. The Historic Landmarks Committee also voted to **APPROVE** your Downtown Design Review application (DDR 8-18), subject to conditions. Attached are the land-use decisions with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decisions.

We have outlined the condition of approval applicable to the Certificate of Approval application (HL 8-18) below:

1. That the applicant shall submit building permit applications prior to completing any work, and that the construction plans submitted with the building permit applications be consistent with the exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee.

We have also outlined the condition of approval applicable to the Downtown Design Review application (DDR 8-18) below:

- 1) That the applicant shall submit final design plans to the Planning Department for any building signage to be approved by the Planning Director prior to the installation of any signage. The signage shall be consistent, in terms of location, style, and size, with the exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee.

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Pursuant to Section 17.65.080(A) 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 August 10, 2018, 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.

Sincerely,



Chuck Darnell
Senior Planner

CD:sjs

c: Larry Cummings, 331 NE Baker Street, McMinnville, OR 97128
Heather Richards, Planning Director

Attachment: *Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Building at 337 NE Baker Street and Located in the Downtown Historic District. (Docket HL 8-18)*

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Building at 337 NE Baker Street Within the Downtown Design Area and Also for a Waiver from One Downtown Design Standard. (Docket DDR 8-18)