

MINUTES

January 26, 2023
Historic Landmarks Committee
Regular Meeting

4:00 pm
Hybrid Meeting
McMinnville, Oregon

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

Members Absent:

Staff Present: Heather Richards – Community Development Director, Adam Tate – Associate Planner, John Swanson – Senior Planner, Carrie Richter – Bateman Seidel, Legal Counsel

Others Present:

1. Call to Order

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

2. Citizen Comments

None

3. Minutes

- March 23, 2022

Committee Member Branch moved to approve the March 23, 2022 minutes. The motion was seconded by Committee Member Dewan and passed 5-0.

4. Action Items

A. Quasi-Judicial Public Hearing: Gwendolyn Hotel

(Continued from September 29, 2022, December 8, 2022 and January 5, 2023 HLC Meeting)

Request: Request to demolish three historic resources and build a new five-story hotel with ground floor commercial, roof deck and underground parking structure.

Docket: **HL 6-22**, (Certificate of Approval for Demolition, 609 NE Third Street) - Property Owner – Jon Bladine, Oregon Lithoprint Inc.

HL 7-22, (Certificate of Approval for Demolition, 611 NE Third Street) - Property Owner – Jon Bladine, Bladine Family Limited Partnership

HL 8-22, (Certificate of Approval for Demolition, 619 NE Third Street) - Property Owner - Philip Frischmuth, Wild Haven LLC

DDR 2-22, (Downtown Design Review – New Construction)

Applicant: Mark Vuong, HD McMinnville LLC

Chair Mead said at the January 5 meeting, this hearing was closed and there was general consensus to deny the applications. The Committee instructed staff to draft findings for denial and the matter was continued to the meeting tonight where the Committee would conclude its deliberations and render a final decision. He asked if any Committee Member disclosures needed to be declared since the last hearing.

Committee Member Branch and Chair Mead read two *News Register* articles published on January 6 and 16 regarding these applications. Committee Member Dewan read one of the articles.

Committee Member Knapp texted one of the applicants as a contact, but they did not discuss anything.

City Attorney Richter said the articles should be included in the record, and the HLC needed to open the record for the limited purpose of adding these articles.

Committee Member Cooley moved to open the record to include the two articles. The motion was seconded by Committee Member Branch and passed 5-0.

City Attorney Richter asked those who read the articles if the articles provided them with any new facts or impressions about the applications. The Committee Members answered no.

City Attorney Richter asked the Committee Members to affirm that they would disregard any information provided in the articles and make a decision solely based on the record as it existed on January 5. The Committee Members affirmed that was so.

Committee Member Cooley moved to close the record. The motion was seconded by Committee Member Dewan and passed 5-0.

Chair Mead asked if the findings accurately reflected the tentative decisions made at the last meeting or if revisions were needed.

Community Development Director Richards reviewed the reasons for the denial that were included in the findings.

The Committee agreed the findings accurately reflected the discussion for 609 NE Third Street from the last meeting.

Based on the findings of fact, the conclusionary findings in the decision document provided for this meeting, materials submitted by the applicant and public testimony provided to the Historic Landmarks Committee, Committee Member Branch MOVED to DENY the Certificate of Approval for Demolition for HL 6-22, 609 NE Third Street; SECONDED by Committee Member Dewan. The motion PASSED 3-2 with Committee Members Cooley and Mead opposed.

The Committee discussed the findings for 611 NE Third and setting precedent. Committee Member Branch suggested adding the testimony from Mr. Munch regarding the auto industry history into the findings.

Based on the findings of fact, the conclusionary findings in the decision document provided for this meeting subject to an amendment that would add a reference to Mr. Munch's testimony dated January 4, 2023 to the findings on page 177 regarding the historic significance of automobile culture, materials submitted by the applicant and public testimony provided to the Historic Landmarks Committee, Committee Member Branch MOVED to DENY the Certificate of Approval for Demolition for HL 7-22, 611 NE Third Street; SECONDED by Committee Member Knapp. The motion PASSED 3-2 with Committee Members Cooley and Mead opposed.

There was discussion regarding the findings for 619 NE Third.

Based on the findings of fact, the conclusionary findings in the decision document provided for this meeting, materials submitted by the applicant and public testimony provided to the Historic Landmarks Committee, Committee Member Dewan MOVED to DENY the Certificate of Approval for Demolition for HL 8-22, 619 NE Third Street; SECONDED by Committee Member Branch. The motion PASSED 3-2 with Committee Members Cooley and Mead opposed.

There was discussion regarding the findings for the Gwendolyn Hotel.

Based on the findings of fact, the conclusionary findings in the decision document provided for this meeting, materials submitted by the applicant and public testimony provided to the Historic Landmarks Committee, Committee Member Cooley MOVED to DENY the Downtown Design Review application for the Gwendolyn Hotel, DDR 2-22; SECONDED by Committee Member Dewan. The motion PASSED 4-1 with Committee Member Mead opposed.

There was clarification that the Committee should not communicate about these applications due to possible future appeals, but direct people to the findings as the reasons for the Committee's decision or to watch the recordings.

5. Discussion – 2023 Certified Local Grant Program Application

Community Development Director Richards said the deadline for the CLG application was February 24. She reviewed the 2023-2025 CLG proposed budget and projects.

There was discussion regarding reevaluating the Downtown McMinnville National Register Historic District, removing the archeological dig at Linfield, choosing which project to move forward with on the application, and process to add properties to the historic resources inventory.

There was consensus to move forward with the ILS for the SODAN neighborhood. Community Development Director Richards noted the ILS was above the grant amount; it would be an additional \$7,000 from General Fund.

6. Committee Member Comments

None

7. Staff Comments

None

8. Adjournment

Chair Mead adjourned the meeting at 5:38 p.m.