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SENT VIA EMAIL

June 2, 2021

Ron & Priscilla Morton
5401 SE Rice Lane
Amity, OR 97101

Re: Certificate of Approval for Demolition Approval

Dear Mr. & Mrs. Morton:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Thursday, May 27, 2021, your application for a Certificate of Approval for Demolition (HL 6-20) for the demolition of a historic resource that is designated on the Historic Resources Inventory was reviewed and studied. The building in question is located at 826 SW Gilson Street. The resource is located at the property that is identified as Tax Lot 1300, Section 29AB, 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 6-20) 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 6-20) Conditions of Approval

1. That the City of McMinnville shall only issue a demolition permit for the historic resource when the demolition permit is submitted with a building permit for an improvement program substantially similar to the project described in the application materials. The improvement program shall be considered to be substantially similar to the project described in the application materials if it is for any permitted or conditionally permitted use in the underlying zone. Both the demolition permit and the building permit for the improvement program shall be issued together.

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2. 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 and a minimum of 20 (twenty) digital photographs documenting interior 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 June 17, 2021, 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: Barb Hofenbredl – SENT VIA EMAIL

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 826 SW Gilson Street (Docket HL 6-20)