



Planning Department
231 NE Fifth Street • McMinnville, OR 97128
(503) 434-7311 Office • (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:

File No. HL 4-21
Date Received 8-4-21
Fee \$1,356.00
Receipt No. _____
Received by CD

Certificate of Approval (Alteration)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name McMinnville Downtown Association Phone 5034723605

Contact Name Dave Rucklos Phone _____
(if different than above)

Address 105 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email dave@downtownmcminnville.com

Property Owner Information

Property Owner Name TKLD Properties Phone 5035399102
(if different than above)

Contact Name Dudley Slater Phone 5035399102

Address 17108 Kelok Road

City, State, Zip Lake Oswego, OR 97034

Contact Email dudley.slater@integra.net

Site Location and Description

(If notes and bounds description, indicate on separate sheet)

Property Address 303 NE 3rd Street, McMinnville, OR 97128

Assessor Map No. R4 4421BC06400 Total Site Area _____

Subdivision McMinnville, Original Town of Block 13 Lot 4

Comprehensive Plan Designation _____ Zoning Designation C3

1. What is the classification of the historic building? A450 Primary Resource #173

2. Architect Name _____ Phone _____
(Engineer or Other Designer)
 Contact Name _____ Phone _____
 Address _____
 City, State, Zip _____
 Contact Email _____

3. Contractor Name McMullen Electric Phone 5034359487
 Contact Name Jeb McMullen Phone 5034359487
 Address PO Box 433
 City, State, Zip Amity, OR 97101
 Contact Email mcmullenelectric@yahoo.com

4. The existing use of the property, Commercial Retail, Office and Restaurant

5. The intended use of the property, Same

6. Attach a written narrative that describes:
 - A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
 - B. How the proposed project meets the applicable Comprehensive Plan policies;
 - C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
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 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
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 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
 - E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
 - F. The physical condition of the historic resource, and how the condition relates to the proposed project.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

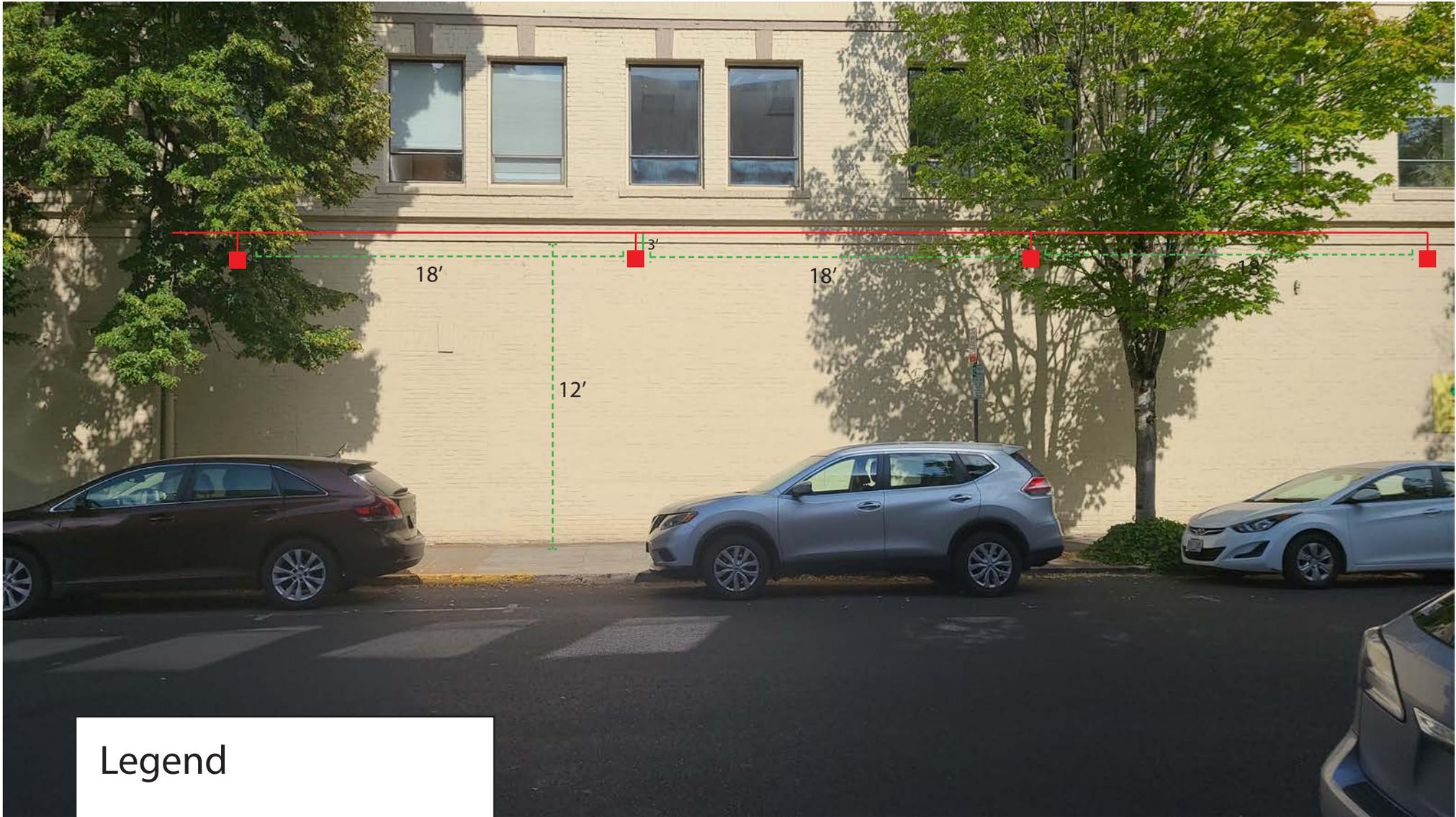
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Dave Rucklos
 Applicant's Signature

7-19-2021
 Date


 Property Owner's Signature

8/11/21
 Date



Legend

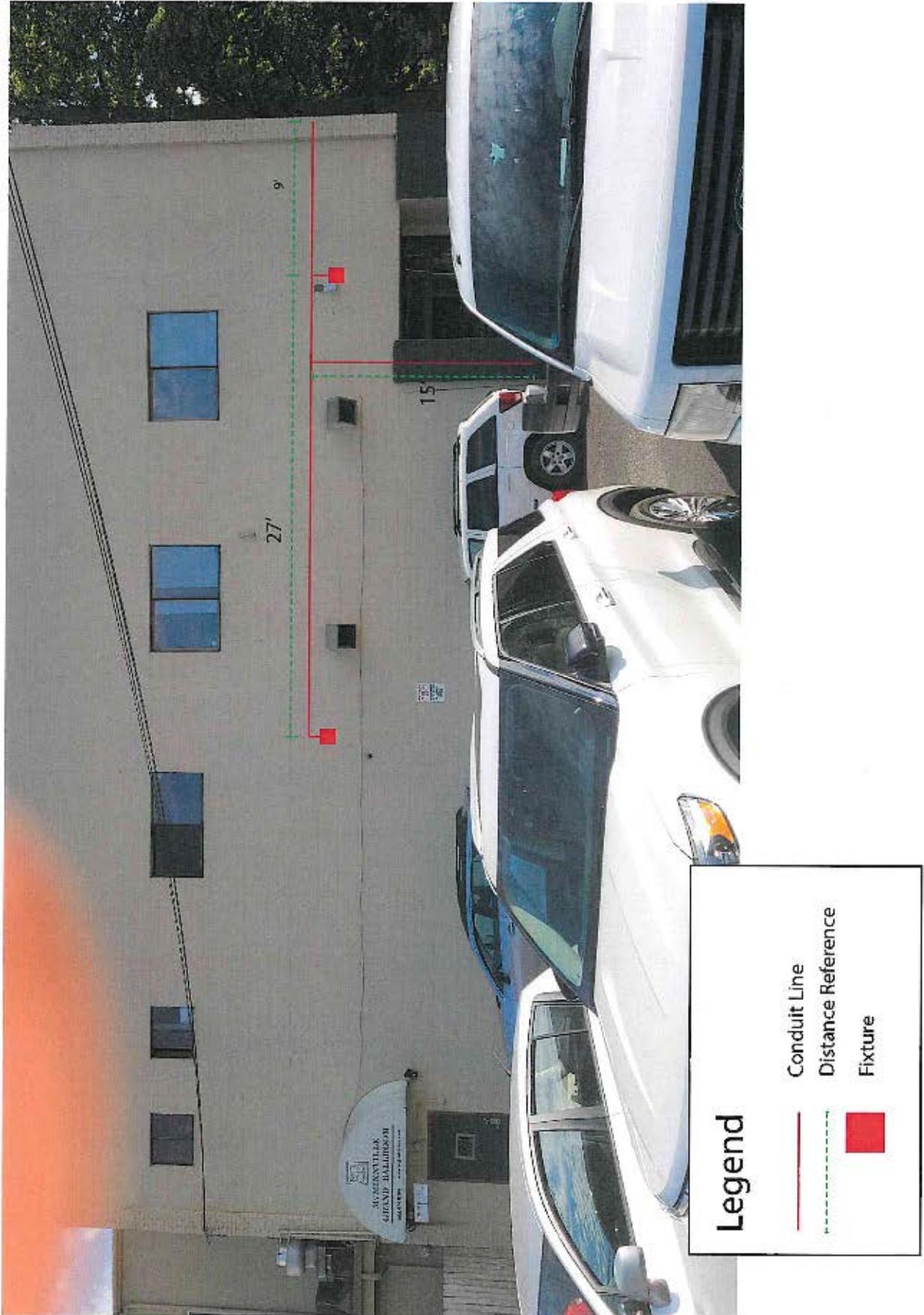
-  Conduit Line
-  Distance Reference
-  Fixture

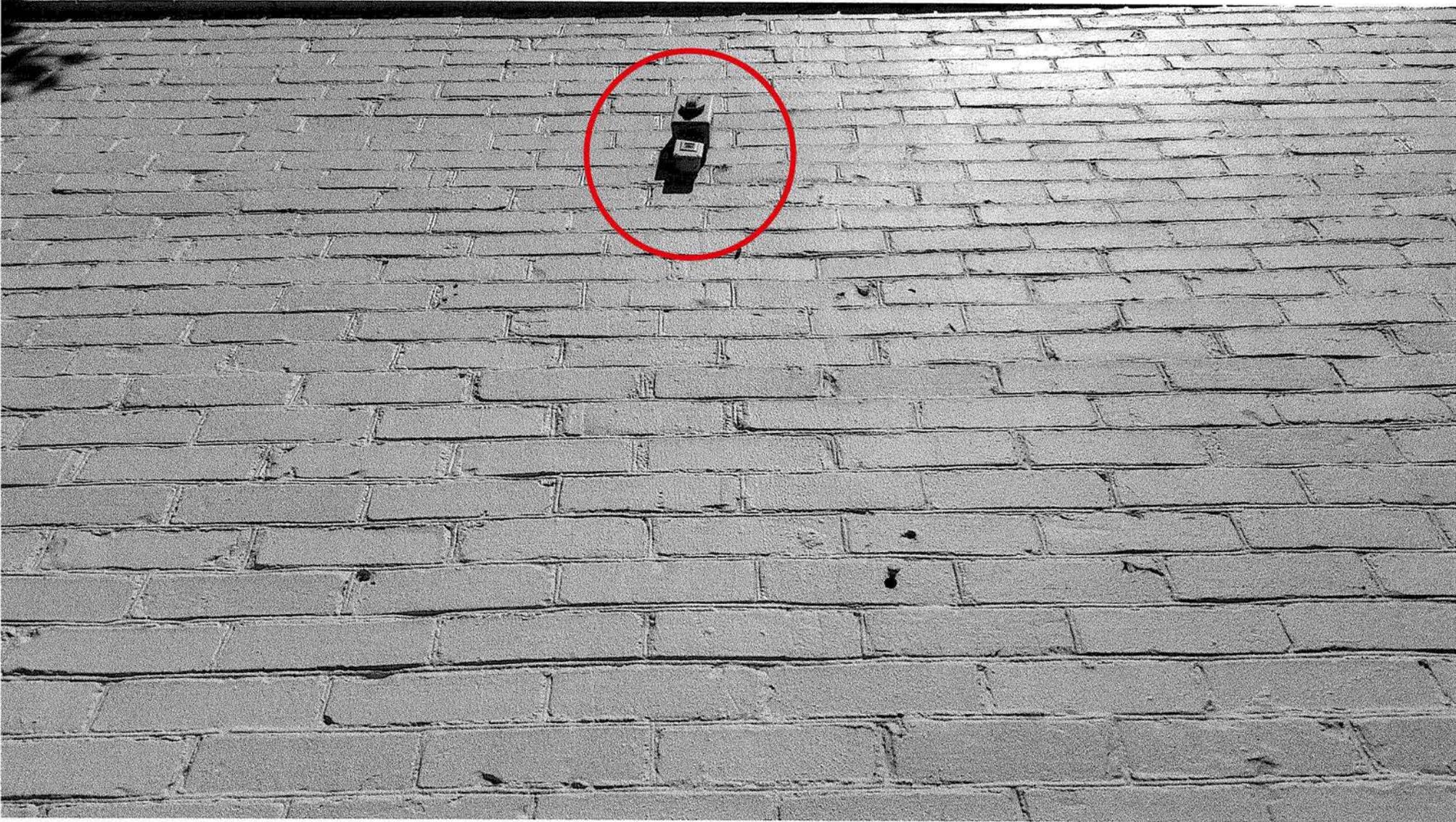


Legend

	Conduit Line
	Distance Reference
	Fixture

Amended Graphic - Only 2 Fixtures Proposed on North Facade







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Applicant Name McMinnville Downtown Association Phone 5034723605

Contact Name Dave Rucklos Phone 2088637410
(If different than above)

Address 105 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email dave@downtownmcminnville.com

Property Owner Information

Property Owner Name Andrew Wilder Phone 5035507267
(If different than above)

Contact Name Andy Wilder Phone 5035507267

Address 300 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email redhillsestates@gmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 300 NE 3rd Street, McMinnville, OR 97128

Assessor Map No. R4 4421BC08700 Total Site Area _____

Subdivision _____ Block 12 Lot 5

Comprehensive Plan Designation _____ Zoning Designation C3

1. What is the classification of the historic building? B449 Primary Resource#169

2. Architect Name _____ Phone _____
(Engineer or Other Designer)
 Contact Name _____ Phone _____
 Address _____
 City, State, Zip _____
 Contact Email _____

3. Contractor Name McMullen Electric Phone 5034359487
 Contact Name Jeb McMullen Phone 5034359487
 Address PO Box 433
 City, State, Zip Amity, OR 97101
 Contact Email mcmullenelectric@yahoo.com

4. The existing use of the property. Commercial Retail, Office and Restaurant

5. The intended use of the property. Same

6. Attach a written narrative that describes:
 - A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
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 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
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 - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
 - E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
 - F. The physical condition of the historic resource, and how the condition relates to the proposed project.

In addition to this completed application, the applicant must provide the following:

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- Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.*
- Photographs and/or drawings of the existing structure.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Dave Rucklos

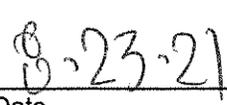
 Applicant's Signature

7-19-2021

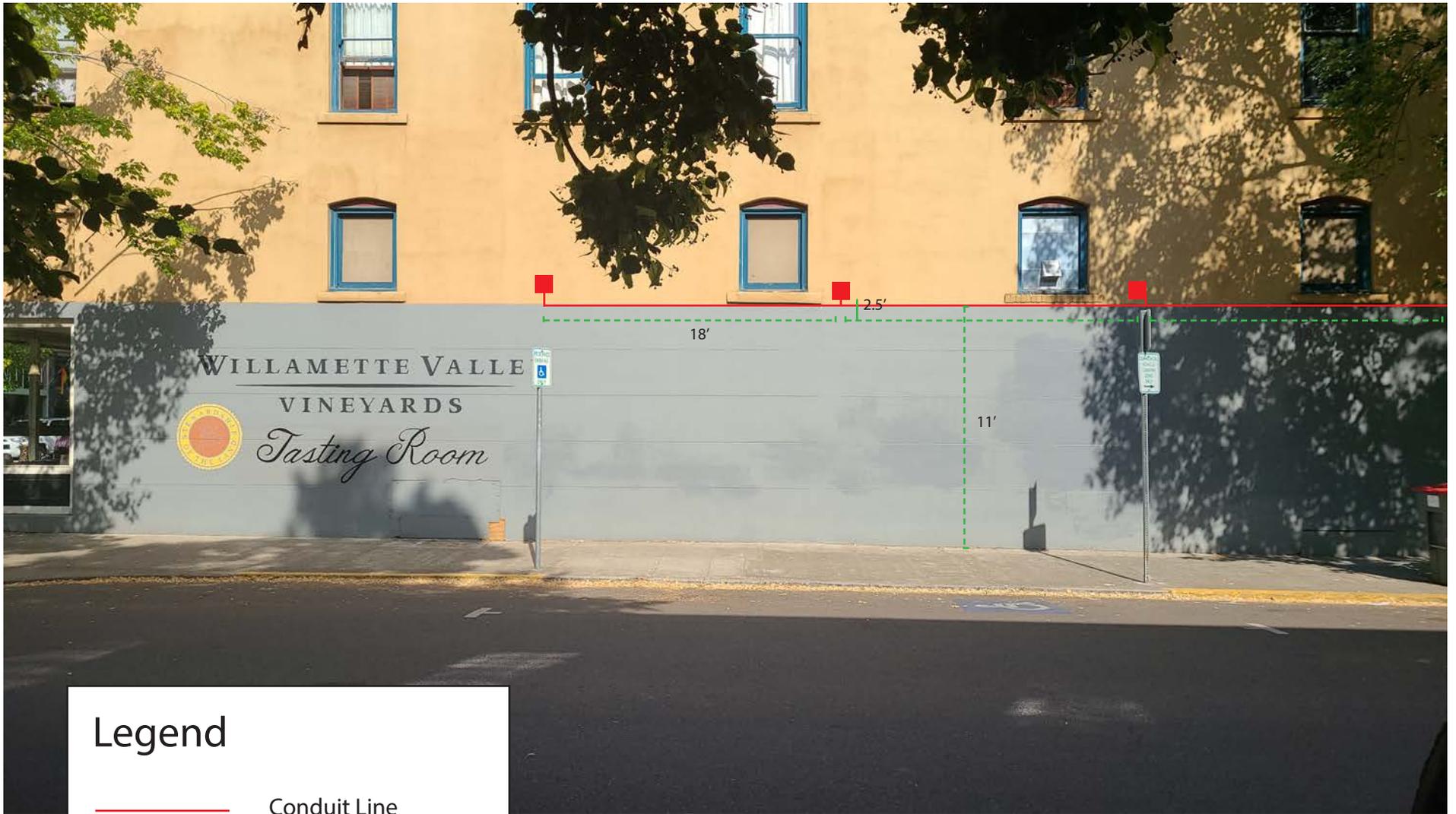
 Date



 Property Owner's Signature



 Date



Legend

	Conduit Line
	Distance Reference
	Fixture





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Contact Name Dave Rucklos Phone 2088637410
(if different than above)

Address 105 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email dave@downtownmcminnville.com

Property Owner Information

Property Owner Name Rhonda Feero Phone 503-435-1058
(if different than above)

Contact Name Jennifer Feero Phone 503-706-2858

Address 228 SE Evans Street

City, State, Zip McMinnville, OR 97128

Contact Email raferro@gmail.com

Site Location and Description

(if metes and bounds description, indicate on separate sheet)

Property Address 406 NE 3rd Street

Assessor Map No. R4 4421BC09500 Total Site Area _____

Subdivision _____ Block 16 Lot 4

Comprehensive Plan Designation Type text here Zoning Designation C3

1. What is the classification of the historic building? A476 Primary Resource #204

2. Architect Name _____ Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name McMullen Electric Phone 5034359487

Contact Name Jeb McMullen Phone 5034359487

Address PO Box 433

City, State, Zip Amity, OR 97101

Contact Email mcmullenelectric@yahoo.com

4. The existing use of the property Commercial Retail, Office and Restaurant

5. The intended use of the property Same

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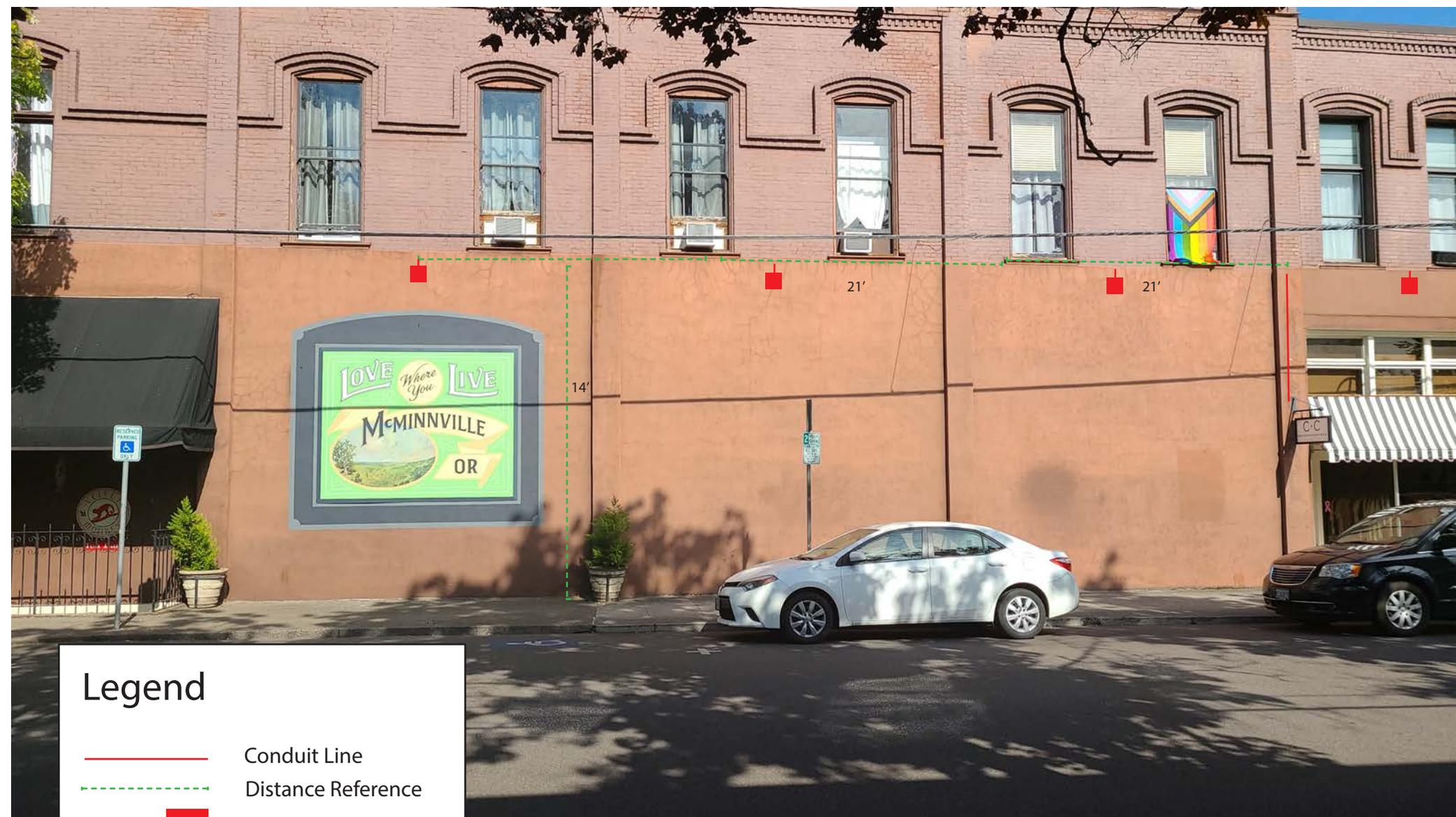
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Dave Rucklos
Applicant's Signature

7-19-2021
Date

Blonda Teero
Property Owner's Signature

8/5/21
Date



Legend

- Conduit Line
- - - Distance Reference
- Fixture





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Contact Name Dave Rucklos Phone _____
(If different than above)

Address 105 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email dave@downtownmcminnville.com

Property Owner Information

Property Owner Name Linda and Dave Leavett Phone 5038768107
(If different than above)

Contact Name Linda Leavett Phone 5038768107

Address 546 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email cookiesncats07@gmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 546 NE 3rd Street

Assessor Map No. R4 4421- BC - 9700 Total Site Area _____

Subdivision _____ Block 3 Lot 1

Comprehensive Plan Designation _____ Zoning Designation C3

1. What is the classification of the historic building? D856-Primary

2. Architect Name _____ Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name McMullen Electric Phone 5034359487

Contact Name Jeb McMullen Phone 5034359487

Address PO Box 433

City, State, Zip Amity, OR 97101

Contact Email mcmullenelectric@yahoo.com

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5. The intended use of the property, Same

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Dave Rucklos

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7-23-2021

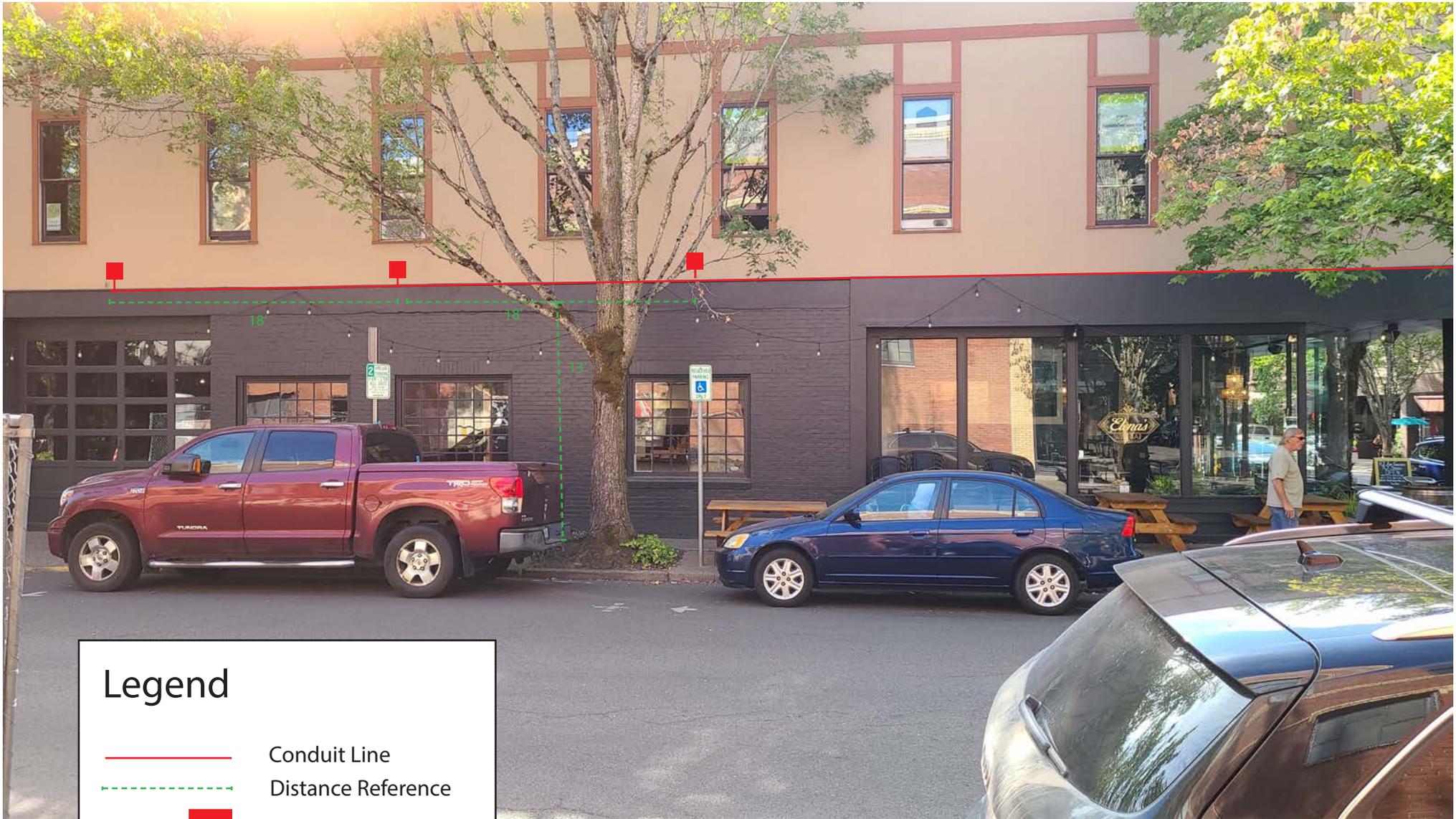
 Date

Linda Leavitt

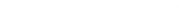
 Property Owner's Signature

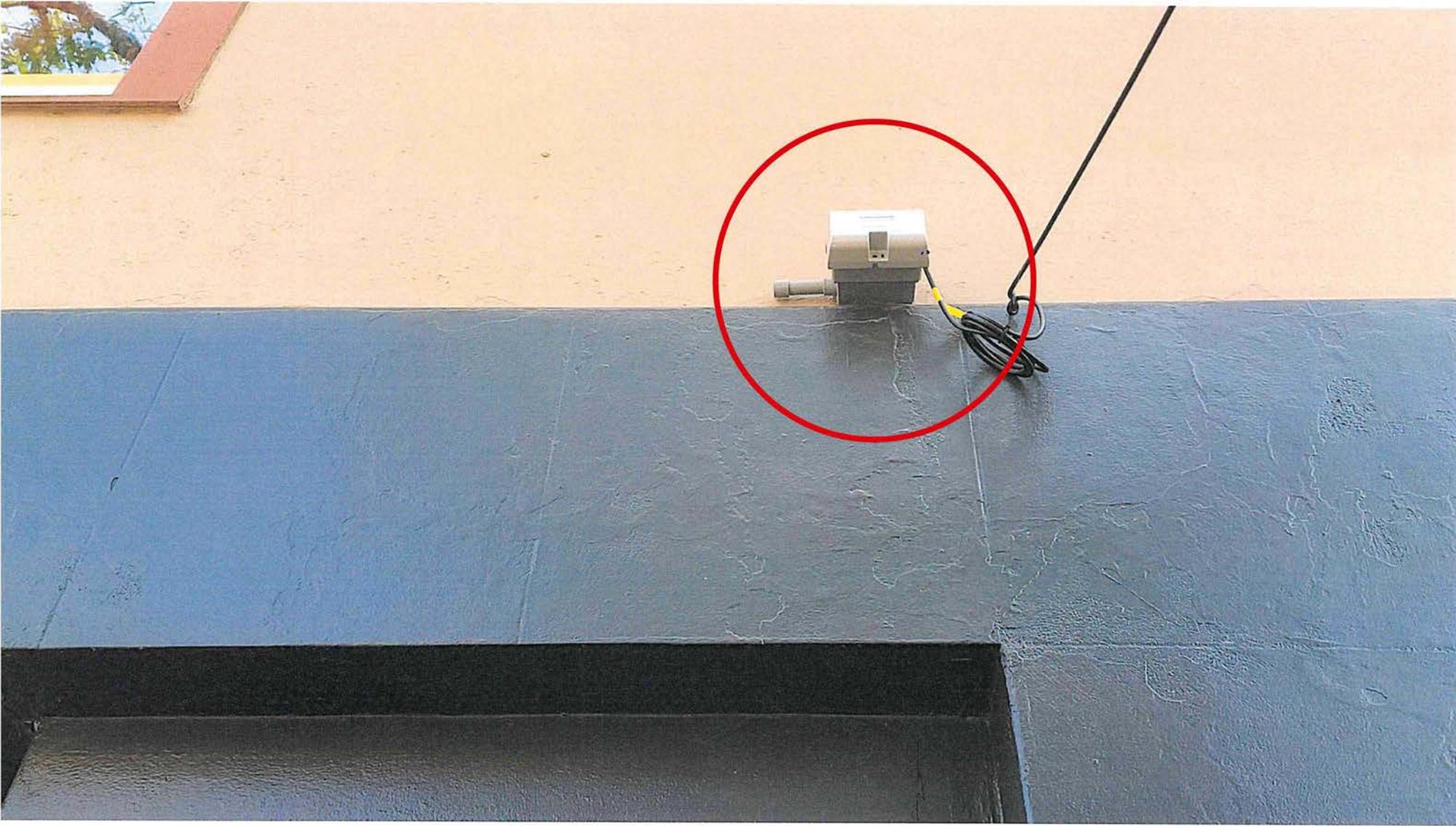
8-2-2021

 Date



Legend

-  Conduit Line
-  Distance Reference
-  Fixture



MDA Passageway Lighting Project

Presented by: McMinnville Downtown Association

For Consideration by: City of McMinnville Historical Landmark Committee

Date: August 3, 2021

The MDA in association with Visit McMinnville pursued and was awarded a grant from Travel Oregon for downtown improvements enhancing the Dine Out(Side) initiative. Key to this request was addressing lighting improvements to corridors leading to back-lot parking areas.

Safety

With 3rd Street closed for 18 weekends June-September, parking has been eliminated to make room for outdoor dining. Cross streets have remained open accommodating parking in near proximity, and city parking lots located behind 3rd Street businesses are in greater use by evening customers. Each weekend evening approximately 600 residents and visitors are seen frequenting food and beverage establishments. Safe pedestrian passage is paramount to ensuring that the experience is positive. Improved lighting achieves this objective not only for Dine Out but when shorter days of winter are upon us.

Property Protection

Over the past 18 months there has been an increase in vandalism pertaining to graffiti marking of buildings. This has led to property owner expense in elimination of repainting of facades in the downtown core. The greatest impediment to vandalism is increased lighting of dark corridors and public spaces.

The Project

In cooperation with the MDA Design Committee (Rob Stephenson, Patti Webb, Kent Taylor, Chuck Darnell, Patty Sorensen), the Passageway Lighting Project was proposed as part of the grant application to meet the above concerns. Careful thought was given as to how application of additional lighting could be achieved both affordably and without jeopardizing building character. Zack Geary and Jeb McMullen (McMullen Electric) were asked to evaluate potential building locations and the feasibility to install aesthetically pleasing yet commercially rated fixtures for installation. The MDA looked to a recent project implemented in downtown Vancouver entitled "Spruce the Couve". This initiative too was undertaken with similar reasoning as to safety and property protection. Elements of their project have been adopted for use here in McMinnville.

Project Material and Installation

- Four passageway corridors have been identified for lighting installation. All four property owners of buildings impacted have agreed to the project as defined:
- Three to four Bronze Gooseneck Barn Lights with 14 inch caged domes would be installed on each building at a height ranging from 12-15 feet in height (See Destination Lighting tech sheet and building photographs that illustrate location and dimensions).
303 NE 3rd Street- 4 lights on west wall, 2 lights on north wall
300 NE 3rd Street- 3 lights on west wall
406 NE 3rd Street- 3 lights on west wall
546 NE 3rd Street- 3 lights on east wall
- Electrical supply would be run through ½" conduit to minimize visual appearance.
- Electrical runs would be installed at building horizontal lines, cornices or 2nd story transitions to conceal appearance.

303 NE 3rd Street- Conduit would be attached immediately below the 2nd story brick overhang transition line. Conduit would be painted to match building exterior color.
300 NE 3rd Street- Conduit would be attached at the 1st and 2nd story paint transition line. Conduit would be painted to match the tan-colored upper exterior.
406 NE 3rd Street- Conduit would be attached at the brick and stucco transition line below 2nd story window casing. Conduit would be painted to match the mauve-colored upper stucco exterior or salmon-colored lower brick exterior depending upon best concealment.
546 NE 3rd Street- Conduit would be attached at the 1st and 2nd story paint transition line. Conduit would be painted to match the salmon-colored upper façade or dark brown-colored lower façade depending upon best concealment.

- To achieve connection with fixtures needing to be hung at a height above or below conduit line, drop runs would be used to supply power.
- Electrical connection points would use existing power sources in an effort to reduce or eliminate the need for new dedicated electrical service (see photos for each building).

303 NE 3rd Street- Connection outlet is located between the far right and 2nd light fixture below the conduit line on Cows Street.
300 NE 3rd Street- Connection outlet is located above the rear Cows Street doorway to an existing light outlet.
406 NE 3rd Street- Connection outlet is located beneath the canopy at the back entrance to Cupcake Couture on Davis Street.
546 NE 3rd Street- Connection outlet is located at the front of the building on along paint transition line on 3rd Street

- All lights would be LED rated and would be activated by a knuckle photo eye sensitive to day and night light changes.

Findings for Applicable Review Criteria – Section 17.65.060(B)

1. The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;

Finding: The most applicable Comprehensive Plan Policies are as follows:

- GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.
- GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES
- GOAL III 6: INCREASE HERITAGE TOURISM

The passageway lighting project will achieve these goals in that it does not require and change to each buildings physical exterior other than attachment of lighting fixtures. Increased safety is the overwhelming objective which will have a positive influence on visitor (tourist) and resident experience in navigating the historic district.

2. The following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

Light fixtures to be used in the project reflect a historical appearance and will be used consistently on all passageway areas. Electrical runs will follow building lines that separate ground floor from second story exterior transitions.

- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

There will be no alteration of historic materials and fixture locations have been spatially identified to avoid visual imbalances.

- c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Project materials (fixtures) will be documented for further reference and project expansion should additional passageways be identified for lighting need in the future.

- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No changes will be made to each property relative to historic significance.

- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

All distinctive materials, features or finishes and construction techniques will be preserved. Painting of conduit and attachment straps will conceal appearance to blend with façade exterior.

- f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

Electrical ½ inch conduit lines will be painted to match exterior building color and will be attached along building lines that separate ground floor from second story exterior transitions.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No treatments that cause damage to historic materials will be used.

- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological resources have been identified.

- i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.

Finding: The proposed alterations would be considered a “Rehabilitation” of the existing historic resource, which is a type of treatment of historic properties described in the Secretary of the Interior’s Standards for the Treatment of Historic Properties. This document describes the rehabilitation of a historic building as follows:

“In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.”

The proposal does include an alteration, which is only allowed in the Rehabilitation treatment. The proposal involves the addition of new lighting to the exterior of the building walls, which is therefore an alteration.

The proposal is supported by some of the applicable Rehabilitation guidelines for mechanical systems within historic buildings, which are provided below:

Recommended Guideline: Installing a new mechanical system, if required, so that it results in the least alteration possible to the historic building and its character-defining features.

Recommended Guideline: Installing new mechanical and electrical systems and ducts, pipes, and cables in closets, service areas, and wall cavities to preserve the historic character of the interior space.

Recommended Guideline: Concealing HVAC ductwork in finished interior spaces, when possible, by installing it in secondary spaces (such as closets, attics, basements, or crawl spaces) or in appropriately-located, furred-down soffits.

Not Recommended Guideline: Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Not Recommended Guideline: Installing systems and ducts, pipes, and cables in walls or ceilings in a manner that results in extensive loss or damage or otherwise obscures historic building materials and character-defining features.

Finding for these Mechanical System Guidelines: Electrical runs will be purposely camouflaged in their locations and color-matched to the building's exterior.

The proposal is supported by some of the applicable Rehabilitation guidelines for brick and stucco on historic buildings, which are provided below:

Recommended Guideline: Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

Not Recommended Guideline: Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Finding for these Brick and Stucco Guidelines: There will be no alteration to masonry features beyond attachment of fixtures to exterior façade so as not to diminish historic character of the buildings selected.

3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;

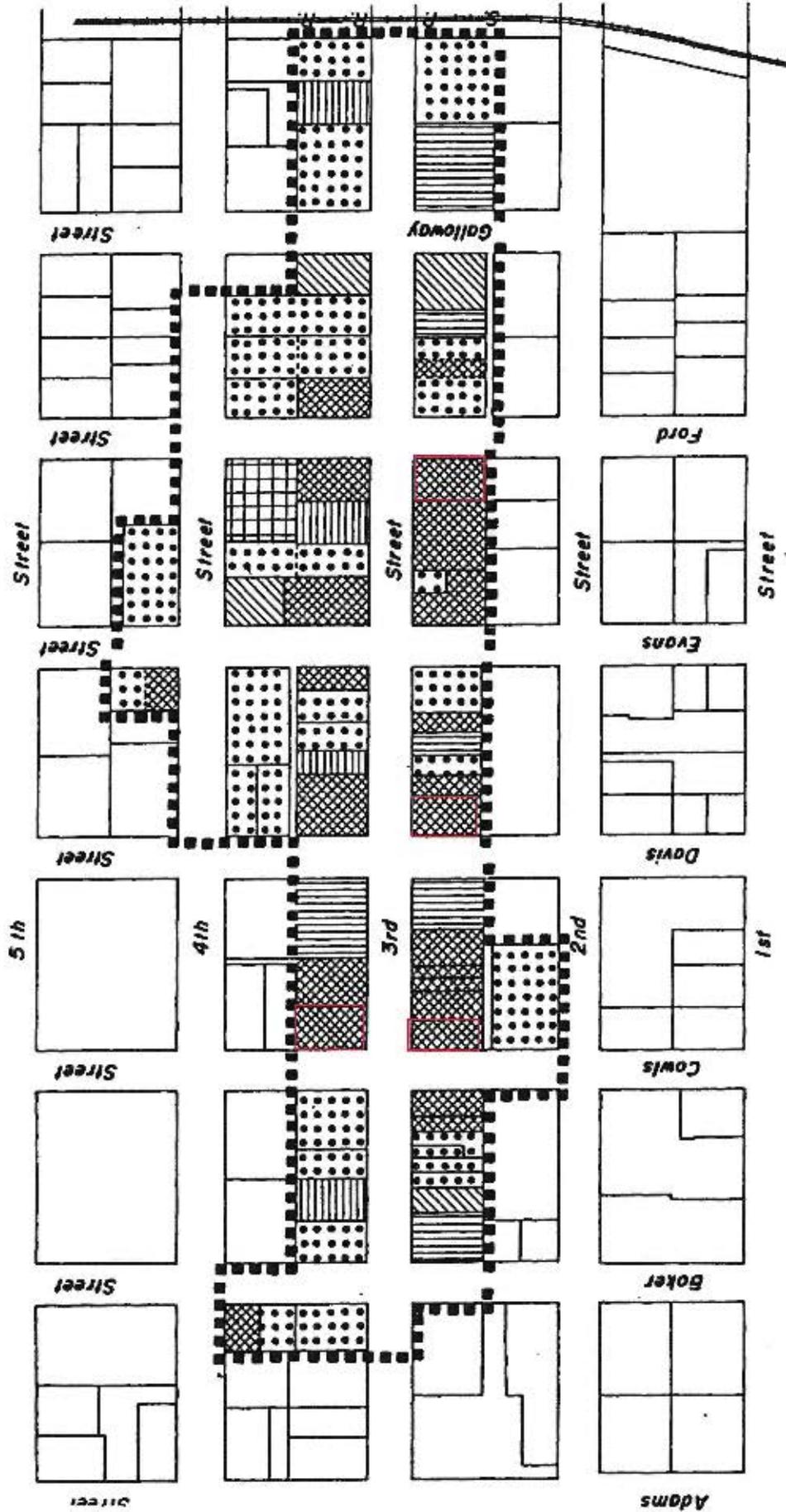
It is in the public interest to provide safe corridors for pedestrian movement. Increased lighting will also contribute toward reduction in vandalism of each historic building selected.

4. The value and significance of the historic resource; and

All four buildings selected are designated "primary" relative to historical significance. Although each has undergone various alternations, each remains important cornerstones to McMinnville's 3rd Street access.

5. The physical condition of the historical resource.

Each building is in good or moderate condition.



MCMINNVILLE DOWNTOWN HISTORIC DISTRICT



- | | | | |
|---|------------------------------------|---|--|
|  | Primary Significant Contributing |  | Compatible Non-Historic Non-Contributing |
|  | Secondary Significant Contributing |  | Non-Compatible Non-Contributing |
|  | Historic Non-Contributing |  | Vacant |

Bronze Gooseneck Barn Light with 14-Inch Caged Dome Shade

Price: \$151.85



Product Number: 731612
Manufacturer: Recesso Lighting by Dolan Designs
Model Number: BL-ARMD1-BZ/BL-SH14D/CG14S
Collection: Barn Light
Manufacturer Finish: Bronze
Manufacturer Shade Color: Bronze
Total Wattage: 200 w.
Voltage Type: Line Voltage
Height: 17.125 in.
Width: 14.25 in.
Depth: 16.125 in.
Wattage: 200
Bulb Type: Incandescent
Bulb Shape: A-Type
Base Type: Medium Screw (E26)
Number Of Bulbs: 1
Bulb Included: No
Bulb Dimmable: Yes
Dark Sky: Yes
ADA Compliant: No

EnergyStar Compliant: No
Shade Material: Metal, Cage
Material: Aluminum, Steel
Shipping: UPS Regular
Certification Agencies: ETL, CETL
Backplate Dimension: 4.625
Wet Location: Yes
Damp Location: Yes
Harsh Environ/Coastal: No
Made In America: No
Dusk To Dawn: No
Motion Sensor: No
Title 24: No



Dave Rucklos <dave@downtownmcminnville.com>

Estimate from McMullen Electric

1 message

McMullen Electric <McMullenElectric@mhhelp.co>
Reply-To: McMullen Electric <mcmullenelectric@yahoo.com>
To: dave@downtownmcminnville.com

Tue, Jul 6, 2021 at 9:10 AM

McMullen Electric sent you an estimate.

To:

Visit McMinnville
328 NE Davis
McMinnville, Or 97128

From:

McMullen Electric
PO Box 433
Amity, Oregon 97101

Estimate number:

1335

Issued on:

Tue Jul 6, 2021

[Approve Estimate](#)

Description of work:

3rd street security lighting project-

Cost to install surface conduit and boxes for a customer provided light fixture at 5 locations on 3rd street. Each location will have 3 lights.

Total Estimate:

\$8,997.35

Qty	Name	Description	Rate	Amount	Tax
15	Raco Round W.P. box	Round w.p. box	\$18.53	\$277.95	NON
800	EMT 012E	1/2" EMT condit	\$0.81	\$648.00	NON
100	EMT 1/2" comp coup w.t.	1/2" emt water tight coup rain tight	\$1.50	\$150.00	NON
36	EMT 1/2" comp conn	1/2" comp conn w.t rain tight	\$1.55	\$55.80	NON
2400	Wire #12 THHN	#12 THHN	\$0.28	\$672.00	NON
160	EMT 1/2" strap	1 hole strap	\$0.20	\$32.00	NON
10	Misc	wirenuts,screws,bolts,staples etc.	\$4.00	\$40.00	NON
5	Intermatic K4221C	Knuckle Photo-eye	\$14.32	\$71.60	NON

40	Labor 5	Journeyman labor	\$95.00	\$3,800.00	NON
40	Labor3	Apprentice Labor	\$65.00	\$2,600.00	NON
1	Misc	lift rental	\$500.00	\$500.00	NON
1	Permit	Yamhill County Permit	\$150.00	\$150.00	NON

All estimate details can be found in the attached PDF.

If this estimate meets your approval, please click the "Approve" button below.
Otherwise, you can reply to this email with any questions.

[Approve Estimate](#)

THANK YOU [for considering McMullen Electric](#)

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[TicketId:45130294 E#28881778 RefId:JOTP]

 [VisitMcMinnville_Estimate_1335_AQ.pdf](#)
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