



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

July 28, 2020

Joe Pearson
Praise Assembly
P.O. Box 18
McMinnville, OR 97128

Re: 207 NE Johnson Street – Certificate of Approval for Demolition Approval

Dear Mr. Pearson:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Thursday, July 23, 2020, your application for a Certificate of Approval for Demolition (HL 2-20) for the demolition of a historic resource that is designated on the Historic Resources Inventory was reviewed and studied. The subject property is located at 207 NE Johnson Street. The subject property is more specifically described as Lots 7 and 8, Block 19, Rowlands Addition. The site is also identified as Tax Lot 6200, Section 21BD, T. 4 S., R. 4 W., W.M.

Based on the material submitted, the testimony received, and the review criteria in Section 17.65.050(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 Demolition (HL 2-20) 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 Demolition (HL 2-20) Conditions of Approval

1. That within 20 (twenty) days of notification of the Historic Landmarks Committee's decision, the applicant shall place notice in the "News-Register" advertising that for a period of not less than 120 days, the subject structure will be available for relocation. The applicant will place such notice in a minimum of two editions of the "News-Register". The applicant shall also advertise the availability of the subject structure for relocation in postings on Craigslist, in the McMinnville, Salem, and Portland areas. The applicant shall also notify a minimum of four (4) local real estate agents of the availability of the subject structure for relocation. During the 120-day period following the required advertising, the applicant shall also place a posted notice on both right-of-ways adjacent to the property

noticing the offering of structure for relocation. Evidence of the advertisement and the property posting shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.

The City of McMinnville shall not issue a demolition permit for the structure until 120 days from the first day of advertising the subject structure for relocation.

2. That the applicant shall make available for the party that may complete the relocation project the dollars the applicant would otherwise expend for the demolition of the resource. The amount made available shall be \$15,000, which is based on the cost estimates for demolition provided in the Certificate of Approval application but reduced to not include costs associated with site work that would not be completed by moving the structure. The applicant may provide other qualifying bids for the demolition to determine the final amount of funds to be made available, subject to review by the Planning Director or their designee. The terms of the removal and moving agreement shall be subject to review by the Planning Director or their designee.
3. That the City of McMinnville shall not issue a demolition permit for the historic resource until building permits for an improvement program substantially similar to the project described in the application materials have been submitted to the Building Department.
4. That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

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 12, 2020, 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

c: Andria Shinn – SENT VIA EMAIL
Elizabeth Dent, 918 NW 2nd Street, McMinnville, OR 97128

Enclosure:

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for the Approval of a Demolition of the Historic Resource Located at 207 NE Johnson Street (Docket HL 2-20)