



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

July 30, 2019

Ernie Munch
111 SW Oak Street
Portland, OR 97204

Re: 618 NE 3rd Street – Land Use Application Approvals

Dear Ernie:

This is to advise you that, at a meeting of the McMinnville Historic Landmarks Committee on Thursday, July 25, 2019, your applications for a Historic Resources Inventory Amendment (HL 1-19), Certificate of Approval for Demolition (HL 2-19), Certificate of Approval for New Construction (HL 3-19), and Downtown Design Review (DDR 2-19) were reviewed and studied. The subject building and property is designated as resource C866.1, and is located on the property at 618 NE 3rd Street. The subject property is more specifically identified 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 take the following actions on your land use applications:

- 1) **APPROVE** the Historic Resources Inventory Amendment (HL 1-19), subject to conditions;
- 2) **APPROVE** the Certificate of Approval for Demolition (HL 2-19), subject to conditions;
- 3) **APPROVE** the Certificate of Approval for New Construction (HL 3-19); and
- 4) **APPROVE** the Downtown Design Review (DDR 2-19), 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 also outlined the conditions of approval applicable to each application below:

Historic Resources Inventory Amendment (HL 1-19) Conditions of Approval

1. That the existing building will no longer be classified as a "Contributory" resource. Instead, the site will be designated as a "Significant" historic resource, and will be assigned resource number B1147.

Certificate of Approval for Demolition (HL 2-19) Conditions of Approval

1. That the applicant shall provide interior and exterior documentation of the existing building prior to issuance of a demolition permit. This photo documentation should consist of no less than twenty (20) color photographs of the interior and no less than twenty (20) color photographs of the exterior. The photographs shall highlight the interior spaces of all

portions of the building and each exterior elevation. The photographs shall also highlight the “Jameson Hardware” painted signage on the exterior wall of the building to the west at 608 NE 3rd Street. The applicant can either choose to provide the photos or allow a city representative on and within the property to take the photos prior to issuance of a demolition permit. The photos shall be provided in digital format to the City of McMinnville.

2. That the embossed metal exterior material be preserved by incorporating the material into the interior of the new building being constructed on the subject site. If it is found that the embossed metal exterior material cannot be included in the new building, the applicant shall make the material available to the Historic Landmarks Committee and Planning Department for preservation prior to disposal of the material.

Downtown Design Review (DDR 2-19) Conditions of Approval

1. That the applicant shall include window details in the construction plans submitted for building permit review that depict how all of the windows on the building will be recessed.
2. That the applicant shall provide samples or examples of the exterior building colors to the Planning Department for review and approval by the Planning Director prior to application on the building. The exterior paint color of the wood windows and window trim shall be the same color approved for use on the Jameson Hardware building to the west at 608 NE 3rd Street. The exterior color of the brick shall be consistent with the example of the brick material presented at the Historic Landmark Committee public hearing, which is on file with the Planning Department.
3. That based on the building frontage of 24 linear feet, the flag sign to be mounted on the building shall not exceed 36 square feet in area. The flag sign shall be mounted in the location shown on the plans and renderings provided with the Downtown Design Review application.

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 August 14, 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: Seth Caillat, Historic Third & Ford, LLC, 425 Aviation Blvd, Santa Rosa, CA 95403
Jenny Berg, President, McMinnville Downtown Association (sent via email)

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Attachments:

*Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for Approval of Changes to the Historic Resources Inventory for the Historic Resource Located at 618 NE Third Street (**Docket HL 1-19**)*

*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 618 NE Third Street (**Docket HL 2-19**)*

*Decision, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for the Approval of New Construction on a Historic Site Located at 618 NE Third Street (**Docket HL 3-19**)*

*Decision, Conditions, Findings of Fact and Conclusionary Findings of the McMinnville Historic Landmarks Committee for the Approval of a New Building at 618 NE Third Street Within the Downtown Design Area (**Docket DDR 2-19**)*