



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

January 28, 2019

Andy Wilder
300 NE 3rd Street
McMinnville, OR 97128

Re: Certificate of Approval for Alteration (HL 12-18) and Downtown Design Review (DDR 10-18) Requests

Dear Mr. Wilder:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Wednesday, January 23, 2019, your applications for a Certificate of Approval for Alteration (HL 12-18) and Downtown Design Review (DDR 10-18) to alter the historic building and construct a new building addition in place of the portion of the building to be demolished were reviewed and studied. The subject historic resource is designated as resource A450 on the McMinnville Historic Resources Inventory, and is also listed on the National Register of Historic Places as a Primary Significant Contributing property in the Downtown Historic District. The building is located on the property at 300 NE 3rd Street, and is more specifically described as Tax Lot 8700, 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 12-18), subject to conditions. The Historic Landmarks Committee also voted to **APPROVE** your Downtown Design Review application (DDR 10-18), subject to conditions. Attached are the land-use decisions with the Findings of Fact and Conclusionary Findings to support the Historic Landmarks Committee's decisions.

We have outlined the condition of approval applicable to the Certificate of Approval application (HL 12-18) below:

- 1) That the applicant shall submit building permit applications prior to completing any work. The construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee.
- 2) That the proposed quoins not be included on the ground floor of the building addition to ensure compatibility between the building addition and the existing historic building.
- 3) That the building addition be painted the same colors as the remainder of the building, with the ground floor differentiated between the upper stories, to ensure compatibility between the building addition and the existing historic building.

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- 4) That the applicant shall provide a physical built example of the transition proposed between the proposed Hardi stucco panel cladding to ensure a seamless transition between the panels and to ensure that the seams between panels are not visually identifiable. The Planning Director shall review the physical built example prior to building permit issuance. Alternatively, the applicant may apply traditional stucco exterior material on the building addition to match the existing building in form and composition.
- 5) That the applicant shall provide a construction detail for the proposed custom wood entry door. The door construction detail will be reviewed by the Planning Director prior to building permit submittal.

We have also outlined the condition of approval applicable to the Downtown Design Review application (DDR 10-18) below:

- 1) That the applicant shall submit building permit applications prior to completing any work. The construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee.
- 2) That the applicant shall provide samples of the final awning material and final exterior stucco building material to be approved by the Planning Director prior to the release of building permits for the proposed development. The awning and stucco colors shall be consistent with the renderings provided for review by the Historic Landmarks Committee.

Pursuant to Section 17.65.080(A) and Section 17.59.030(E) 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 February 12, 2019, 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: Martin Chroust-Masin, 1545 SW Gilson Court, McMinnville, OR 97128

Attachments:

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Resource at 300 NE 3rd Street. (Docket HL 12-18)

Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of the Alteration of a Historic Building at 300 NE 3rd Street Within the Downtown Design Area and Also for a Waiver from Downtown Design Standards. (Docket DDR 10-18)