



MINUTES

October 27, 2022
Historic Landmarks Committee
Regular Meeting

4:00 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: John Mead, Mary Beth Branch, Eve Dewan, and Christopher Knapp

Members Absent: Mark Cooley

Staff Present: Adam Tate – Associate Planner

Others Present:

1. Call to Order

Chair Mead called the meeting to order at 4:00 p.m.

2. Citizen Comments

None

3. Action Items

- HL 4-22: 935 NE Cows St. Resubmission

Disclosures: Chair Mead opened the public hearing and read the hearing statement. He asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. He asked if there was any objection to the jurisdiction of the Committee to hear this matter. There was none.

Staff Presentation: Associate Planner Tate said this was a request for a certificate of approval for alterations at 935 NE Galloway Street. He described the subject site and project summary. This was a resubmission that originally came before the HLC in August. The HLC had requested more information regarding the materials and specifications. He showed pictures of the current exterior conditions. He explained the site plan, elevation drawings showing the proposed changes, replacement material specifications, and architectural details. No public testimony had been received on this application. Staff recommended approval with conditions.

Applicant's Testimony: Dan Bramske, architect, said they had updated the proposal to add more information as requested. He suggested adding a third window to the one story section. He would like to defer the decision on the paint colors and color of the new shingle.

There was discussion regarding the simulated divided lights on the windows and front door style.

There was no other public testimony.

Chair Mead closed the public hearing.

Committee Member Branch suggested adding a condition that all roofing materials and paint colors needed to come back to the Committee for review before they were finalized. The Committee found all the criteria had been met.

Committee Member Branch moved to approve HL 4-22, subject to the conditions in the decision document and the additional condition as discussed. The motion was seconded by Committee Member Dewan and passed 4-0.

- HL 10-22: 210 SE Davis St. (*Exhibit 2*)

Disclosures: Chair Mead opened the public hearing and read the hearing statement. He asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. He asked if there was any objection to the jurisdiction of the Committee to hear this matter. There was none.

Staff Presentation: Associate Planner Tate said this was a request for a Historic Resources Inventory amendment for 210 SE Davis Street to be downgraded from the "B" list to the "D" list. He discussed the subject site, project summary, and photos of the current exterior conditions showing the additions and the state of the building, background on the NWV Historic Survey, survey scoring in detail, applicant's scorecard, applicable review criteria, and agency comments. Staff recommended denial of the application as it was still a significant historic resource.

Applicant's Testimony: Michelle Gamble discussed features of the Queen Ann style and how this home no longer had these elements. This building was being used for multi-family housing and she did not think there was anything to preserve. She thought it should be downgraded to "D" level, which would preserve the information about this building's relationship to its builder without having to involve the Committee in figuring out what there was to conserve.

There was discussion regarding the applicant's scoring of the property, how the applicant planned to keep it multi-family housing, how there would be no changes to the exterior, only maintenance, and scoring system.

There was no other public testimony.

Chair Mead closed the public hearing.

The Committee deliberated on the purpose of the downgrade request, which was to do maintenance and not have to come to the Committee for approval. It was noted a lot of maintenance could be done without approval, especially if they were replaced with like materials.

Chair Mead had visited the site and he highlighted the sections of the building that were additions. He thought it could be argued that it was extensively altered and in which case the style scoring could be zero.

Committee Member Knapp could still see the Queen Ann style. He thought the changes were easily reversible.

Each Committee Member discussed their scores for each category. For history, the score was 3. For style, the score ranged from 0-2. For integrity, the score was 0-1. For environment, the score was 2. The majority had a score of 7 to 8.

Committee Member Knapp moved to deny HL 10-22. The motion was seconded by Committee Member Dewan and passed 3-1 with Chair Mead opposed.

4. Committee Member Comments

Committee Member Branch asked about documentation from the Third Street demolition. Associate Planner Tate said the City had not received those yet.

5. Staff Comments

Associate Planner Tate discussed upcoming applications and different dates for the November meeting.

6. Adjournment

Chair Mead adjourned the meeting at 5:27 p.m.