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October 22, 2019

Patrick Donaldson
107 SE Washington Street – Suite 740
Portland, OR 97214

Re: 714 SE Washington Street – Certificate of Approval for Alteration Approval

Dear Mr. Donaldson:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Thursday, October 17, 2019, your application for a Certificate of Approval for Alteration (HL 4-19) for proposed alterations to a historic resource and proposed new construction on the same property as a historic resource was reviewed and studied. The subject property is located at 714 SE Washington Street. The subject property is more specifically identified as Tax Lot 10500, Section 21CB, T. 4 S., R. 4 W., W.M.

Based on the material submitted, the testimony received, and the review criteria in Section 17.65.060(B) of the McMinnville Municipal Code, the Historic Landmarks Committee voted to **APPROVE** the application, **subject to conditions.**

Enclosed for your records is a copy of the signed land use Decision Document which includes the Historic Landmarks Committee's decision with Findings of Fact, Conclusionary Findings, and Conditions of Approval.

The Certificate of Approval for Alteration (HL 4-19) approval included conditions of approval, which are included in your land use Decision Document. We have also outlined those conditions of approval below. Please note that we are providing the conditions of approval within this letter as a courtesy. The official Decision Document with the Findings of Fact, Conclusionary Findings and Conditions of Approval is a separate document and is enclosed with this letter for the applicant and is also on file with the Planning Department.

Certificate of Approval for Alteration (HL 4-19) Conditions of Approval

1. The existing brick chimney shall either be repaired or replaced by a similar brick chimney that will encase the proposed metal flue associated with the addition of a wood burning stove in the historic residence. The repaired or new brick chimney should match the existing chimney in height, depth and any assorted brick design.
2. That all windows and doors proposed to be replaced be replaced with wood windows and doors to match the existing structure's materials. The new windows and doors on the garage and ADU shall also be of wood materials. The replacement and new windows and doors shall include the wood trim and window sill design that exists on the remainder of the windows and doors on the existing structure.

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3. That the new front door be consistent in style with the existing door being replaced. The new door shall include the glazing pattern and grid system within the glazed portion of the door, and shall match the other existing front door on the street-facing façade of the structure in design, materials, and color.
4. That the construction plans submitted for building permit review for the new garage and Accessory Dwelling Unit (ADU) shall not include the decorative curved cap detail that exists on the existing historic structure over the north façade windows.
5. That the applicant shall provide a revised example of the proposed color of the new garage and Accessory Dwelling Unit (ADU) for review and approval by the Historic Landmarks Committee. The color of the new garage and ADU shall be in the same color range of the existing historic structure, but shall distinguish the new construction from the original building.

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 November 6, 2019, 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: Brad Mascal, 107 SE Washington Street – Suite 740, Portland, OR 97214
Julia Wright, 17142 Erwin Lane, Huntington Beach, CA 92647
Ellie Gunn, 652 SE Washington Street, McMinnville, OR 97128

Enclosures:

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for the Approval of Alterations to a Historic Landmark Located at 714 SE Washington Street (Docket HL 4-19)