



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

May 22, 2018

Ernie Munch
EMA Architecture, LLC
111 SW Oak Street
Portland, OR 97204

Re: Certificate of Approval (HL 4-18) and Downtown Design Review (DDR 3-18) Requests

Dear Mr. Munch:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Tuesday, May 15, 2018, your applications for a Certificate of Approval (HL 4-18) and Downtown Design Review (DDR 3-18) to alter a historic resource were reviewed and studied. The subject historic resource is designated as resource C866.1, and is located on the property at 618 NE 3rd Street. The subject property is more specifically described as Tax Lot 10402, Section 21BC, 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 4-18), subject to conditions. The Historic Landmarks Committee also voted to **APPROVE** your Downtown Design Review application (DDR 3-18). Attached are the land-use decisions with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decisions.

We have also outlined the conditions of approval applicable to the Certificate of Approval application (HL 4-18) below:

- 1) That the applicant shall repair the exterior alley side wall behind the location of the existing concrete vault that is proposed to be removed.
- 2) That, in addition to painting the newly constructed exterior walls, the applicant shall paint the remainder of the existing alley side wall the same color to maintain consistency along the entirety of the alley side wall.

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 6, 2018, the decision of the Historic Landmarks Committee will be final.

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If you have any questions regarding this matter, please feel free to contact me at (503) 434-7330.

Sincerely,



Chuck Darnell
Associate Planner

CD:sjs

c: Heather Richards, Planning Director
Seth Caillat, Historic Third & Ford, LLC

Attachment: *Decision, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Resource at 618 NE 3rd Street and Located in the Downtown Historic District. (Docket HL 4-18)*

Decision, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Resource at 618 NE 3rd Street Within the Downtown Design Area. (Docket DDR 3-18)