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December 4, 2018

Harold Washington  
19191 SW Peavine Road  
McMinnville, OR 97128

Re: Certificate of Approval - Demolition Request (HL 9-18)

Dear Mr. Washington:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Wednesday, November 28, 2018, your application for a Certificate of Approval (HL 9-18) to demolish a historic resource was reviewed and studied. The subject historic resource is designated as resource C334 on the McMinnville Historic Resources Inventory, and is located on the property at 180 NE 7<sup>th</sup> Street. The subject property is more specifically described as Tax Lot 100, Section 20AD, 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 request (HL 9-18), **subject to conditions**. Attached is the land-use decision with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decision.

We have also outlined the conditions of approval applicable to the Certificate of Approval application (HL 9-18) below:

- 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.
- 2) That the issuance of the demolition permit shall be delayed for 120 days from the first day of advertising the subject structure for relocation.

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- 3) That, as proposed by the applicant in the supplement to the application submitted on November 14, 2018, 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. As further proposed in the supplement to the application, the amount made available shall be \$10,000, which is based on the cost estimates provided in the Certificate of Approval application. The terms of the removal agreement shall be subject to review by the Planning Director or their designee.
- 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 December 19, 2018, 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: Dave Haugeberg, 620 NE 5<sup>th</sup> Street, PO Box 480, McMinnville, OR 97128  
Michael Hafner (via email)  
Margaret Wallace (via email)  
Joe McLaughlin (via email)  
Pat Angland (via email)  
Brian Maselli, 142 NE 7<sup>th</sup> Street, McMinnville, OR 97128  
Craig Wilson, 640 NE 3<sup>rd</sup> Street, McMinnville, OR 97128

Attachment: *Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Demolition of a Historic Resource at 180 NE 7<sup>th</sup> Street. (Docket HL 9-18)*