



**City of McMinnville**  
**Planning Department**  
231 NE Fifth Street  
McMinnville, OR 97128  
(503) 434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

# MEMORANDUM

**DATE:** April 17, 2023  
**TO:** Mayor and Councilors  
**FROM:** Heather Richards, Community Development Director  
**SUBJECT:** Public Testimony for AP 5-23 (HL 6-22), AP 6-23 (HL 7-22), AP 7-23 (HL 8-22), and AP 8-23 (DDR 2-22), Appeal of the Gwendolyn Hotel Land-Use Applications (Received April 11 – 5:00 PM, April 17, 2023)

Mayor and Councilors,

Following is the public testimony that has been received since your meeting packet went out on Tuesday, April 11, 2023. This is the testimony that we received through 5:00 PM today on April 17. We provided notice to the public that we needed to receive testimony by 12:00 PM today (News Register) or 5:00 PM today (Property Owner Notice and Project website), so we are deferring to the 5:00 PM deadline.

All testimony received after that will be entered into the record by staff during our staff report, and the applicant has been asked to provide 12 hard copies for distribution to City Council, the applicant, the appellant, and city staff.

## Public Testimony:

- Alden Skinner, 04.3.23
- Dee La Rocca, 04.13.23
- Jenny Wilson, 04.13.23
- Klaus and Barb Martin, 04.13.23
- Mark Borrayo, 04.13.23
- Pamela Berkery, 04.13.23
- William Price, 04.13.23
- Don Cummings, 04.14.23
- Jessica Smith, 04.14.23
- Linda Leavitt, 04.14.23
- Matt Lazzeri, 04.14.23
- Patricia Demsky, 04.14.23

- Mark Davis, 04.16.23
- Susan Marrant, 04.16.23
- Alex Toevs, 04.17.23
- Amy Wesselman, 04.17.23
- Andrea Long, 04.17.23
- Brian Branch, 04.16.23
- Beth Caster, 04.17.23
- Camron Settlemier, 04.17.23
- Carol Paddock, 04.17.23
- Christine Kirk, 04.17.23
- Erin Kendrick, 04.17.23
- Ernie Munch, 04.17.23
- Jason Lett, 04.17.23
- Jeb Bladine, 04.17.23
- Jocela Mae, 04.17.23
- Jody Hildebrant, 04.17.23
- Joseph Hicke, 04.17.23
- Linda Hays, 04.17.23
- Loretta Johnson, 04.17.23
- Margaret Cross, 04.17.23
- Pam Gosling, 04.17.23
- Peter Kircher, 04.17.23
- Rachel Streng, 04.17.23
- Rebecca Kiser, 04.17.23
- Restore Oregon, 04.17.23
- Stephen Long, 04.17.23
- Susan Watkins, 04.17.23
- Tim Gilman, 04.17.23

Property Owner Public Hearing Notice  
News Register Public Hearing Notice

**From:** [Alden Skinner](#)  
**To:** [Heather Richards](#)  
**Subject:** I approve of the Gwendolyn!  
**Date:** Thursday, April 13, 2023 11:34:34 AM

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**This message originated outside of the City of McMinnville.**

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My wife and I moved to Mac 10 years ago and have been very happy with the improvements to the downtown area. All of the handwringing and hyperventilating about saving a couple of nondescript old buildings just has me shaking my head. If it was financially viable to restore and reconfigure the old News Register building it would be underway by now. "Saving" it won't change the fact that the math doesn't work.

The 1882 building didn't ruin downtown, and the Atticus didn't ruin downtown. They were both *improvements*. And the Gwendolyn would be a drastic improvement! But now, I sit in the Troon tasting room and look across the street and think *really?* That's what this is all about? Being in an historic district doesn't make a given building a historic treasure.

The City Council has already made the correct decision and should be left to move on to other matters.

I am retired and have no skin in this game.

Best Regards,  
Alden Skinner

**From:** [Dee LaRocca](#)  
**To:** [Heather Richards](#)  
**Subject:** Against removing historic buildings .  
**Date:** Wednesday, April 12, 2023 7:48:12 PM

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**This message originated outside of the City of McMinnville.**

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I have lived in McMinnville since 2004, I retired and chose here in McMinnville due to it's warm,wonderful small home town feeling,away from larger,unfriendly,crime filled areas..now I fear McMinnville will loose those ideals I had and I know many others feel the same way..why,why,why ruin our beautifull home town..please do not let this happen...WE DON'T NEED THIS here in Mc Minnville..

**From:** [Jenny Wilson](#)  
**To:** [Heather Richards](#)  
**Subject:** Reject Gwendolyn hotel demo  
**Date:** Thursday, April 13, 2023 5:53:38 PM

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**This message originated outside of the City of McMinnville.**

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Hello.

I moved to this town From Seattle because the architecture out there just got all glass, huge and priced everybody out I lived in mac for 3 years and I eventually got priced out of that. So I moved to Carlton. I understand they want to tear down a bunch of buildings and put up some fancy swanky hotel. But look at what the Jackson family did they maintained the integrity of the historic downtown district. even with rebuilding the bead store. Also Erin Stephenson and crew will keep the integrity of the Mac theatre and most innards, and that place needs a whole new roof. So why are the locals and most the city government, keeping things historically sound and aesthetically pleasing to our historical district charm? But big Portland money wants to change us. Not with out a fight!

Look at Carlton's new city hall, it is a tall beautiful brick building. Why can't they build a brick building that's 6 stories high? Also with the amount of rooms and employees that will be at that site do they really think they're gonna be able to underground parking garage open the soil has been contaminated for more than 30 years? I wish the counselors, and the historic committee, would fight for this town. Prices have already pushed little guys like me to smaller towns .And if a small town with a much smaller budget can do their city hall with bricks to fit in with main street even though they are down the street, why can't Some rich people from Portland do the same thing. Don't Bring Portland architecture to our already growing small town.

Sincerely,  
Jenny Wilson  
Carlton

[Sent from Yahoo Mail on Android](#)

**From:** [Barb Martin](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel - a wonderful addition to 3rd Street  
**Date:** Thursday, April 13, 2023 4:15:07 PM

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**This message originated outside of the City of McMinnville.**

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Dear Ms. Richards,

Both my husband and I agree that the two older buildings on 3<sup>rd</sup> Street should be replaced, as they are really just eyesores and do not have a lot of historical architecture that will be missed. Replacing them with the Gwendolyn Hotel, as long as the front of the hotel is in keeping with historical architecture that will blend with other buildings on 3<sup>rd</sup> Street will be a welcome addition to McMinnville's historic area. My only concern is the height of the building in comparison to other buildings on the street. The artist's rendering, however, make the new hotel's height pleasing to the eye.

We vote to demolish and rebuild so this space can be made usable to the community and tourists. It will help to bring more monies into the downtown businesses as well. And tourists like to stay in modern places with all the new amenities that is a location central to the city. A new hotel on Third Street fits the modern travelers desires perfectly!

Best regards,  
Klaus and Barbara Martin

Mayor Drabkin and Council Members,

I am writing to express my strong support for The Gwendolyn Hotel project in downtown McMinnville. As a resident of McMinnville, I believe that this project will contribute positively to our community in several key ways.

The Gwendolyn Hotel's design ensures that its massing and configuration will be similar to (not matching, as some have implied) nearby historic buildings. Yes, it is a large construction project, but the architects have cleverly designed the hotel to appear as three smaller buildings and set back the upper floors to ensure that the hotel blends harmoniously with the surrounding buildings. Viewed from the street, instead of an elevation drawing, I believe most people will be impressed by the design. A welcome change to what exists there now.

The original design plan was also updated so that the hotel will appear two-story in height, as befitting a building situated at a street corner or intersection. This adherence to zoning regulations will ensure that the hotel's visual impact is compatible with the surrounding area. I would also argue that The Gwendolyn will act as a nice "book-end" to the other large building to the west - First Federal Bank.

I'm aware that some in the community would prefer that the existing structures remain, but I support the business decision of the new owners to develop the property in the way that they see fit and that aligns with current city regulations. If certain community members would like to see these regulations modified, then the burden is on them to advocate for that in the future.

The McMinnville Planning Commission has already voted 5-3 to approve demolition of the three existing buildings. And as reported in the News Register, "Commissioner Gary Langenwaller likened the decision to deciding to pull the plug on a dying loved one, but ultimately sided with approval because of the lack of interest in renovating from potential buyers."

In addition, I believe this project serves the interests of a majority of the citizens of McMinnville in that it will provide employment opportunities, generate revenue, and support McMinnville's burgeoning tourism industry providing a boost to local businesses and the economy. Because it aligns with McMinnville's zoning regulations and comprehensive plan goals, I urge you to deny this appeal and support its approval.

Thank you for considering my support for The Gwendolyn Hotel.

Sincerely,

MARK BORRAYO  
315 NE 13th STREET  
McMINNVILLE OR, 97128  
mark.borrayo@gmail.com  
805-216-0439

**From:** [Pamela Berkery](#)  
**To:** [Heather Richards](#)  
**Subject:** Demolition  
**Date:** Thursday, April 13, 2023 10:43:21 AM

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This message originated outside of the City of McMinnville.

I am against this demolition of the buildings on 3rd street in McMinnville OR. Our downtown was 2nd place in the nation for being the warmest most friendly and inviting downtown! Why do we want to ruin the way our street looks. We don't need that type of building in our community! Please listen to our community and go somewhere else!!

Pamela Berkery.

Sent from my iPhone



**From:** [William Price](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel  
**Date:** Thursday, April 13, 2023 8:14:49 AM

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**This message originated outside of the City of McMinnville.**

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Hi Heather,

I am writing to let you know that as a resident of McMinnville I am in full support of the plans to build the proposed Gwendolyn Hotel. I understand there is an attempt to have the City Council intervene in the efforts that have been taken to this point and the approvals given by the various entities required for approval. I say let that process work as it is intended and urge the City Council to not interfere at this point.

Thanks,

William Price.

**From:** [Heather Richards](#)  
**To:** [Heather Richards](#)  
**Subject:** FW: Gwendolyn Hotel Construction  
**Date:** Friday, April 14, 2023 11:01:11 AM

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**From:** Don Cummings <[cumm2sedro@yahoo.com](mailto:cumm2sedro@yahoo.com)>  
**Sent:** Thursday, April 13, 2023 11:45 PM  
**To:** Kellie Menke <[Kellie.Menke@mcminnvilleoregon.gov](mailto:Kellie.Menke@mcminnvilleoregon.gov)>  
**Subject:** Gwendolyn Hotel Construction

**This message originated outside of the City of McMinnville.**

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Hi Councilor Menke:

I am resending this to you. I originally sent it to you and Councilor Geary. I had an error in your email address. Your email address on the Wards Web Map site is different than the one you have with your photo. The Wards Web Map site has this address for you:

[Kallie.Menke@mcminnvilleoregon.gov](mailto:Kallie.Menke@mcminnvilleoregon.gov)

- Don Cummings

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Dear Ward 2 Councilors:

My understanding is that the developer has met all the requirements (laws and regulations) to construct the hotel. If this is the case, I would encourage you to support the Gwendolyn Hotel Construction. We have elected you to represent us in such matters. We do not attend the hearings because we believe you will represent us.

There is a caused motivated group that was not elected that think they know what is best for the City. Our [nextdoor.com](http://nextdoor.com) social site (Daniel Kiser of Orchard View) is seeking interested parties to give testimony at the meeting.

It is my opinion that people who do not live in the city and do not pay the City added service charges to our McMinnville Water and Light bills should not be given time to speak on city matters at Council meetings. If the people filing the appeal do not live in the city the appeal should be denied.

Also, I think the developer could sue the city successfully at this point if the appeal to deny succeeds. I assume the developer worked with the appropriate city officials to meet all the requirements that resulted in the approval of the hotel construction. If this is the case I urge you to reject the appeal next Tuesday, April 18, 2023.

Don Cummings  
411 SW Valleys Edge St  
McMinnville, OR 97128

Begin forwarded message:

**From:** [MAILER-DAEMON@yahoo.com](mailto:MAILER-DAEMON@yahoo.com)

**Subject:** Failure Notice

**Date:** April 13, 2023 at 11:22:29 PM PDT

**To:** [cumm2sedro@yahoo.com](mailto:cumm2sedro@yahoo.com)

Sorry, we were unable to deliver your message to the following address.

<[Kallie.Menke@mcminnvilleoregon.gov](mailto:Kallie.Menke@mcminnvilleoregon.gov)>:

550: Invalid Recipient - <https://community.mimecast.com/docs/DOC-1369#550>  
[Oav6bzdGNOqlqS4XAFxFsA.us654]

----- Forwarded message -----

My understanding is that the developer has met all the requirements =  
(laws and regulations) to construct the hotel. If this is the case, I =  
would encourage you to support the Gwendolyn Hotel Construction. We =  
have elected you to represent us in such matters. We do not attend the =  
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Don Cummings  
411 SW Valleys Edge St  
McMinnville, OR 97128=



**From:** [Jessica Smith](#)  
**To:** [Heather Richards](#)  
**Subject:** In Defense of Preserving Downtowns Charm  
**Date:** Friday, April 14, 2023 8:39:44 PM

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**This message originated outside of the City of McMinnville.**

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Dear McMinnville city council,

I live in Newberg, and my husband and I love visiting McMinnville's Third Street because of its charm and historic buildings. So I was horrified to learn your planning commission approved removing historic buildings for a giant hotel. Especially when your city's code says:

Goal III 4: Encourage the preservation and rehabilitation of historic resources

Goal III 5: Protect historic resources

Goal III 6: Increase heritage tourism

Tourists don't go to downtown McMinnville because of wine. There are plenty of tasting rooms all over Yamhill County. People go to Third Street for its cute, historic Main Street atmosphere. Those buildings have so much potential. They would make great restaurants or a coffee shop. Don't throw away what makes your city special. Please reverse the planning commission's decision!

Best,

Jessica Smith  
Newberg

Sent from my iPhone

**From:** [Linda Leavitt](#)  
**To:** [Heather Richards](#)  
**Subject:** Guendolyn Hotel  
**Date:** Friday, April 14, 2023 4:41:57 PM

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**This message originated outside of the City of McMinnville.**

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To the members,

I am a property owner on 3rd St and I am totally against the demolishing of the 3 buildings and building a new one on the site. This is a "Historical District"! The property/business owners on the street are so against this happening. We do not want outside investors coming in and ruining our special little town. We are a town that wants the downtown area to stay like it is. To tear down a historical building is so wrong. The pictures of the building that they plan to build is not a historical looking building at all. It is NOT a building that fits in here with our downtown area. Keep the look of the 3 buildings and they can be remodeled and redone as one man stated at the first meeting. Restructuring work is done all the time if needed. My building was built in the 1880's and it is sound. The investors were trying to tell us that it is unsafe and two of the people from McMinnville stated differently. Big investors are just money minded, they do not care about any of the residents or owners of McMinnville, only dollar signs and then leave. Several questions were asked to the investors and they did not have answers. They had been asked to do some changes and they were not done. A couple of the people had no idea of how to answer either. The idea of having a 5 story plus building built downtown is wrong. When asked if they would build on another street away from 3rd, they said they were only interested on 3rd. They were also asked if they were declined again would they leave and I believe they said they would leave. It is so sad to see big money investors come into a small town and try to get by with not really saying what will happen. One point, parking, underground, do they realize that it is a MAJOR undertaking hauling massive trucks of dirt from the site, let alone the noise, the traffic congestion, the amount of equipment and most of all.....the WATER! Yes, I said water. When the building across the street was being remodeled the workers found there was a definite water issue. They were asked to dig the basement down to make more room and the area kept filling up with water and they were constantly pumping it out. Do these investors know this, it seemed that they had mentioned that they had checked out things ahead of our meeting in March. It does not seem to be the case. Another issue is that we do not NEED another Hotel. We do not need more retail, we have wonderful little shops and people running them that care for our historical town. We have great restaurants on 3rd as well and we do not need more. People come to McMinnville because it is a "small" town, the atmosphere is NOT like the big cities and we do not want it to be! Why would our planning department let this request go any farther than their office? I feel that they should have stopped this right in the beginning. Now we are asking you the city council members to make the right decision and tell the investors to go back and do the building where they came from. You are elected officials and we voted all of you in to work FOR the city, not go against our wishes. I would like to remind you all that there will be more elections and perhaps just maybe our decisions would be different in our voting that time. It is a downright sin to let outsiders with big money come into our town and destroy the downtown area. I have had conversations with many people and one question was asked.....WHY don't we put it to a vote citywide and let everyone vote? Many people feel they do not have a say, this way they would. I could go on and on about all the negative issues that come with the project, and I have a lot. I am remembering the

massive upheaval we had when the other construction was ongoing. People could not park, could not get to their offices, to the shops, to the restaurants and so on. Covid took a toll on 3rd street and we are just now coming out of it. With this project it could very well cause some of the businesses to close. We CANNOT let that happen. I am just hoping that you as council members will do the right thing and STOP this project. Think of the parking while the project would be happening 3 and a half years is a massive time. PLEASE do the right thing for our town and stop this plan in front of you. I doubt if any of the people making this decision have property or businesses in the downtown area, so please make the right decision and keep our town as we love it. Send the message to the investors that we say NO!

Linda Leavitt  
Wright Family House

**From:** [matt lazzeri](#)  
**To:** [Heather Richards](#)  
**Cc:** [Linda Lazzeri](#)  
**Subject:** The Gwendolen project comment  
**Date:** Friday, April 14, 2023 2:33:00 PM

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**This message originated outside of the City of McMinnville.**

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As owners of a downtown property my family is following the Gwendolyn project with some interest.

From 2000 to 2016, Matt was employed by the News Register/Oregon Lithoprint and became familiar with the two primary properties, 611 and 609 Third street, as they served as the company's offices.

Despite a fine renovation of the old O'Dell building in 1999, both buildings have very limited useable space and are of an age that would require extensive and expensive structural work to become a viable economic engine both for McMinnville and for the property owners.

Cities must carefully protect the property rights of owners and balance them against the community interest. The Gwendolyn project brings significant economic benefits and we feel the Planning Commission made the right decision to approve it.

The city has clearly advertised that it wants a vibrant downtown area attractive to tourism. This project supports that goal.

Property owners should be allowed to develop their property within all zoning and legal guidelines to secure their own economic interests.

Many in opposition to the project would prefer that the current buildings remain and 3rd Street be frozen in time. Their opposition may be nostalgic in nature but they don't make economic or long-term planning sense to us as building owners.

We support the proposed project and would recommend the appeal be rejected.

Matt and Linda Lazzeri  
Erratic Enterprises  
MDA Member



**From:** [Trisha Demsky](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel  
**Date:** Friday, April 14, 2023 11:20:36 AM

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This message originated outside of the City of McMinnville.

Hi Heather, Just wanted to say I don't want a 6 story Gwendolyn Hotel built on 3rd st. I would rather see a small boutique hotel built or a medium priced restaurant there. Also, can we please get a target, trader joe's and costco on 3 mile lane, or highway 18?

Thanks,

Patricia Demsky  
McMinnville Resident

Mark Davis  
652 SE Washington Street  
McMinnville, OR 97128

April 16, 2023

McMinnville City Council  
230 NE Second Street  
McMinnville, OR 97128

Dear Mayor Drabkin and Members of the City Council:

While I attended the virtual Neighborhood Meeting that kicked off the Gwendolyn Hotel land use process and listened to testimony at both the Historic Landmarks Committee and Planning Commission hearings, I have not commented until this letter. Below are some general observations about the arguments I have heard over several meetings.

#### Historic Preservation in McMinnville

At times it seems like the debate over this project allows only two positions: 1) Tear down all the buildings to build a new hotel, or 2) Rehab the buildings so they look like they did when they were constructed. The more middle-of-the-road position of keeping the buildings as part of the historic district and allowing them to modernize is not being discussed. In fact, in the 50 years or so I have been around, that seems to be exactly what has happened—uses of these buildings have evolved as the owners have made investments to upgrade their interiors.

I agree with the testimony that it is expensive to maintain old buildings. We own a 120 year-old house and I am certain it takes more money to maintain it than if we owned a new house. I'm not convinced that the cost of maintaining older property is a justification for tearing it down.

And especially not if it is part of a recognized historic district. The fact that we have a historic district has been a financial benefit to all the properties on Third Street, including the three properties requesting demolition. I suspect that part of the reason the applicants want to locate the Gwendolyn Hotel in this place on Third Street is the very value that the historic district has created.

Approval of the demolition raises the question of what the City's response will be if other property owners in the district ask to demolish their smaller buildings and erect massive six-story structures themselves. Obviously we won't have a historic district if we allow that to happen. It seems like we are perched on the edge of a very slippery slope here.

## Design Standards

It is disappointing to hear the discussion of what we want buildings in our historic district to look like to devolve into an argument of the legal difference between “should” and “shall.” It is nice that the code allows some flexibility in discerning whether a building design meets the intent of the code. Allowing flexibility, however, should not mean totally ignoring the intent of the design standards.

I was particularly struck by the opinions regarding massing. Several of the architects opposing the proposal have made clear that the massing does not meet the requirements of 17.59.050.B.1, which requires comparison with the mass of historic structures on the same block. The applicant’s architect, apparently realizing that the Gwendolyn does not meet the requirement on the block, tries to suggest looking at adjacent buildings in the downtown area for massing comparisons.

All of this discussion about massing seemed vague to me until I saw one of the PowerPoint slides displayed by Daniel Kizer at the Planning Commission hearing. Mr. Kizer showed a side view of the entire Third Street of all the buildings together with the proposed Gwendolyn project. The Gwendolyn is massively out of scale to anything on its block and in the rest of the historic district. It simply does not fit in our downtown.

## Economic Impact

I am not convinced that the economic impact is relevant to the decision to be rendered. However, the applicant certainly has played up their contention that they would be carrying out the intent of MacTown 2032, so I would like to comment about that and one of my favorite topics—affordable housing.

As part of their justification for the project the applicants provided the Planning Commission with a listing of wages and salaries from Practice Hospitality, the company that would be managing the Gwendolyn. I have attached that listing, which was submitted to the record on March 9, 2023.

They estimate up to 72 employees, but while they breakdown the percentage of total salary, they do not say how many employees are in each grouping. Obviously, there are more employees in the lower paying groups, so more than half of their projected staff will be making less than \$20 per hour. Even if they are working 40 hours per week, they still would not earn the “living wage” called for in MacTown 2032.

The statistical information the City has gathered for the draft Economic Opportunities Analysis show these kinds of service jobs are among the lowest paying jobs in the City. Further, given the seasonal nature of the visitor market, many of these jobs will be part-time, as the listing states.

In my opinion we are not equitably growing the City's economic base if we are trying to attract more employers offering low wages. We are not building enough affordable housing to provide the homes for employees with limited wages. The City should be focused on implementing the City Center Housing Strategy instead of supporting plans for more low-wage jobs in the downtown core area.

### Conclusion

I don't believe we should be tearing down part of the historic district in an attempt to bolster tourism to the rest of the district. It reminds me of the iconic statement during the Vietnam War from correspondent Peter Arnett quoting a US Major on the battle for Ben Tre: "It became necessary to destroy the town to save it."

Sincerely,

//S//

Mark Davis



Practice Hospitality is estimating up to 72 full time and part time employees at Gwendolyn Hotel, with an average wage ranges between \$15 per hour and \$65 per hour. The wage ranges breakdown:

- Wage of minimum \$15 per hour represents approximately 14% of total projected payroll for the hotel
- Wages ranging between \$17 and \$19 per hour represent approximately 29% of total projected payroll for the hotel
- Wages ranging between \$20 and \$25 per hour represent approximately 26% of total projected payroll for the hotel
- Salaries ranging from \$55,000 per year to \$140,000 per year represent approximately 31% of total projected payroll for the hotel

Practice Hospitality offers comprehensive benefits package to all eligible employees including paid time off, medical coverage, short term and long term disability, 401K and other benefits typical for hotel industry.

Klaudio Simic  
Vice President of Operations  
Practice Hospitality

We manage hotels. Differently.

**From:** [Susan Marrant](#)  
**To:** [Heather Richards](#)  
**Subject:** My comment on the demolition of 3 historic downtown buildings...  
**Date:** Sunday, April 16, 2023 2:25:40 PM

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**This message originated outside of the City of McMinnville.**

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Let it be known that I am opposed to the demolition of three historic buildings in McMinnville's "National Downtown Historic District".

In 1978, as young college graduates, my husband and I moved to tiny McMinnville for our first jobs. It turns out that we never left! We spent our entire professional lives here, joining many local organizations, raising a family and participating in 'life McMinnville Style'. This little town was the perfect place for us. When we arrived, the downtown was struggling. But a group of dedicated citizens worked hard to change all that. We have witnessed the growth of our town, the swelling of our population and the expansion of services and businesses. Third Street has since managed to become a charming jewel that serves the needs of the local citizens while welcoming visitors.

I am also opposed to the proposed construction of the Gwendolyn Hotel on Third Street. It would be massive and way out of scale and entirely 'out of sync' with McMinnville.

We are more than a tourist destination.

We live here. We work here. We raise our families here. And we don't need this.

Thank you.  
Susan Marrant  
1125 NW Yamhill Street  
McMinnville, OR 97128

**From:** [alex toevs](#)  
**To:** [Heather Richards](#)  
**Cc:** [Remy Drabkin](#)  
**Subject:** Gwendolyn Hotel - Testimony in support of appealing HL 6-22, HL 7-22, HL 8-22, DDR 2-22  
**Date:** Monday, April 17, 2023 9:16:58 AM

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**This message originated outside of the City of McMinnville.**

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Mayor Drabkin and Members of the McMinnville City Council,

I am writing this letter to add my voice in support of the appeal filed against HL 6-22, HL 7-22, HL 8-22, and DDR 2-22 (the demolition of the historic block on 3rd and Ford Street for the construction of the Gwendolyn Hotel). While no longer living in McMinnville, I grew up in Mac from the age of two until I was 18 and my parents are active members of the community and proud residents (over 40 years!). After studying internationally, I completed my Masters of Architecture at University of Oregon and now work internationally in architecture and construction.

McMinnville's historic downtown is a vibrant fabric of buildings woven together by a warp of supporting building and weft of eloquent corbelled brick facades. McMinnville's downtown stands in contrast to the bleakness of countless small towns that struggle to fill their storefronts. Its success is due to the hard work of a community that values its history and unique aesthetic. To maintain the charm of this civic heart, one that draws its residents and world travelers together, we must not let its edges be frayed by forces willing to exploit and erode the integrity of our community.

The proposed Gwendolyn Hotel would see the demolition of a series of building that help tell the story of downtown. These three building have evolved in their use. Preserving these buildings is inherently sustainable and their authenticity irreplaceable. This sustainability extends beyond just these buildings and into the aesthetic and warmth that draws people to downtown. The proposed development would demolish a functional, historic block of buildings and replace them with an inappropriately massed, cheaply constructed, and poorly detailed parody.

Architecturally, the proposed design for the Gwendolyn Hotel addresses the design review issues with an inarticulate mélange of materials and geometry. The attempt to make one building appear as three results in a frenetic fiction and inelegant design. The functional language of structural brick buildings is mixed and matched, the corner setback weakens the strongest element of massing, and its mismatched datums create an overall sense of discord.

Personally, I believe that new buildings in historic district need to contrast old while maintaining cohesion with the urban fabric (the modernist bank buildings on 3rd are honest and do not obfuscate perception with false forms). Cohesion is typically achieved with attention towards massing, datums, or modern tectonics in dialogue with the historic language. Faux historicism dilutes authenticity and what makes a district special.

Before the building is replaced, adaptive re-use needs to be explored. Is it functional as is or is expansion needed? Is cost prohibitive to preserve the whole building as-is (building systems, seismic upgrades, etc.)? If so, can culturally significant portions be kept, and integrated while

others replaced? It is worth considering and exploring how to integrate the historic facades with an expanded, modern structure growing out of them? While there are numerous examples around the world (and regionally), a successful example of this is on W. Burnside Street in Portland where a new building grows out of the art deco facade of an early car dealership (that later became part of the Weinhard's brewery block). The thread of history preserved and respected while at the same time meeting the requirements of preservation and a modern program. Ultimately, this option should only be a last resort. If the proposed developer continues to pursue this site, I hope that this block of historic buildings can be adapted and re-used in a form that eschews exploitation and respects the authenticity of this historic heart of the city.

The success of McMinnville's preservation efforts has led to the success which this inappropriately scaled and detailed hotel hopes to exploit. Historic preservation is not easy and requires careful deliberation. Codes, districting, design review, and public appeals are the tools that we use to protect our history, counteract the entropy of mediocrity, and protect the qualities of what makes a place special. The Gwendolyn Hotel is an insensitive (and destructive) design proposal that shows an unabashed disregard of the design code ("should not shall") and intent of the district. No demonstrated attempt at renovation or adaptive re-use has been provided, supporting evidence for demolition has been limited at best. Approving the Gwendolyn Hotel proposal in its current form creates a dangerous precedent for future cultural erosion. This design proposal should be rejected based on its violation of code and violation of the intent of historic preservation. This action can lead this developer (or another in the future) to focus their efforts toward a, respectful, profitable re-use that respects the tradition of McMinnville's preservation code and the downtown design standards and guidelines.

Thank you for your time, your efforts, and your consideration,

Alex Toevs  
Tel Aviv-Yafo, Israel



Testimony submitted by:

Amy Wesselman  
Owner, Westrey Wine Co.  
1065 NE Alpine Ave., McMinnville

Executive Director, IPNC  
410 NE Third St., Suite 5, McMinnville

April 17, 2023

- The International Pinot Noir Celebration (IPNC) received its initial funding from private loans from the past presidents of the McMinnville Chamber of Commerce. The first IPNC, held in 1987, would never have taken place without this initial funding that was provided because the presidents had a vision for what an event like the IPNC could bring to McMinnville's economy.
- Today a fundamental part of the IPNC's mission is to support the economic development of the wine industry, Yamhill County, and the City of McMinnville.
- The IPNC's largest single challenge is accommodations for our guests. All local lodging fills; guests drive from as far away as Portland. It's a real obstacle in selling tickets.
- The proposed Gwendolyn Hotel would provide local lodging in the heart of McMinnville, right on our shuttle route, avoiding driving after attending a wine event. When the Atticus opened it was an enormous help to us, not only for our paying attendees, but also as an appropriate high-end lodging choice for our national media guests.
- The IPNC office has been located in the 1893 building for almost 20 years. We love historic McMinnville, and we would like to see the charm of the blocks closer to Baker St. extend further, eventually down to Johnson St.
- I have reviewed the plans for the Gwendolyn carefully, and I think the hotel would make a lovely addition to Third Street. I believe the Gwendolyn, because of the attention to detail and artisanship, will have more historic value 100 years from today than the existing building. On a personal note, because for the past 27 years I have divided my time between the winery and apartment above it in McMinnville and our home in Portland, I often walk by housing infill projects in Portland that stick out like sore thumbs in their historic neighborhoods. It is always a pleasure to see one that has been intentionally designed to fit in with the feel of the surrounding homes and businesses. After seeing the plans for the Gwendolyn, I believe it will be a wonderful addition to our community's beloved downtown.
- There are very significant land-use factors to be considered if the Gwendolyn project is not allowed to go forward.
  - Since an enormous hotel and spa was proposed in the Dundee hills over two decades ago, stakeholders in the wine industry, including myself, have fought hard at the county and state level, and in LUBA hearings, to prevent non-agricultural development, such as hotels, in EFU land.
  - Hotels in EFU zones are opposed by most winery owners because they:

- Send a signal to visitors that we don't value our farmland/vineyard land highly enough that we allow non-agricultural uses in EFU zones. In Burgundy, France, the birthplace of Pinot Noir, it is strictly illegal to use vineyard land for any other purpose because it is so highly valued.
- Hotels in EFU zones tax small country roads and water, just to get started, as infrastructure services provided in a city are not available. Instead of an out-of-sight parking garage in McMinnville such as the one included in the proposed Gwendolyn project, a hotel parking lot in EFU would pave over our precious farm land.
- Yamhill County winery owners oppose what is commonly referred to as "Wine Disneyland", as you find in congested areas of California and other wine regions around the globe. We want our vineyard land to be surrounded by hazelnut orchards, pastures, and other agriculture, not commercial development. In 2009 I participated in a series of 15 meetings that included six members of the Yamhill County Planning Commission and six stakeholders in the wine industry. This work group concluded with a unified vision for keeping agriculture lands just that, rather than allowing development to expand into EFU zones.
- I am a life-long ardent supporter of upholding Tom McCall's vision for Oregon and Senate Bill 100. Without this vision, much vineyard land would be covered by sub-divisions and other development, and the Oregon wine industry would not have prospered as it has. I have never testified at the Capitol or at LUBA in *favor* of development; I have always been on the opposing side. In the case of the Gwendolyn, I would testify in support, because this project will keep development within the urban growth boundary. It is also my opinion that this hotel in particular is an opportunity to maintain McMinnville's historic feel while bringing high-spending visitors to the city.

Respectfully submitted

Amy Wesselman

April 17, 2023

**From:** [Andrea Hunter](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel Public Comment  
**Date:** Monday, April 17, 2023 1:52:08 PM

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**This message originated outside of the City of McMinnville.**

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To Whom It May Concern,

McMinnville growing up was my homebase. My family owned a restaurant downtown and it has been what has felt like an extension of my "home" for as long as I can remember.

While I love the continued revitalization of the downtown area, I am not in support of the suggested development of the Gwendolyn hotel. The demolition and new construction will not only destroy a historically significant building but it will completely change the downtown.

There are city codes and historic building protection for a reason and if the Gwendolyn Hotel is constructed it would take away from the uniqueness of our downtown.

I am not saying another high-end hotel would be a bad thing, but I would plead to not destroy a vital piece of McMinnville's history. The News Register Building is so important.

Thank you for listening.  
Andrea Hunter

Dear City Council members:

Initially, I would like to recognize the members of the Historic Landmarks Committee, the Planning Commission, and the City Council for your efforts in reviewing this project. It is often forgotten that you are unpaid volunteers who devote substantial amounts of time and energy to serve and improve our city. This project in particular involved the review of hundreds of pages of exhibits and numerous hours of presentations and testimony. I would like to thank each of you for your time, effort and consideration in this process.

I offer the following comments in opposition to the applications to demolish historic resources at 609, 611 and 619 NE Third Street.

### **I. The Benefits of Preservation.**

The applicant argues that the demolition of the three historic resources will provide an economic benefit to the community that outweighs the benefits of preservation. The applicant relies on this supposed economic benefit to assert that the “economic consequences” factor of OAR 660-023-0200(8)(a), the economic development policies of the City’s comprehensive plan, and subsections (2), (6), and (8) of McMinnville Zoning Ordinance (MZO) 17.65.050(B) weigh in favor of approval.

In contrast, the applicant indicates that the public’s interest in preserving these three historic resources is “confined to the fact that they are listed as contributing structures within the Historic District.” Applicant’s Supplemental Response, December 15, 2022. Based on this premise, the applicant argues that preservation provides minimal “value to the community” per OAR 660-023-0200(8)(a).

Essentially, the applicant frames this matter as a choice between the economic benefits of developing a hotel versus the minimal benefit of retaining old buildings. However, this analysis conflicts with subsection 2c (Benefits of Historic Preservation) of the City’s Historic Preservation Plan, which states:

“Historic preservation is more than just protecting old buildings - historic preservation provides communities with environmental, economic, and cultural benefits. More specifically, historic preservation can help stabilize property values, capitalizes on existing public investments, creates jobs, promotes downtown revitalization, and encourages tourism.”

2c provides numerous citations to source material discussing the benefits of historic preservation. The applicant has not persuasively addressed the City’s policy regarding the benefits of historic preservation. In light of these benefits, the “value to the community” factor weighs in favor of preserving the historic resources. Further, given that the record does not address the benefits of historic preservation per the City’s adopted policy, the economic factors cited by the applicant do not persuasively weigh in favor of approval.

### **II. Significance of the Historic Resources.**

The applicant suggests that the historical significance of the properties at issue, and their value to the community, is minimal. However, the significance of the O'Dell building, located at 609 NE 3<sup>rd</sup> St., is well documented locally.

Described in the News Register as “one of the oldest and most prominent buildings in McMinnville,” the O'Dell building is one of 26 structures featured on the McMinnville Downtown Association's “Historic Downtown Walking Map.” David Bates, *Along the Street - O'Dell Building Goes on the Market*, the News Register (November 17, 2017); McMinnville Downtown Association. “Historic McMinnville Downtown District.” \*\*\*\*\*[downtownmcminnville.com/historic-mcminnville-downtown-district/#](http://downtownmcminnville.com/historic-mcminnville-downtown-district/#). Accessed April 15, 2023.

The 1999-2000 renovation of the O'Dell building resulted in both local and regional recognition. The News Register received the beautification award from the McMinnville Chamber of Commerce in 2000, while Curtis Hirschhorn of C.D. Redding Construction won the 2001 Craftsmanship Award from the Salem Chapter of the American Institute of Architects for the project. Gail Oberst, *Hirschhorn*, the News Register (March 17, 2001); Gail Oberst, *Chamber awards presented to McMinnville businesses, volunteers for the year 2000*, the News Register (October 7, 2000). Mr. Hirschhorn oversaw the building's renovation “under strict historic preservation guidelines,” and an article in the News Register indicated that the project would “join the long list of historic renovation projects that have helped spark the revitalization of downtown.” *Hirschhorn*; Attachment 1. Attached please find two articles from the News Register further discussing the history of the O'Dell building and its renovation. Attachments 1 & 2.

The historical significance of the O'Dell building, as well as its valuable renovation, weigh against approval of the application to demolish the structure pursuant to the “historic significance” and “value to the community” factors of OAR 660-023-0200(8)(a), as well as criteria (1) and (3) of MZO 17.65.050(B).

### **III. MZO 17.65.050(B).**

The applicant has not satisfied the criteria of MZO 17.65.050(B). Therefore, the applications to demolish the three historic resources should be denied.

#### **A. Application of MZO 17.65.050(B) relative to OAR 660-023-0200(8)(a).**

OAR 660-023-0200(8)(a) states that a local government shall consider, “at minimum,” the following factors before allowing the demolition of a National Register Resource: “condition, historic integrity, age, historic significance, value to the community, economic consequences, design or construction rarity, and consistency with and consideration of other policy objectives in the acknowledged comprehensive plan.” Subsection (8)(b) of the rule provides that local governments may apply protective measures in addition to the (8)(a) factors. Further, while a local government may not adopt land use standards that are less restrictive than minimum state requirements, it may adopt standards that are more protective. *See State by Haley v. Troutdale*, 281 Or 203, 211 (1978); *Von Lubken v. Hood River County*, 104 Or App 683, 686-89 (1990),

*adh'd to on recon*, 106 Or App 226, *rev den*, 311 Or 349 (1991) (project not allowable due to local government regulations that were more stringent than applicable state law).

Here, the city of McMinnville has adopted demolition criteria that are more protective of historic resources than the state's minimum standards contained in OAR 660-023-0200(8)(a). For example, as further addressed below, subparts (1) and (8) of MZO 17.65.050(B) require consideration of protective measures not required by state law.

In this instance, the applicant cannot prevail by relying solely on the minimum requirements of OAR 660-023-0200(8)(a). Rather, it has the burden of proving, by a preponderance of the evidence, that the more protective criteria of MZO 17.65.050(B) have been satisfied. OAR 660-023-0200(8)(b); *see Troutdale*, 281 Or at 211; *Kenagy*, 112 Or App at 20 n 2; *Rochlin v. Multnomah County*, 35 Or LUBA 333, 348 (1998), *aff'd* 159 Or App 681, 981 (1999) (an applicant has the burden of proof throughout a quasi-judicial process to demonstrate that all applicable approval criteria have been satisfied). The applicant has not carried this burden. Therefore, the application should be denied.

### **B. Analysis of the MZO 17.65.050(B) criteria.**

MZO 17.65.050(B) states that a decision to allow or deny an application seeking to demolish a historic resource shall be based on the following criteria:

1. The city's historic policies set forth in the comprehensive plan and the purpose of this ordinance;

The applicant relies on economic development aspects of the comprehensive plan, and the subsections of MZO 17.65.010, to assert that this criteria weighs in favor of approval. However, the criteria is expressly limited to considering the "historic policies" of the comprehensive plan, which do not encompass economic development policies. As noted in the City's staff report, Goal III 2 is the most relevant historic policy in the comprehensive plan. The intent of the goal is to "preserve and protect sites, structures, areas, and objects of historical, cultural, architectural, or archaeological significance to the City of McMinnville." This policy weighs against approval of the applications.

MZO 17.65.010 discusses the purpose of the ordinance:

**"Districts, buildings, objects, structures, and sites in the city having special historical, architectural, or cultural significance should be preserved** as a part of the city's heritage. **To this end**, regulatory controls and administrative procedures are necessary for the following reasons:

- A. Stabilize and improve property values through restoration efforts;
- B. Promote the education of local citizens on the benefits associated with an active historic preservation program;
- C. Foster civic pride in the beauty and noble accomplishments of the past;
- D. Protect and enhance the city's attractions for tourists and visitors; and
- E. Strengthen the economy of the city."

The applicant asserts that subsections (A) – (E) weigh in favor of approval. However, this analysis misconstrues the language of the criteria. Section 2c of the City’s Historic Preservation Plan states that the benefits of historic preservation include stabilization of property values and economic development. When read in this context, and considering the language stating that historic resources “should be preserved” and that subsections (A) – (E) are necessary “to this end,” MZO 17.65.010 weighs against approval of the applications.

2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;

The applicant asserts that the proposed economic use of a hotel is more substantial than the “comparative economic value of the buildings if preserved or renovated,” and therefore this criteria weighs in favor of approval. Applicant’s Supplemental Response, December 15, 2022. However, this analysis misinterprets the criteria. The criteria does not indicate that the City should weigh the comparative value of a proposed economic use.

It is helpful to recall that MZO 17.65.050(B) applies not only to demolitions, but also to applications seeking to move a historic resource or construct a new building on a historical site. The criteria is more applicable in those contexts in contrast to a demolition, where the historic resource is destroyed (along with its economic use) and “historic resource preservation or renovation” is inapplicable.

In sum, the applicant’s “comparative value” analysis should not be applied, and this criteria does not weigh in favor of approval.

3. The value and significance of the historic resource;

Sections I and II above, and the analysis of MZO 17.65.050(B)(8) below, discuss the value and significance of the historic resources. This criteria does not weigh in favor of approval.

4. The physical condition of the historic resource;

The record indicates that the historic resources are fit for their current uses. While the buildings may require maintenance, this is the case for the majority of historic resources. This factor does not weigh in favor of approval.

5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

The applicant concedes that this factor does not weigh in favor of approval.

6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the city which overrides the public interest in its preservation;

The applicant asserts that the proposed development of a hotel would further the City’s economic development goals when compared to retaining the historic resources, and this

economic benefit outweighs the public's interest in preservation of the historic resources, which is "confined to the fact that they are listed as contributing structures within the Historic District." Applicant's Supplemental Response, December 15, 2022.

However, the criteria does not discuss a comparison of the proposed use against the current use of the historic resources, and the record does not establish that the historic resources themselves are a deterrence to an improvement program of substantial benefit to the city. Rather, preservation is consistent with the City's historic preservation policies.

Additionally, the applicant's analysis does not consider the benefits of preservation discussed in the City's Historic Preservation Plan, or the fact that MZO 17.65.050(B)(8) establishes that retention of the historic resources would be in the best interests of the citizens of McMinnville.

In sum, the applicant's "comparative value" analysis should not apply, and this criteria does not weigh in favor of approval.

7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation;

Of note, the applicant's analysis of this criteria primarily concerns the potential financial hardship relative to itself or to other potential purchasers of the historic resources. However, the criteria pertains to the "owner" of the property. For the purposes of the ordinance, MZO 17.06.060 adopts the definition of "owner" from OAR 660-023-0200(1)(h), which, for National Register Resources, cites to the federal definition contained in 36 CFR 60.3(k). 36 CFR 60.3(k) states:

"The term owner or owners means those individuals, partnerships, corporations or public agencies holding fee simple title to property. Owner or owners does not include individuals, partnerships, corporations or public agencies holding easements or less than fee interests (including leaseholds) of any nature."

The record indicates that the applicant is not the fee title owner of the property. Particularly when considering that the historic resources in question are fit for their current uses and are leased or leasable, there is insufficient evidence to establish that they are causing financial hardship to the "owner." Further, even if you find evidence of hardship, the evidence does not establish that the hardship outweighs the public's interest in the preservation of the historic resources. See Sections I and II above, and the analysis of MZO 17.65.050(B)(8) below.

8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

The Historic Landmarks Committee (HLC) found that this criteria weighed against approval. The applicant argues that the HLC improperly relied on public testimony in reaching



this conclusion. However, the criteria language does not specify the method by which the HLC must reach its determination. Per the express language of the criteria, retention of the historic resources is “in the best interests of a majority of the citizens of the city.” This criteria weighs heavily against approval, and has not been persuasively addressed by the applicant.

#### **IV. Conclusion.**

The applicant has not satisfied the City’s demolition criteria in MZO 17.65.050(B) or addressed the benefits of historic preservation as discussed in the City’s Historic Preservation Plan. Therefore, the applications to demolish the historic resources should be denied.

Lastly, I would like to address the applicant’s assertion that the City’s options in this matter are either to approve its demolition applications, or to allow the historic resources to deteriorate to the point they become blights or safety hazards. This is a false dichotomy. As noted by the News Register, one need only stroll down 3<sup>rd</sup> Street to view “the long list of historic renovation projects that have helped spark the revitalization of downtown.” Attachment 1. While the applicant may not be interested in contributing to this list, the record does not establish that the historic resources in question differ so significantly from other downtown locations that successful renovation projects could not succeed. Moreover, denials of these applications does not preclude the City from approving future demolition applications that persuasively satisfy the City’s demolition criteria.

Thank you for the consideration of my testimony.

Sincerely,

Brian Branch  
OSB #073375

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# Column - O'Dell Building opens its doors

Jan 29, 200

Whatchamacolumn

It's been fun, and a challenge, for all who have been involved in renovation of the O'Dell Building to office space for the News-Register and OnlineMac. The project continues, but Monday morning both of those companies will open for business in a building that has a long history in downtown McMinnville.

New awnings come in next week, weather permitting, and then renovation work moves to the last portion of O'Dell and the adjacent News-Register Building. When completed, O'Dell officially will join the long list of historic renovation projects that have helped spark the revitalization of downtown.

Among the most prominent are three within a block of us: the Oddfellows Building by Dwight and Barbara Sidway; the Old Elks Building by Matt and Marilyn Worrix; and the Old Oregon Hotel, for McMenamins. The downtown is framed on the west by the

Cozine House, home of the downtown association, and on the east by Peter Kircher's Golden Valley Brewery. Midway between them are the Union Block (Edward and Ardis Hendricks) and the 1893 Building (Wally and Donna Wright). Major expansion of the historic First Baptist Church is under way, and Macy & Son is adding a new wing to its 1936 building.

Other impressive historic renovation projects are sprinkled around the downtown, including several second-floor residential developments and some old houses turned into office and commercial space.

Longtime residents know that the O'Dell Building is named for Bill and Madeline O'Dell's service station and tire service, which operated there for more than 50 years. The building was built in 1904 for Frank W. Fenton, a prominent McMinnville attorney. It was fully enclosed to the corner of Third and Ford, with the corner later opened up as a covered service station space. It housed a battery shop prior to the 1920s, a Plymouth agency in the late 1920s and O'Dell's Garage moved there in 1933.

The News-Register moved next door to and behind the service station in 1976, purchased the entire complex 10 years later and used the O'Dell building for parking and warehouse space. One conversation piece was the pair of limbs that apparently had germinated in second-floor window sills. Turns out, those limbs were attached to trees growing inside the walls ?? that was one of several interesting discoveries we made over the course of this renovation project.

We haven't even started thinking about an open house. For those who can't wait, the O'Dell Building will be part of the annual downtown historic tour conducted by MDA Manager Patti Webb on March 4.

Meanwhile, amid the chaos of an ongoing remodeling project in a working business, we welcome Monday morning's door-opening of the new "front offices" for the News-Register and OnlineMac.

*Writer Jeb Bladine is editor and publisher of the News-Register*

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# Public invited to tour historic O'Dell Building

Jun 10, 2000 

Public invited to tour historic O'Dell Building

Church and mortuary

join the News-Register

in hosting Sunday tour

By GAIL OBERST

Of the News-Register

It was 1904, downtown McMinnville's architectural heyday.

McMinnville was a flourishing village of more than 1,000 souls then, and Third Street was constantly under construction. Among the buildings erected that year was one that would come to be known as the O'Dell Building.

Coincidentally, 1904 also was the year Jack B. Bladine was born in Marathon, Iowa, eldest son of Lars E. Bladine. Nearly 24 years later, the father and son would buy a small newspaper in McMinnville called the Telephone-Register, launching a family business that would eventually take over the old O'Dell Building.

The O'Dell building, located at the corner of Third and Ford streets, originally was built for Frank W. Fenton, a McMinnville attorney. Within four years, according to historic photos, it housed an Overland car and carriage company dealership, with an automotive garage in the back.

The O'Dell brothers, Charles and William, took occupancy in 1924. Before that, the building was home to a Plymouth dealership and a battery shop, according to Joe Dancer, local historian and long-time city manager.

During the first 20 years of the building's life, the automobile completely transformed the face of Third Street.

The first gas pump went in downtown in 1916. By the time Dancer founded his school bus company in 1945, there were seven gas stations on Third Street between Galloway and Baker streets.

"And now how many are there? None!" Dancer said.

When the O'Dell brothers took over, they tore out sections of wall and opened up the corner at Third Street for a set of Associated Oil Company gas pumps. They operated a garage, tire shop and gas station on the premises until 1986.

Dancer has a cherished 1924 O'Dells Automotive and Tire calendar given to him by William "Bill" O'Dell.

The calendar was printed in 1980 to commemorate the company's 55 years of business. Fortuitously, the days and dates of those two years, 1924 and 1980, identically matched.

While the O'Dells built their business over the years, the Bladines were busy building an award-winning Telephone-Register newspaper, originally at 138 N.E. Evans St. In 1953, they merged with the Lafayette-based News-Reporter and renamed it the News-Register.

In 1963, the Bladines formed Oregon Lithoprint Inc. as a printing company, and today that is the corporate name after a merger with News-Register Publishing Co. The company moved in 1976 to 611 Third Street, former home of Overland Motor Garage, next door to the O'Dells operation. When the O'Dells retired, the News-Register took over that space. Later, the newspaper/printing company purchased the entire half-block complex.

For 10 years, the O'Dell building was used only for parking and newsprint warehouse space. It became available for expansion of the growing newspaper operation after the printing plant was moved to a 35,000-square-foot printing plant off Riverside Drive.

That need for space grew as the News-Register helped launch the Internet access company, OnlineMac. The need became critical when OnlineMac expanded into the web design and telephone businesses. So last year, the company began renovating the O'Dell building.

The corner of Third and Ford streets was walled in to return the building to its original look, and provide a new, modern front office for the newspaper. In the warehouse, the original brick and beam construction was revitalized, and that space now houses all of OnlineMac and the N-R's news department.

Wherever possible - in design, decorative and structural decisions - the historic integrity of the building was preserved.

The newspaper and its electronic partners, OnlineMac and Pacific Wave Communications, now share the former O'Dell building space. The News-Register's entrance is on Third Street while OnlineMac's is on Ford.

The newspaper also occupies previous quarters, which have been renovated to match the look of the historic O'Dell addition. The two adjacent building have been tied together physically with several new doorways.

April 17, 2023

To : Mayor Drabkin and City Council

Re: Appeal of Gwendolyn Hotel

My name is Beth Caster. I own a building at 220 NE 7th St, McMinnville, Or. I have been a licensed REALTOR since 2000. My current license status is Principal Broker. I have no known conflicts of interest.

I support the decision of the Historic Landmarks Commission to deny all applications for demolition.

Here are my reasons:

1. The statement by the applicants that the properties have been listed for several years with no interest is not entirely true. The parcels that are included for demolition including the building at 619 NE Third owned by Wildhaven LLC have never been listed for sale as a whole.

Thus they have never been exposed to the market to determine if there is interest. This is certainly true in the last two years.

To the best of my knowledge, the only time 609 NE Third St was listed in RMLS was 2017. The list price was \$1,300,000 and was for 8100 sq ft.

I have included a copy of that listing for your convenience.

There were no interior pictures and a minimal effort was made at marketing. The note in the public comments “ additional space and parking may be available as a separate agreement” was not specific. It was on the market for 319 days and then withdrawn.



During that time period, I had two qualified buyers that were interested in the property. I showed the property accompanied by the listing agent to both buyers. One was a cash buyer and the other a well qualified buyer with secured financing.

At the time, the details of what was for sale was not clear. There was talk from the Seller about rebuilding the wall between the front corner property and the adjacent building (O'Dell) but no clear agreement about timing, easements or shared access to parking. There was also ambiguity at the time about the building facing 4th St which we now know as the thriving Bindery Event Space.

During discussions , it was disclosed verbally that there was an ongoing issue with soil contamination and the potential remnants of buried oil tanks from the time of automotive usage. It was not clear how the sellers or the insurance company planned on resolving those issues or what the motivation of the seller was to participate in resolving that issue.

There did not seem a clear pathway for either of the buyers to move forward which was very disappointing for them. One set of buyers moved on to successfully purchase another building. The other buyers wrote offers on two other buildings on Third St and were not successful in reaching mutual acceptance for either one. They remain active cash buyers looking for property on Third St.

It is my professional opinion that if the parcels including the News Register building, the O'Dell building and the Bennette building were properly and professionally listed on the market today with full description of the historic designation suitable for development as such and accompanied by an appropriate and aggressive campaign, there would be interested buyers.

I have included in this packet, a pro forma evaluation regarding valuation. This comes from a colleague in the Commercial Division of my company. He provides this information as a favor to me with no compensation and no promise of any future compensation. I asked for his expertise as a neutral third party. The comment attached to his pro-forma analysis: "The first page is a comp summary. Given the limited comps pool, I included many sales that are not exact comps."

Let me be absolutely clear : I want the Bladine family to be able to sell their property. I have a strong history of property rights advocacy through my professional association membership with Oregon REALTORS.

To further illustrate the possibility of potential interest, I have included the RMLS listing and sale information for 526 NE Third St which sold in 2020. The original list price was \$2,300,000. It was on the market for 238 days and the final sale price was \$1,950,000.

This property was well represented with good interior pictures and detail. It had seven retail/restaurant spaces which were all fully leased.

I believe this clearly illustrates the potential and the interest for varied space available with rents reasonable enough for locally owned businesses to thrive.

The building adjacent at 512 NE Third St sold for \$249,000 without being listed or exposed to the open market. It also sold in 2020. I have included the RMLS data.

I do not doubt that Mr. Bladine did not receive viable offers given the manner the properties were presented.

I challenge the assertion that there was no interest or that there would be no interest now. It is a very different market right now

and the desirability of our historic Third St has never been more visible or popular.

The establishment of the Historic properties district for McMinnville has greatly stabilized and increased property values. Any danger of losing that status puts our community in a non-tenable situation.

The Bladine Family and Wildhaven LLC have benefitted from that stability and increased values. It is my hope that now they are ready to sell that they will want to pass on the property to a new owner that will be a good steward and respect the legacy that has been created.

2. The vibrancy of our downtown can be directly attributed to the visionary planning and pro-active actions taken when the vacant rates had an all time high of about 20% in 1985.

Through the strong leadership and hard work of Jeb Bladine and Marilyn Dell and many others, buildings were rehabilitated, the attractiveness of a strong downtown core was demonstrated and new businesses were attracted.

As a part of the process, the McMinnville Downtown Association Executive Directors like Malcolm Johnston and Patti Webb, there was a plan for what kind of business was needed. They then went about recruiting to fill that need. The needs and wants of our community were forefront in those efforts.

The current vacancy rate on Third St is less than 1 percent. Most vacancies are filled by word of mouth. Part of the reason it is difficult to find comps for lease rates is that they rarely are made through a broker. The demand is so high that advertisement is not necessary.

We need that kind of visionary commitment to diversity and viability right now. We do have that kind of visionaries living and investing here; they need opportunity.

3. I run a Facebook page "I LOVE Third St" that has about 3800 members, most of the are local. It is a very active page with a lot of engagement from membership. About every six months, I ask the question: What does Third St need? What kind of store/business would you support with your dollars? Here are the most common responses as of about two weeks ago:

- a. More food choices that are locally owned, ethnic or specialty foods ( Indian, Asian, Italian or Vegan)
  - b. Coffee shop that is user friendly and a big enough space to gather.
  - c. Bakery
  - d. Varied retail with the top requests for a cooking supply store followed closely by men's and children's clothing
3. Affordable, family friendly places for families to meet each other and connect.

No ONCE was there a response that said a high end luxury hotel or restaurant as needed or wanted. Not ONCE wa there a request for more sine tasting rooms.

I have been contacted by two small restaurant owners looking for space. I am also contacted very often by someone looking for retail space that is affordable.

What this has clearly said to me is that this is a community that wants to shop locally, wants to connect with each other and wants to preserve the beauty and the relatability of our historic downtown.

4. The impact on surrounding businesses of a building of this size is inappropriate and detrimental in my opinion.

We have a successful model of what can be done to bring life and vibrancy to an old building. We need look no further than Mac Market in the Alpine District. Through creativity and listening to patrons, they have not only been successful but are now expanding with more options. All with limited parking and finite space.

The model of creating affordable, smaller spaces and as an incubator for locally owned businesses to grow and thrive is a powerful example of what can be done. Rather than demolition of the space on the key corner of Third St, a collaboration of developer, community and city can create a thriving vibrant addition that is much needed.

In conclusion, I am taking that my City Council and Mayor act to ensure that the codes are applied to every development. I am further asking that you maintain the standard that has kept our community the cohesive, caring and compassionate place to live that is so important to us.

I am sure the Gwendolyn project has a place somewhere in the valley but it not at the expense of our history or our community.

Respectfully submitted,

Beth Caster  
220 NE 7th St  
McMinnville Or 97128  
971-241-2509

[beth@bethcaster.com](mailto:beth@bethcaster.com)

Address	SF	Zoning	Year	Use	
619 NE 3rd St	6,000	C-3		Restaurant	Costar says 4,0
611 NE 3rd St	6,000	C-3		Office	
609 NE 3rd St	8,000	C-3	1904	Office	
<b>Total</b>	<b>20,000</b>				
Sale Comps	SF	Zoning	Year	Use	Sale Type
205 SE Baker St	1,920	C-3	1947/2021	Bakery	Investment
117 NE 5th St	9,756		1978	Retail	Investment
706 NE Evans St	4,200		1996	Medical Office	Investment
502 NE 3rd St	10,359		-	Retail/Resi	Investment
624 NE 3rd St	3,520	C-3	1930	Retail	Investment
636 NE Baker St	1,860	C	1932	Retail	Owner-user
<b>Valuations (3 Buildings)</b>					
Price	Price / SF				
\$ 3,600,000.00	\$ 180.00				
\$ 4,000,000.00	\$ 200.00				
\$ 4,400,000.00	\$ 220.00				
\$ 4,800,000.00	\$ 240.00				

Purchase price	Price / SF	Date	Notes
\$ 469,000.00	\$ 244.27	Pending	In escrow, I
\$ 623,750.00	\$ 63.94	5/24/22	
\$ 950,625.00	\$ 226.34	1/18/22	
\$ 2,290,000.00	\$ 221.06	10/28/21	
\$ 1,050,000.00	\$ 298.30	7/14/21	
\$ 635,000.00	\$ 341.40	5/25/21	

Beth Caster

Keller Williams Realty Portland  
Premiere

971-241-2503

beth@bethcaster.com



Agent Full

Comm/Industrial

3/29/2023 3:27PM

**\$1,300,000** 8100 gross sqft

609 NE 3RD ST McMinnville, OR 97128

Status: Canceled DOM: 319

List Date: 11/3/2017 Acres: 0.14

Year MLS#: 17267594

BUILT: 1904/ Approximately

Unit #:

XST/Dir: 99W turn east on 3rd St, located on NE corner of 3rd and Ford Streets

Show: Appointment  
Only, Call Seller's Agent,Seller's Agent Must  
AccompanyOffer/Nego: Call Seller's  
Agent

AG: Michael Morris

AG Ph: [971-241-3847](tel:971-241-3847)

AG Cell/Pgr:

CoAgent: Mary Martin  
MillerCoPh: [503-740-9200](tel:503-740-9200)**Private:** Shown by appointment only with listing broker present. Tenant to verify square footage and all features of property.**Public:** Premier location in Historic Downtown McMinnville. Building is located on the corner of 3rd and Ford Streets one block from the new Atticus Hotel. Building was completely redone years ago with all new systems. Additional space and parking may be available as a separate agreement.

### Property Details:

Property Type: Office

County: Yamhill

Area: 156

Zoning: C-3

#Stry/Bldg: 2/1

Ceiling Ht/Ft: 16

Gross SqFt: 8100

Office SqFt: 6000

Whse SqFt:

Mfg SqFt:

Internet: Y

Address: Y

No Blog:

No AVM:

Legal: POTENTIAL

ADDITIONAL TAX LIABILITY

LOT 5 BLOCK 7 ROWLANDS

ADDITIO

Tax ID: 159919

List Type: ER

Limited Representation: N

CC&amp;R:

View: City

Waterfront:

Body Water:

Lot Size: 5,000 to 6,999 SqFt Current Use: Office

Lot Dimensions: 60 X 100

Lot SqFt: 6000

Road Frontage:

Road Surface: Paved

Sale Inc: Building, Land

Parking:

Construction: Brick, Wood

Burning

Truck Door:

Roof: Other

Occupancy: Leased

Loading:

Features: Office

Equipment:

Unreinforced Masonry

Building:

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

### Utilities:

Cool: Heat Pump

Water: Public Water

Heat: Heat Pump

Sewer: Public Sewer

Fuel: Electricity

Volts:

Amps:

### Business and Lease Information:

Restrictions:

Actual Gross Income: \$0

Proj. Gross Income:

Lease Expire:

Lease Type:

Terms: Cash, Conventional

Doc Available:

Business Name:

Actual Net Income: \$0

Proj. Net Income:

Lease Equip

Year Estab:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Lease Amount:

Inventory:

Lease Deposit:



**Financial:**

<b>Property Tax/Yr:</b> \$7,527.07	<b>Spcl Asmt Balance:</b>	<b>Tax Deferral:</b>	<b>Short Sale:</b> N
<b>Escrow Pref:</b> Ticor	<b>3rd Party Trans:</b> N	<b>BAC:</b> % 2.5	<b>\$ Pre-Approv:</b> N
McMinnville			

Bank Owned/Real Estate Owned: N

Total Comm Differs: N

**Broker/Agent Data:**

**Agent:** Michael Morris **Agent Lic:** 201213975 **Agent Ph:** [971-241-3847](tel:971-241-3847) **Agent Cell:** SAID: MORRISMJ  
**Email(s) Agent:** [mike@millerconsultinggroup.net](mailto:mike@millerconsultinggroup.net)  
**CoAgent:** Mary Martin Miller **CoSAID:** MARTINMM **CoBRCD:** MILR01 **CoPh:** [503-740-9200](tel:503-740-9200)  
**CoAgent Email:** [mary@millerconsultinggroup.net](mailto:mary@millerconsultinggroup.net)  
**Office:** Miller **Office Lic:** 201109087 **Office Ph:** [503-740-9200](tel:503-740-9200) **Agent Ext:** Fax: 503-336-6545  
 Consulting Group, LLC  
**BRCD:** MILR01 **Owner Perm. Resid:** Y **FIRPTA:** N  
**Tran:** 9/18/2018 **Exp:** 9/18/2018  
**Poss:** Close Of Escrow

**Comparable Information:**

<b>Pending Date:</b>	<b>Original Price:</b> \$1,300,000	<b>CDOM:</b> 319	<b>%SP/OLP:</b>
<b>Sold Date:</b>	<b>List Price:</b> \$1,300,000	<b>BAID:</b>	<b>%SP/LP:</b>
<b>Terms:</b>	<b>Sold Price:</b>	<b>B/Agt:</b>	<b>B/Off:</b>
			<b>B/Off Phone:</b>

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Beth Caster

Keller Williams Realty Portland  
Premiere

971-241-2509

beth@bethcaster.com



Agent Full Residential 3/29/2023 3:31PM  
**\$1,950,000** 3 bd | 3 / 0 ba | 19400 sqft  
 516 NE 3RD ST McMinnville, OR 97128  
 Unit #: Condo Loc:  
 Status: Expired DOM: 238  
 List Date: 5/7/2019 Acres: 0.39  
 Year Built: 1908 Approximately MLS#: 19693916  
 XST/Dir: Main Street, Beautiful downtown McMinnville!

ShowHrs:  
 Occ: Owner  
 Show: Appointment Only, Call Seller's Agent, Text Seller's Agent  
 LB/Loc/Cmb: none  
 Offer/Nego: Call Seller's Agent  
 AG: Mike Boundy  
 AG Ph: [503-434-3546](tel:503-434-3546)  
 AG Cell/Pgr:  
 CoAgent: Barry House  
 CoPh: [971-241-0098](tel:971-241-0098)

**Private:** Creative Seller may accept exchanged property. Some Owner carry possible.  
**Public:** 7 Commercial rentals in historic downtown McMinnville. All shops are street level. Upstairs features 4500 square foot owner's apartment and grand ballroom for future development. Beautiful custom woodwork and maple floors. Spacious interior Fireplaces. Full basement. Possible vacation rental. Off street parking in rear of building.

### Property Details:

<b>Property Type:</b> Detached	<b>Legal:</b> TOWNSHIP 4S RANGE 4W SECTION 21 QTR B QQTR	<b>Lot Size:</b> 15,000 to 19,999	<b>PDF Doc(s):</b> 1
<b>County:</b> Yamhill	<b>4W SECTION 21 QTR B QQTR</b>	<b>SqFt</b>	<b>Open House:</b>
<b>Nhood/Bldg:</b>	<b>C TAXLOT 09800 BLOCK 3</b>	<b>Lot Dimensions:</b>	<b>Upcoming Open House:</b>
<b>Area:</b> 156	<b>Tax ID:</b> 160774 160783	<b>Lot Desc:</b> Level	<b>Broker Tour:</b>
<b>Zoning:</b> C-3	<b>Warranty:</b>	<b>View:</b>	<b>Upcoming Broker Tour:</b>
<b>Elementary:</b> Buel	<b>Seller Disc:</b> Exempt	<b>Waterfront:</b>	
<b>Middle:</b> Patton	<b>Other Disc:</b>	<b>Body Water:</b>	
<b>High:</b> McMinnville	<b>List Type:</b> ER	<b>CC&amp;R:</b>	
<b>Internet:</b> Y	<b>Limited Representation:</b> N	<b>55+ w/Affidavit Y/N:</b> N	
<b>Address:</b> Y	<b>Style:</b> Craftsman, Other		
<b>No Blog:</b>			
<b>No AVM:</b>			

### Residence Information:

<b>Upper SQFT:</b> 9000	<b>Fireplaces:</b> 3	<b>Roof:</b> Other	<b>Foundation:</b>
<b>Main SQFT:</b> 10400	<b>Green Cert:</b>	<b>Parking:</b> Off Street	<b>Basement:</b> Full Basement
<b>Lower SQFT:</b> 0	<b>Energy Eff. Report:</b>	<b>Garage:</b> 0 /	<b>Road Surface:</b>
<b>Total SQFT:</b> 19400	<b>Exterior:</b> Brick	<b>RV Description:</b>	<b>Unreinforced Masonry Building:</b>
<b>Total Up/Main:</b> 19400			
<b>Additional SQFT:</b>			
<b>Levels:</b> 2			
<b>SFSrc:</b> county			

### Approximate Room Sizes and Descriptions:

Primary Bedroom:  U

Baths - Full/Part      Upper Level: 3/0      Main Level: 0/0      Lower Level: 0/0      Total Baths: 3/0

**Features and Utilities:****Kitchen:****Interior:** Hardwood Floors, Heatilator, High Ceilings, Wainscoting**Exterior:****Accessibility:** Stair Lift**Security:****Internet:****Windows:****Cool:** Other**Heat:** Other**Fuel:** Electricity, Gas**Water:** Public Water**Sewer:** Public Sewer**Hot Water:** Electricity**Financial:**

Property

Spcl Asmt Balance:

Tax Deferral: Y, historic

Short Sale:N

Tax/Yr:\$12,538.96 2018

Dues:

BAC:% 2.0

\$ Pre-Approv:

HOA:N

Escrow Pref:

Other Dues:

3rd Party:N

Terms:Cash, Conventional

Total Comm Differs:N

Assoc. Am:

Bank Owned/Real Estate

Owned:N

Rent, If Rented:

**Broker/Agent Data:****Agent:** Mike Boundy **Agent Lic:** 790900147 **Agent Ph:** [503-434-3546](tel:503-434-3546) **Agent Cell:** SAID: BOUNDYM**Email(s) Agent:** [boundy@willamettewest.com](mailto:boundy@willamettewest.com)**CoAgent:** Barry House**CoSAID:** HOUSEBAR**CoBRCD:** WMTW01**CoPh:** [971-241-0098](tel:971-241-0098)**CoAgent Email:** [ingles@willamettewest.com](mailto:ingles@willamettewest.com)**Office:** Willamette**Office Lic:** 201203837**Office Ph:** [503-472-8444](tel:503-472-8444)**Agent Ext:****Fax:** 503-472-5317

West Realtors

**BRCD:** WMTW01**Owner Perm. Resid:****FIRPTA:** N**Tenant/Other:****Tran:** 1/1/2020**Exp:** 12/31/2019**Poss:****Comparable Information:****Pending Date:****Original Price:** \$2,300,000**CDOM:** 338**%SP/OLP:****Sold Date:****Lst Price:** \$1,950,000**BAID:****%SP/LP:****Terms:****Sold Price:****B/Agt:****B/Off:****B/Off Phone:**

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Beth Caster

Keller Williams Realty Portland  
Premiere

971-241-2509

beth@bethcaster.com



Agent Full                      Comm/Industrial                      4/15/2023 2:54PM  
**\$249,000**    1400 gross sqft  
**512 NE 3RD ST McMinnville, OR 97128**  
**Status: Sold**                      **DOM: 0**  
**List Date: 6/18/2020**                      **Acres: 0.03**  
**Year**                      **MLS#: 20083457**  
**Built: 1928/ Updated/Remodeled**  
**Unit #:**  
**XST/Dir: Adams St or Baker St to East on 3rd St.**

**Show:** 24 Hour Notice,  
Call Seller's Agent  
**Offer/Nego:** Call Seller's  
Agent  
**AG:** Mike Boundy  
**AG Ph:** [503-434-3546](tel:503-434-3546)  
**AG Cell/Pgr:**  
**CoAgent:** Barry House  
**CoPh:** [971-241-0098](tel:971-241-0098)

**Private:****Public:** Very nice 1400 Sq. Ft. shop on 3rd St.with display windows.**Property Details:****Property Type:**

Business opportunity

**County:** Yamhill**Area:** 156**Zoning:** C-3**#Stry/Bldg:** 1/1**Celling Ht/Ft:** 12**Gross SqFt:** 1400**Office SqFt:****Whse SqFt:****Mfg SqFt:****Internet:** Y**Address:** Y**No Blog:****No AVM:****Legal:** TOWNSHIP 4S RANGE **Lot Size:** 0 to 2,999 SqFt4W SECTION 21 QTR B QQTR **Lot Dimensions:**C TAXLOT 09900 LOT 3 B **Lot SqFt:****Tax ID:** 160783**List Type:** ER**Limited Representation:** N**CC&R:****View:****Waterfront:****Body Water:****Road Frontage:** 10**Road Surface:** Paved**Sale Inc:** Building**Parking:** On Street**Construction:** Brick,  
Concrete**Truck Door:****Roof:** Other**Occupancy:** Leased**Loading:****Features:** Display Window**Equipment:****Unreinforced Masonry****Building:****Current Use:** Retail**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:****Utilities:****Cool:****Water:** Public Water**Heat:** Zoned**Sewer:** Public Sewer**Fuel:** Electricity**Volts:****Amps:****Business and Lease Information:****Restrictions:****Actual Gross Income:** \$0**Proj. Gross Income:****Lease Expire:** 10/1/1929**Lease Type:** 5 - 10 Years Remaining**Terms:** Cash**Doc Available:****Business Name:****Actual Net Income:** \$0**Proj. Net Income:****Lease Equip****Year Estab:****Actual Oper. Expenses:** \$0**Proj. Oper. Expenses:****Lease Amount:** \$1,361**Inventory:****Lease Deposit:**

**Financial:**

Property Tax/Yr: \$1,872.23 / Spcl Asmt Balance: Tax Deferral: N Short Sale: N  
 2019 3rd Party Trans: N BAC: % 2.5 \$ Pre-Approv:  
 Escrow Pref: First American  
 Title

Bank Owned/Real Estate Owned: N

Total Comm Differs: N

**Broker/Agent Data:**

Agent: Mike Boundy Agent Lic: 790900147 Agent Ph: [503-434-3546](tel:503-434-3546) Agent Cell: SAID: BOUNDYM  
 I

Email(s) Agent: [boundy@willamettewest.com](mailto:boundy@willamettewest.com)

CoAgent: Barry House CoSAID: HOUSEBAR CoBRCD: WMTW01 CoPh: [971-241-0098](tel:971-241-0098)

CoAgent Email: [ingles@willamettewest.com](mailto:ingles@willamettewest.com)

Office: Willamette Office Lic: 201203837 Office Ph: [503-472-8444](tel:503-472-8444) Agent Ext: Fax: 503-472-5317

West Realtors

BRCD: WMTW01

Owner Perm. Resld:

FIRPTA: N

Owner(s): WORRIX MARILYN DELL  
 TRUST & WORRIX MARILYN DELL (T

Owner Phone:

Tran: 7/31/2020

Exp:

Poss: Negotiable

**Comparable Information:**

Pending Date: 6/18/2020	Original Price: \$255,000	CDOM: 0	%SP/OLP: 97.65
Sold Date: 7/31/2020	List Price: \$255,000	BAID: FEEROJEN	%SP/LP: 97.65
Terms: Conventional	Sold Price: \$249,000	B/Agt: Jennifer Feero	B/Off: WMTW01
			B/Off Phone: 503-472-8444

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

- No recorded sale -
- probably non-recorded contingent offer -
- all tenants evicted except restaurant

# FIRST AMERICAN TITLE

## Property Research Report

### SUBJECT PROPERTY

619 NE 3rd St

511573

R4421BC04201

Yamhill

### OWNER

Wild Haven LLC

### DATE PREPARED

### PREPARED BY

DLmorris@firstam.com

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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39203000418

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**Parcel Information**

**Parcel #:** 511573  
**Account:** R4421BC04201  
**Related:**

**Site Address:** 619 NE 3rd St  
 McMinnville OR 97128 - 5410

**Owner:** Wild Haven LLC

**Owner2:**

**Owner Address:** 14770 NW Wild Haven Ln  
 McMinnville OR 97128 - 8072

**Twn/Range/Section:** 04S / 04W / 21 / NW

**Parcel Size:** 0.14 Acres (6,098 SqFt)

**Plat/Subdivision:** Rowlands Addition

**Lot:** 7

**Block:** 7

**Map Page/Grid:** 770-H5

**Census Tract/Block:** 030801 / 2092

**Waterfront:**

**Assessment Information**

**Market Value Land:** \$180,895.00  
**Market Value Impr:** \$650,168.00  
**Market Value Total:** \$831,063.00  
**Assessed Value:** \$497,483.00

**Tax Information**

**Levy Code Area:** 40.51  
**Levy Rate:** 16.4925  
**Tax Year:** 2022  
**Annual Tax:** \$8,204.74  
**Exemption Description:**

**Legal**

Lot 7 - Block 7 in ROWLANDS ADDITION

**Land**

**Cnty Land Use:** 201 - Commercial - Improved (typical of class)

**Land Use Std:** CMSC - Commercial Miscellaneous

**Neighborhood:** Mac Downtown

**Watershed:** Yamhill River

**Primary School:** SUE BUEL ELEMENTARY

**High School:** MCMINNVILLE HIGH SCHOOL

**Cnty Bldg Use:** 0

**Zoning:** C-3 - General Commercial

**Recreation:**

**School District:** 40 McMinnville School District

**Middle School:** PATTON MIDDLE SCHOOL

**Improvement**

<b>Year Built:</b>	<b>Attic Fin/Unfin:</b>	<b>Fireplace:</b>
<b>Bedrooms:</b>	<b>Total Baths:</b>	<b>Full/Half Baths:</b>
<b>Total Area:</b>	<b>Bsmt Fin/Unfin:</b>	<b>Garage:</b>
<b>Bldg Fin:</b>	<b>1st Floor:</b>	<b>2nd Floor:</b>

**Transfer Information**

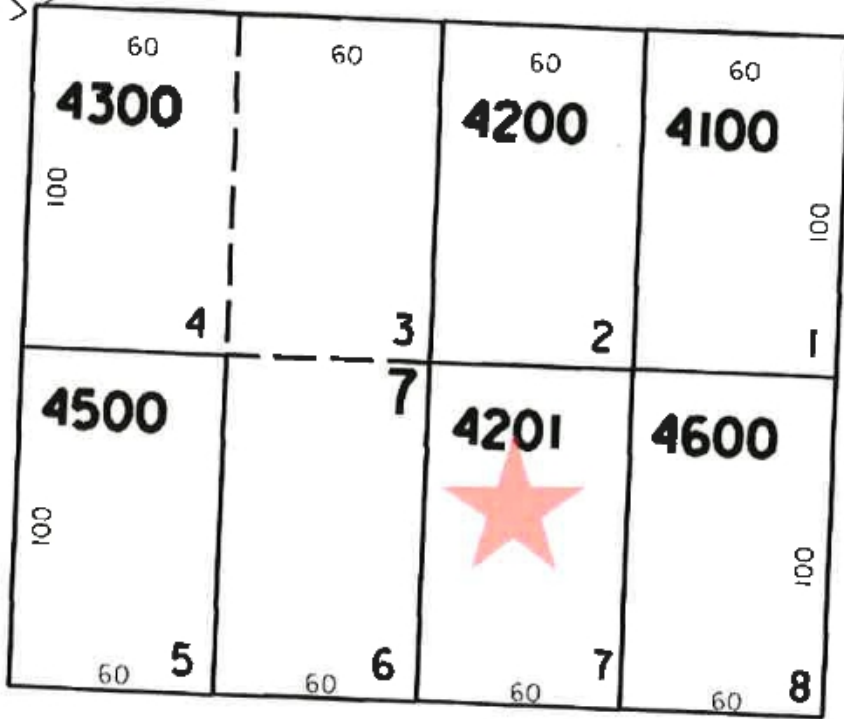
<b>Rec. Date:</b> 07/27/2021	<b>Sale Price:</b> \$427,000.00	<b>Doc Num:</b> 2021-15519	<b>Doc Type:</b> Deed
<b>Owner:</b> Wild Haven LLC		<b>Grantor:</b> LEWIS SHERRY	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b> TICOR TITLE INSURANCE CO.	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



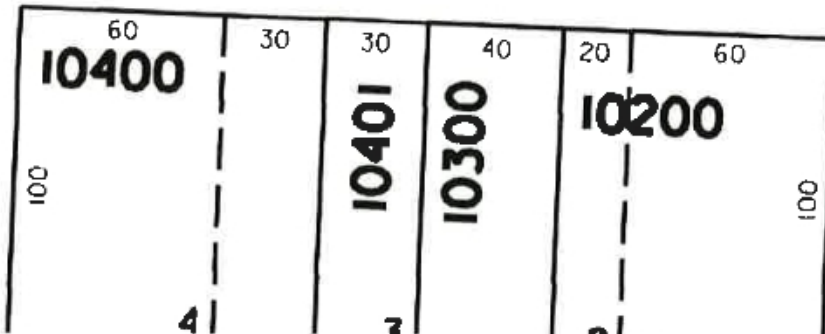
LAND'S

ST



ST

RD



WAY



**First American Title™**

Parcel ID: 511573

Site Address: 619 NE 3rd St

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Street Map

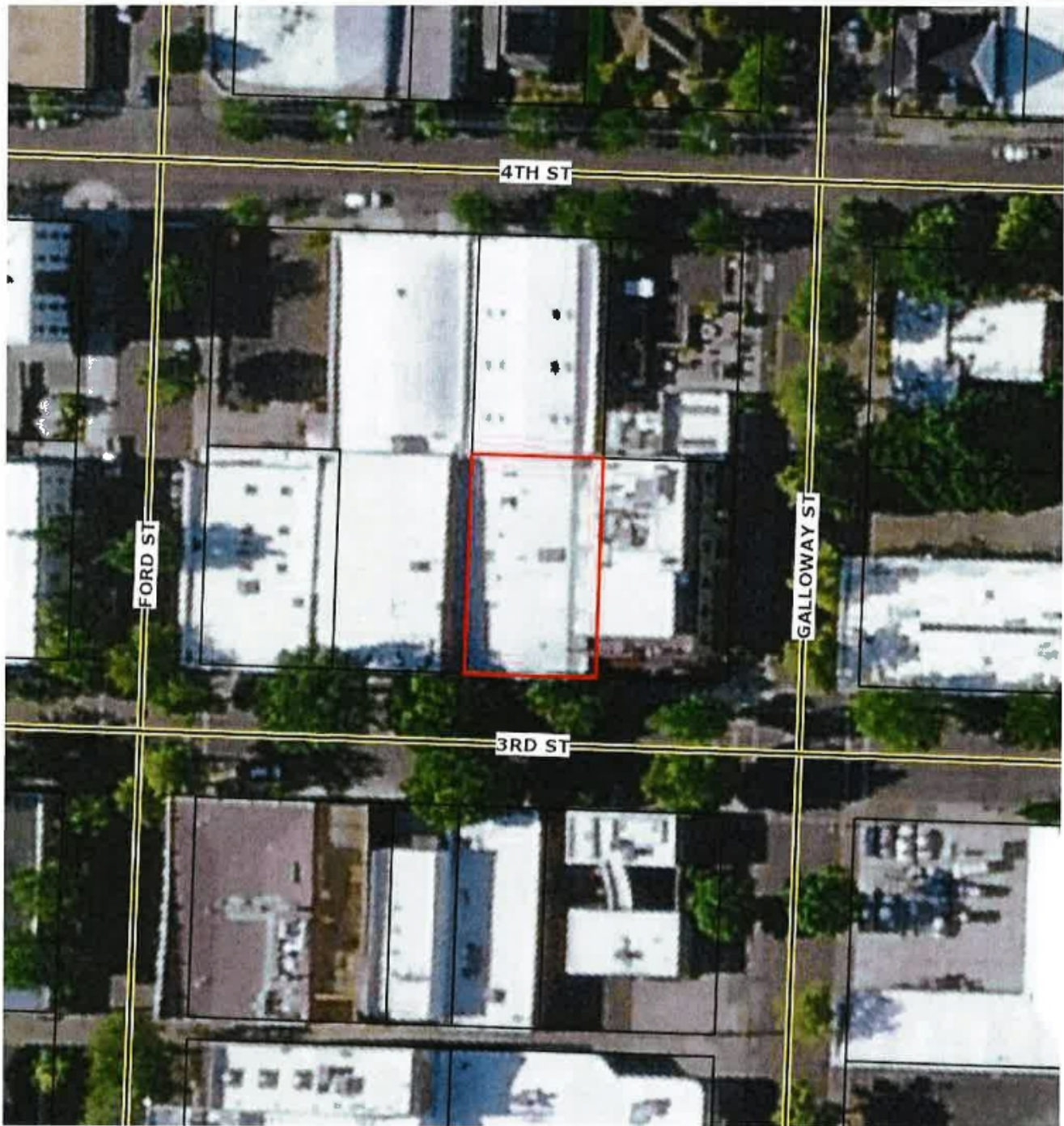


**First American Title™**

**Parcel ID: 511573**

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Aerial Map

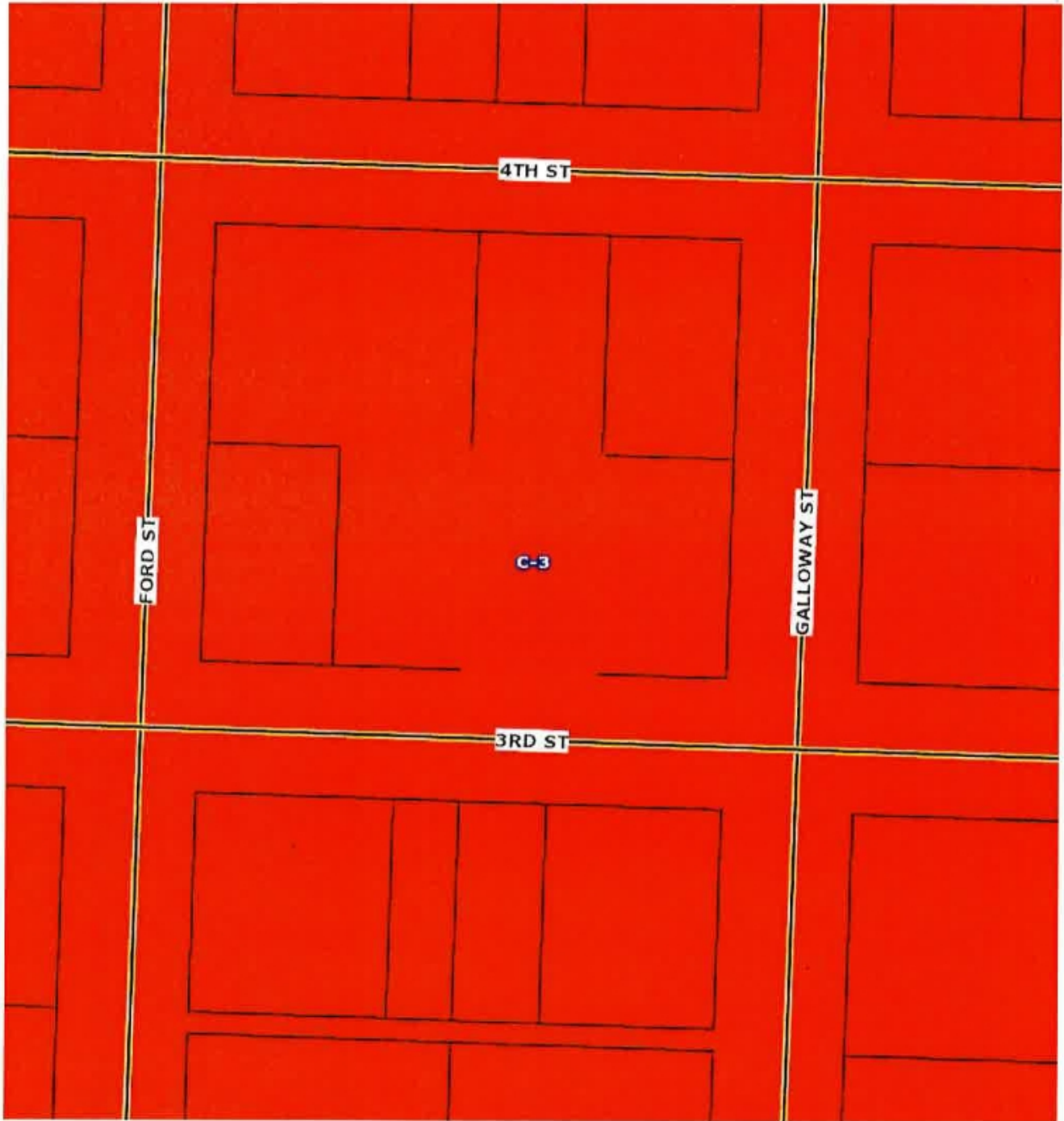


*First American Title™*

Parcel ID: 511573

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Zoning Map

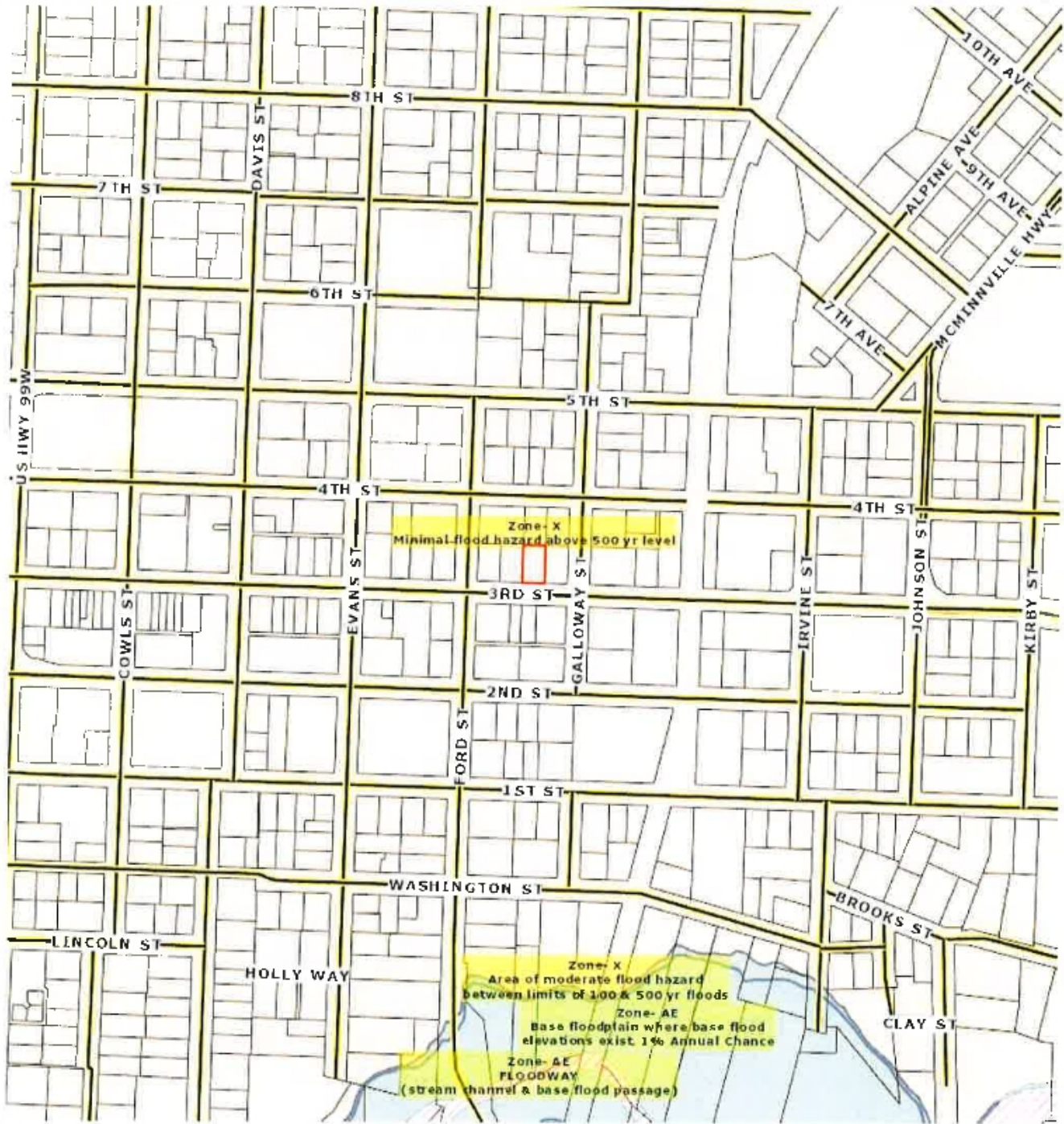


*First American Title™*

**Parcel ID: 511573**

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Flood Map



First American Title<sup>TM</sup>

Parcel ID: 511573

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**SPECIAL WARRANTY DEED – STATUTORY FORM**

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Sherry Lewis  
Grantee: Wild Haven, LLC

Until a change is requested, all tax statements shall be sent to the following address:  
Wild Haven, LLC  
Phillip Frischmuth Manager/Member, Elizabeth Frischmuth Manager/Member, and  
619 NE 3rd Street  
McMinnville OR 97128

After Recording return to:  
Wild Haven, LLC  
Phillip Frischmuth Manager/Member, Elizabeth Frischmuth Manager/Member, and  
14770 NW Wild Haven Ln  
McMinnville, OR 97128

Escrow No. 780900 ABC  
Title No. 780900

OFFICIAL YAMHILL COUNTY RECORDS  
BRIAN VAN BERGEN, COUNTY CLERK

202115519



\$81.00

07/27/2021 12:32:48 PM

DMR-DDMR Cnt=1 Stn=1030 WANNERK  
\$5.00 \$5.00 \$11.00 \$60.00

SHERRY LEWIS, Grantor, conveys and specially warrants to WILD HAVEN, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein situated in Yamhill County, Oregon, to wit:

Lot 7, Block 7, ROWLAND'S ADDITION, in the City of McMinnville, County of Yamhill, State of Oregon.

The said property is free from encumbrances except: Those subsequent to October 4, 2002, and Party Wall Agreements, including the terms and provisions thereof,

Recording Number: Book H, Page 407, Deed Records, November 24, 1939 in Book 116, Page 124, Deed Records, and recorded April 31, 1944 in Book 124, Page 404, Deed Records

The rights of adjoining landowners arising by reason of the Party Wall Agreement excepted next above.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$427,000.00, a portion of which is paid to a Qualified Intermediary as part of a § 1031 deferred exchange. (Here comply with the requirements of ORS 93.030).

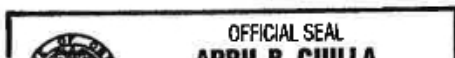
Dated this 4 day of October, 2002.

*Sherry Lewis*  
Sherry Lewis

State: OR  
County: Yamhill

The foregoing instrument was acknowledged before me this 4 day of OCTOBER, 2002 by: Sherry Lewis

*April B. Cull*  
Notary Public  
My Commission Expires: 1-10-04



**From:** [maps@highdeftrains.com](mailto:maps@highdeftrains.com)  
**To:** [Heather Richards](#)  
**Subject:** Written Opposition to Gwendolyn Hotel, (AP 5-23 (HL 6-22), AP 6-23 (HL 7-22), AP 7-23 (HL 8-22), and AP 8-23 (DDR 2-22)).  
**Date:** Monday, April 17, 2023 4:33:46 PM

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This message originated outside of the City of McMinnville.

Dear McMinnville City Council,

I am writing in strong opposition to the Gwendolyn Hotel, (AP 5-23 (HL 6-22), AP 6-23 (HL 7-22), AP 7-23 (HL 8-22), and AP 8-23 (DDR 2-22)). This project is short-sighted and will have damaging consequences for McMinnville both in the short and long term. If you are willing to wipe out almost an entire block of downtown McMinnville for the shortsighted goal of increasing the number in a developer's bank account, why even give lip service to the goal of historic preservation in Comprehensive Plan Goal III 4, 5, and 6 as required by Municipal code 17.65.050(B)(1)? I can't think of a more direct incompatibility with the goal of historic preservation and the Downtown National Historic District that what is proposed here.

McMinnville is known for having a nice downtown area, and indeed along 3rd Street is the heart of the Downtown National Historic District. McMinnville has rightfully branded itself as a quaint historic wine destination. In fact, if you google McMinnville, an ad from <https://protect-us.mimecast.com/s/qpy3CDk2EJUGx2YUWkjoS> pops up with the headline "Charming, Historic McMinnville – Less scrolling, more strolling". This is McMinnville's brand. Now think about the damage to the brand as demolition photos of three historic buildings, all of which are viable contributing structures to the Downtown Historic District, are splashed across the screens and front pages of surrounding newspapers. "Greedy developers wipe out almost entire historic downtown block to construct hotel fortress" is not the headline that will get tourists such as myself to spend my money where there are other locals that are willing to preserve their historic assets. Hotels can be built in other locations. The National Trust for Historic Preservation has a nice blog on the important economic impact old places play in strengthening their community. For every dollar spent on the historic main street program, it results in a \$33.28 reinvestment ratio: <https://protect-us.mimecast.com/s/d75DCER2Q6iXqr4CwwnFb>

The unwritten reason why the developers want to build downtown is to leverage the value already built by historic branding that adds value to the downtown. But they will destroy it in the process. No tourist wants to escape Portland, Seattle, or other locals to come to a "charming, historic" downtown only to find a massive 6 story out of character hotel looming over what had once indeed been charming and historic. I have made many trips to McMinnville as a loose-wallet tourist. But such a savage frontal assault on the historic district is a huge disincentivizer from me and others of ever wanting to spend any more of our tourist dollars in your city. We are paying attention to what happens here.

There is also something to consider when looking at MMC 17.65.050(B),

and that is the long-term impact of demolition. It is the obligation of every government to consider how their decisions affect the city not only in the near term, but also in the long term for future generations. If you decide to demolish a significant portion of a National Historic District, how will this affect the ability in the long term to keep downtown as a viable historic location that people want to live, shop, and visit? How will this affect the ability of McMinnville's Main Street Program to attract grants and funding, if the city has a reputation of not valuing its historic resources? If the buildings are destroyed, and 50 years from now the city council realizes it was a mistake, will they be able to go on Amazon and order a replacement historic building? Also, when considering the best interests of a majority of the citizens of the City as outlined in MMC 17.65.050(B)(8), the council needs to consider the needs of its youngest citizens and even future citizens. Do they have a right to local heritage, culture, and a sense of place? Will they resent your decision? Time and time again people living today will ask about decision made by others in the past: "Why did they tear down that building, I wish they would not have done that!" What you never hear them ask of the past is: "Why, didn't they tear down this beautiful building down? I wish they would have destroyed my sense of community?" Future generations will judge you on the decision you make. Be careful what your legacy is.

Finally, I would like to point out that the demolition of the historic structures and approval of the new hotel construction is illegal according to McMinnville Municipal Code (Ordinance No. 5034). Section 17.65.050 (A) states "The Historic Landmarks Committee may approve, approve with conditions, or deny the application." Note that the code does not say applicable review body, but specifically "The Historic Landmarks Committee". As such the planning committee, and city council can not reverse the demolition denial nor the new construction denial decision by the Historic Landmarks Committee, they can only review it on appeal, but not legally change the decision, as there is no legal recourse for changing a Landmarks decision according to MMC 17.65.050(A). A decision by the Historic Landmarks committee is made by a group of individuals with a particular focus on historic issues and opportunities within the city. The planning commission does not have this, and the decisions of the Historic Landmarks Committee must be upheld as a matter of compliance of municipal code law.

Affirm the Historic Landmarks Committee's decision. Vote no on this atrocity, vote no on the Gwendolyn Hotel, (AP 5-23 (HL 6-22), AP 6-23 (HL 7-22), AP 7-23 (HL 8-22), and AP 8-23 (DDR 2-22).

Sincerely,  
Camron Settlemier  
230 7th Ave SW  
Albany, Oregon



Mayor and City Councilors:

This is a further dissection of the Planning Commission's response to:

**17.59.050 Building and Site Design**

*B. Building Design.*

*1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.*

I'll start with page 26 of the April 18 hearing packet:

*The Appellant advocates for **absolute similarity** in overall massing between adjacent structures and that this building will not "appear" to be twostories at the corner...The City's past practice of interpreting "should" have "similar" massing did not require **absolute** matching of adjacent buildings in terms of overall height.*

This is baffling and untrue; the appellant does not say this at all. The appeal document makes straightforward arguments about how dissimilar the massing of the proposed Gwendolyn Hotel is to "*adjacent or nearby historic buildings on the same block.*" Furthermore, "absolute similarity" is a contradiction in terms. It's like saying something is definitively imprecise.

This is a definition of "**similar**" from the city attorney's matrix (page 25 from [memorandum - additional materials for the public record.pdf \(mcminnvilleoregon.gov\)](#) regarding questions from the Planning Commission regarding the above criterion 17.59.050B.1: *Dictionary defines "similar" as "having characteristics in common" or "alike in substance or essentials"*

This means having height in common, width in common, configuration (or shape) in common...

From the same place in the city attorney's matrix: *The City decision maker must determine if the standard must be satisfied...*

I disagree with this advice. 17.59.040 Review Criteria A. says: *...the review body **shall** base their decision...on the following criteria...*

This means that although there may be discretion in how to interpret the criterion, it cannot not be dismissed. It **shall be** a basis of the decision makers' decision. Discretion rendering it meaningless is not an option.

From the Planning Commission's findings on page 334 of the packet for the Council's April 18 hearing, on 17.59.050B.1. Building and Site Design, (shown above):

**APPLICANT'S RESPONSE:** *(Per the applicant's November 4, 2022, supplemental submittal). Though described as a design standard, given the use of the word "should," this criterion can be applied as a guideline that can be met in more than one way.*

The Applicant's response shows they understand the criterion still applies to their project; the word "should" does not allow such discretion as to dismiss the criterion.

Furthermore, their response is almost word-for-word one of the criteria (just below) for a waiver, for which they did not apply.

**17.59.040 Review Criteria.** (waiver)

*A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:*

*3. If applicable (waiver request), that all of the following circumstances are found to exist:*

*b. There is demonstrable evidence that **the alternative design accomplishes the purpose of this Chapter** in a manner that is equal or superior to a project designed consistent with the standards contained herein; (Emphasis added)*

But lacking a waiver, and just granting this outright—what does it say about these criteria having any meaning at all?

Continuing with the Applicant’s Response:

*...As viewed from the corner of 3rd and Ford streets, the apparent height of the building is two stories. As a viewer moves to the north and the east, the height of the building becomes more apparent, but the full six-story height is visible only from the north.*



The Applicant’s drawing A7.01 says it all. >>

Continuing with the Applicant’s Response on page 335 of the packet:

*The applicant team has submitted considerable information on the nature of 3rd Street at its easterly end, showing that the remaining historical buildings were built as one- and two-story structures, and therefore if future development were to match the bulk and height of these buildings, most likely no new development would occur. And, therefore, the potential for these properties to contribute to the growth and density potential of downtown McMinnville would not be realized.*

This response does not address the criterion. The criterion does not call for new construction to “match the bulk and height” of remaining historical buildings on the east end of Third Street or for “properties to contribute to the growth and density potential of downtown McMinnville...” The criterion asks that new construction be *similar* to adjacent and historic buildings on the same block and to appear to be two stories at intersections. This criterion is specifically designed to *not* cause new construction to be overly dense nor out of scale with the historic district, which is exactly what the applicant is calling for in their response, just above.

From the Planning Commission’s response to the same criterion:

**FINDING: SATISFIED.** *As the applicant points out this criterion is a “should” and not a “shall”*

*critterion...which provides the City some discretion that is defined by past precedence.*

But nothing supports precedence being used to buoy a building design decision which does not meet criteria. Regardless, here we go, again:

The **KAOS** building *is* of similar massing: the width is the same as historic buildings on the same block; height is similar to historic buildings on the same block. The KAOS building followed the criterion. It applied for, and received a waiver for a setback from the corner for an outdoor space, as allowed by 17.59.050A.2.

The **Atticus** building responded to a “nearby historic building on the same block” (the Hotel Oregon) for massing. There are times where the two sentences of this criterion may be inconsistent. The city allowed the similarity of scale over a two-story appearance at the corner.

The **First Federal** building did not have any historic buildings on the same block to reference for this criterion, so it is not an appropriate comparable. So, that is a case where an argument for past precedence might apply; but the proposed Gwendolyn *does* have adjacent and historic buildings on the same block to reference. It does not need to expand its reference base to address the criteria.

Continuing with the Planning Commission’s response:

*...if the three Certificate of Approvals for Demolition for 609, 611 and 619 NE Third Street are allowed, which would be necessary for this project to move forward, there would be no historic buildings left on the Third Street side of this block. This same precedent for decision-making was applied to the First Federal new construction project.*

Puzzling. The criterion does not mention blocks being halved when assessing them for “adjacent or nearby historic buildings on the same block.” As mentioned above, the First Federal building is not an appropriate comparable for the proposed hotel, since the hotel does have “adjacent or nearby historic buildings on the same block” to reference for the criterion.

Continuing with the Planning Commission’s response: *The question then is whether or not the massing and configuration are similar to the rest of Third Street.*

The criterion does not ask for similar massing and configuration to the whole of Third Street. It appears the findings are trying awfully hard to justify a building of this massing and location after approval by the Planning Commission.

Interpreting this guideline to mean nothing makes it the criterion most ripe for appeal for being interpreted implausibly.

**Scope of Review**, 2<sup>nd</sup> paragraph (page 31 of the hearing packet): *In the event of a further appeal, LUBA will defer to the City Council’s interpretation of discretionary criteria so long as the interpretation is “plausible.” A “plausible” interpretation is one that does not contravene the plain language of the criteria, considering its context, including the purpose and policy.*

Thank you for enduring yet another letter on this section 17.59.050B.1.



**Massing studies:** [19914\\_gwendolyn\\_pc\\_response\\_memo\\_2023-03-09.pdf \(mcminnvilleoregon.gov\)](#)

A memorandum from OTAK dated March 9, 2023 had inconsistencies which I feel need to be addressed. There are half a dozen perspective drawings of massing studies dated more than a year ago showing a different building than the currently proposed Gwendolyn Hotel. Perspective drawing is a method which creates a 3-dimensional effect where items in the background appear smaller and those in the foreground appear larger.

In the submitted drawings, the hotel is either in the background where it appears smaller than the existing buildings in the foreground (which are actually the smaller buildings), or, where the hotel is in the foreground, its height is cropped so we cannot see the total height of the building. This can be misleading.



McMinnville Mixed Use | Massing Concept

February 23, 2022 • Project 19914



McMinnville Mixed Use | Massing Concept

February 23, 2022 • Project 19914



## Bennette Building issues:

This diagram from the OTAK memorandum dated March 9, 2023, showing images from Feb. 23, 2022 ([19914 gwendolyn pc response memo 2023-03-09.pdf \(mcminnvilleoregon.gov\)](#)), caused me to remember something about the Bennette building running clear from 3<sup>rd</sup> Street to 4<sup>th</sup> Street.



And here it is from page 46 of the OTAK Aug. 2, 2022

Requests document: [\\*gwendolyn lu narrative.pdf \(mcminnvilleoregon.gov\)](#)

619 NE 3rd Street ...According to the HRI [McMinnville Historic Resources Inventory]: *“This building is a one-story brick structure facing south on Third Street and **extending north the entire depth of the block with a similar elevation on Fourth**. A flat roof is concealed by parapet walls on either end and the facades each have seven stepped forward piers and corbelled cornice lines. The south façade has a large window and three doors. Two of them are large enough to accommodate automobiles. Three low gabled projection [sic] creating a partial second story, protrude from the roof toward the rear. The building has always accommodated garages.”*  
(Emphasis added)

There has been no historic alteration application for the portion of the Bennette Building which will remain on 4th Street. We have no information about how it will be addressed at the impact point of demolition. All care should be taken to ensure demolition and new construction do not impact the integrity of the remaining building. How will the applicant ensure structural soundness at the new south edge (at the interior of the block)? Will it require a seismic upgrade? Will it be cost-prohibitive?

At the very least, there should be a condition of approval requiring a structural analysis (including a statement as to the likelihood the building will survive the demolition and construction of the hotel), construction drawings, and an approved alterations permit before a building permit for the hotel is issued. The alteration application should have been a part of this process or explained why not.

From page 9 of the Structural Analysis regarding the 619 Bennette Building [Appx C Structural Report.pdf \(mcminnvilleoregon.gov\)](#), there is evidence the northern portion of the building on 4<sup>th</sup> Street may be reliant on the southern portion:

- The brick at the north elevation continues up to at least the roof profile but is not visible from the exterior due to the building to the north
- The north wall has window openings, the 619 Building may have been built before the building to the north

Page 11 of the same document speaks to the need to ensure structural protections are in place while demolition and construction are going on:

- Because of the shared walls and physical contact with the adjacent buildings, special consideration would be required relative to building pounding and whether the buildings could be made to act together in a seismic event.

*MZO 17.06.015 General Definitions:*

**Building Alteration** – A change, addition, or modification to a building or structure.

**Structural Alteration** – Any change to the supporting members of a building including foundations, bearing walls or partitions, columns, beams or girders, or any structural change in the roof or in the exterior walls.

*MZO 17.06.060 Historic Preservation Related Definitions:*

**Alteration** - The addition to, removal of, removal from, or physical modification and/or repair of any exterior part or portion of an historic resource that results in a change in design, materials or appearance. Painting, reroofing, and general repairs are not alterations when the new materials and/or colors match those already in use.

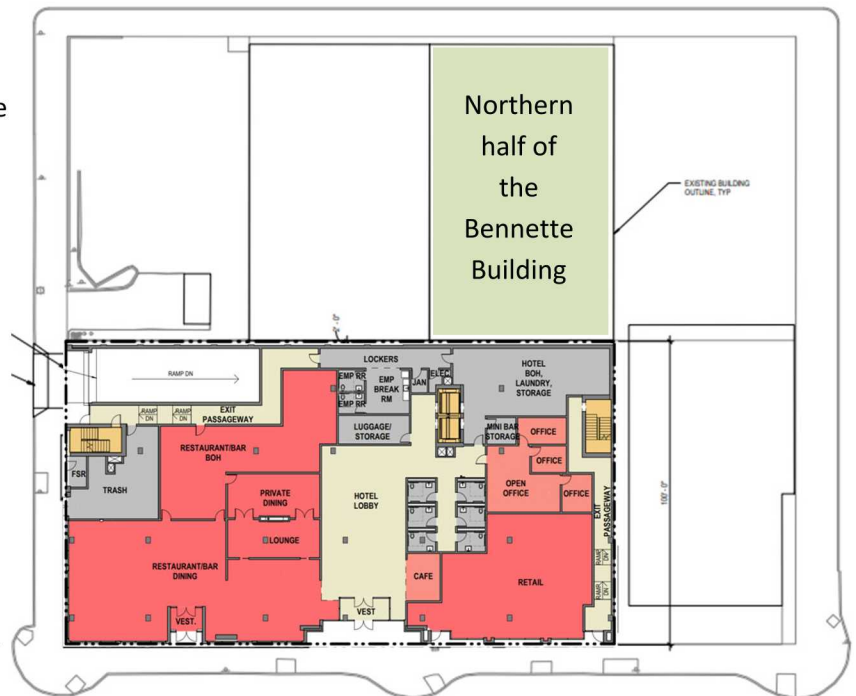
In continuing to review the ground-floor plan of the hotel and the loading point near the NW corner of the building, it seems clear how this will serve the restaurant kitchen. What’s not clear is how mattresses, TVs, and furniture will be brought down that skinny passageway and through that equally skinny locker room to the storage room in the NE corner where they can access the elevators.

You might say that’s none of the city’s business at this point, but I contend the adequacy of the loading point at the sidewalk at the NW corner of the building is in the city’s purview at this time. The Planning Commission’s failure to address 17.60.070 Off-street loading requirements makes this more important.

My sense is that the hotel will need to petition the city at some point in the future to demolish the remainder of the Bennette Building so that it can develop a proper loading area at its back-of-house storage room in the NE corner of the proposed hotel. Perhaps they would use the rest of the lot for employee parking.

Might we lose another historic building because the limited service area available is too small to fill the need?

I feel this again speaks to the site and its immediate environs as being inadequate to handle the operations of a building of this scale.



Thanks very much for considering yet another issue in these applications.

Carol Paddock  
McMinnville, Oregon

## Mayor and City Councilors:

This is my review of the demolition applications. My sincere apologies that it is a long, dull document. It is nonetheless important for the future of our historic downtown and I thank for taking the time to consider it. To make it a little easier to navigate, there is a table of contents on the next page.

The March 18, 2023 Planning Commission's findings (from the March 16, 2023 meeting) are largely taken from the proposed findings developed by staff for the Historic Landmarks Committee's (HLC) to consider at their Jan. 5, 2023 meeting. (The HLC did not utilize these proposed findings.) The Planning Commission's findings, therefore, do not incorporate the important March 2, 2023 memo from McMinnville's building official (page 399 of the City Council's April 18 meeting packet) clarifying that seismic upgrades are unlikely to be required for many uses and light renovations of the three buildings. (More on that below.) Many economic criteria responses throughout the findings are therefore erroneous. Comments herein on the economic sections of the findings in relation to seismic upgrades should be taken as applying to all other mentions in the findings regarding seismic upgrades. In view of this new information and lacking a seismic remediation adjustment factor to the development scenarios and other seismic comments presented by the applicants, there is no way to reassess them.

Similarly, the topic of the potential rehabilitation of the historic buildings from public submissions received after Jan. 5 are significant and not reflected in the Planning Commission's findings. And of course, any public submissions since Jan. 5 on other topics which might contribute to the conversation are not reflected in the recent findings.

I reviewed the 609 Third Street findings (AP 1-23/HL 6-22, the O'Dell building) in creating this letter. They are substantially similar to the other two demolition findings documents (AP 2-23/HL 7-22 and AP 3-23/HL 8-22); therefore most, if not all comments which apply to the O'Dell building also apply to the other two buildings under consideration for demolition. Page number references are for the Planning Commission's O'Dell (609) findings.

Similarly to my April 10 letter:

- In all cases of emphasis in references, it has been added.
- Unless otherwise indicated, page numbers refer to the March, 2023 Planning Commission Decision, Conditions, Findings of Fact and Conclusionary Findings (AP 1-23—609 O'Dell).
- MZO = McMinnville Zoning Ordinance
- HLC = Historic Landmarks Committee
- HRI = McMinnville Historic Inventory
- HRA = Historic Resources Assessment
- HHPR = Structural Report (Harper Houf Peterson Righellis Inc.)

Thank you.



Carol Paddock

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## New Seismic Understanding

The March 2, 2023 memo from McMinnville’s building official (page 399 of the City Council’s April 18 meeting packet) attests to a much diminished need for seismic upgrades than was understood seven months ago when I first became involved. In short, a seismic upgrade *maybe* required during a remodel or alteration when:

- a 300-person occupant load per building is anticipated, or
- the use requires especially heavy equipment or large groups of people, or
- an addition is attached to the existing structure, or
- some unusual structural irregularity is planned.

This leaves a lot of opportunity for reuse of the three historic buildings as shown in the record. (See my letter of 03/15/23; see also Marilyn Kosel’s submission 03/16/23 and letter 03/14/23; Nathan Coopriider’s letter 03/15/23; Katherine Huit’s letter 03/15/23; and Brian Libby’s letter 03/13/23.)

## Erroneous Seismic Conclusions throughout the Planning Commission’s Findings

Throughout the findings, the applicants assert, and the Planning Commission concurs, that the potential for seismic upgrades is a leading factor in economic arguments for demolition and against preservation. We now know, through the building official’s memo, that such upgrades are not likely, but the findings (from the demolitions decisions, 609, 611, and 619 Third Street) were not updated to reflect that. The listing below shows how heavily the applicants rely on the argument of seismic upgrades and how the City relies on their arguments:

From page 4, the 2nd paragraph of an excerpt from the application for the Proposed Project section under the Summary:

*...changing the occupancy of these buildings from office to commercial, retail, or hospitality is likely to trigger significant seismic upgrades.* (Page 4 of AP 1-23)

From the 1<sup>st</sup> paragraph of the Applicant’s Response to OAR Chapter 660, Division 23 (8)(a), the National Register’s directive to protect historic resources through the public hearing process on specified criteria:

*...the buildings cannot be economically seismically retrofitted in their current configuration to allow for a hospitality or other adaptive re-use...* (Page 27 of AP 1-23)

From the 2nd paragraph of page 31, the City’s Response to the Applicant’s HHPR Existing Building Structural Summary:

*The report concludes that the first option to construct a new hotel over the top of the existing buildings would require a complete seismic and structural upgrade to the buildings and would be problematic relative to the placement of needed structural supports in the existing buildings.* (Page 31 of AP 1-23)

From the 2<sup>nd</sup> paragraph of the Applicant Response to OAR 660-023-0200(8)(a) Factors to Consider – Economic Consequences:

*...most alternative uses would require seismic upgrades to meet current building code at a significant out-of-pocket cost.* (Page 45 of AP 1-23)

From the City Response to OAR 660-023-0200(8)(a) Factors to Consider – Economic Consequences:

*...the costs of stabilizing the building and providing Class A office space is more than the market will bear...* (Page 46 of AP 1-23)

From the 2<sup>nd</sup> paragraph of page 66 of the Applicant's Response (December 15, 2022) to 17.65.050(B)(2). The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation:

*Upgrading the buildings to a different use would almost certainly require seismic upgrades.* (Page 66 of AP 1-23)

From the 1<sup>st</sup> paragraph of the Applicant's Response (Original Application) to 17.65.050(B)(4): The physical condition of the historic resource:

*...a change of occupancy of these buildings from office to commercial and/or lodging uses would likely require costly seismic updates to each of these buildings.* (Page 69 of AP 1-23)

From the last full paragraph of page 69 of the Applicant's Response (December 15, 2022), also to 17.65.050(B)(4):

*It is important to recognize that any significant changes to these buildings (such as significant tenant improvement) would likely trigger seismic retrofit to some degree.* (Page 69 of AP 1-23)

From the last partial paragraph of page 69 of the Applicant's Response (December 15, 2022), also to 17.65.050(B)(4):

*The costs of such upgrades are likely infeasible for these buildings in their current occupancy; as explained by the Western States Seismic Policy Council, "upgrading existing buildings to resist earthquake forces is more expensive than meeting code requirements for new construction."* (Page 69 of AP 1-23)

Note that the building official's memo appears to directly counter this particular assertion:

*Upgrade for seismic safety may be to a lesser standard than for new construction, based on a number of variables.* (Page 4 of the March 2, 2023 memo)

From the 1<sup>st</sup> paragraph of page 74, the Applicant's Supplemental Response (November 4, 2022) to 17.65.050(B)(6): Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation; > MAC-Town 2032 Economic Development Strategic Plan > Goal 6.2: Become the preferred destination for wine-related tourism > Connect hoteliers and other hospitality professionals:

*The existing buildings...do not currently include hospitality uses and cannot be upgraded to accommodate them without triggering substantial seismic and building code upgrades.* (Page 74 of AP 1-23)

Note: The Applicant seems to exclude from their definition of “hospitality” (on the previous page 73, 2<sup>nd</sup>-to-last paragraph) less intensive uses such as food service which are less likely to trigger a seismic upgrade, yet still meet the goal of the MAC-Town 2032 plan.

From the 2nd paragraph, the Applicant’s Supplemental Response (November 4, 2022) to the same goal:

*The building could be converted to a wine tasting or food service use, which would trigger the same seismic and building code upgrades noted above and would provide even less income.* (Page 74 of AP 1-23)

Note: This contention seems quite in contrast to the building official’s memo. A wine tasting or food service use meets none of the scenarios mentioned as possibly triggering a seismic upgrade.

From the last paragraph on page 74, the Applicant’s Supplemental Response (December 15, 2022) to Goal 6.4: Market and promote McMinnville, continuing with 17.65.050(B)(6):

*Seismic retrofit of the buildings is unaffordable if their current configuration is maintained...* (Page 74 of AP 1-23)

Last partial paragraph on page 75, APPLICANT’S RESPONSE (Original Application) to 17.65.050(B)(7): Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource’s preservation:

*...the cost to retain and renovate the existing buildings to current building code, including seismic upgrades, is significant and unlikely to be undertaken by any purchaser of the property.* (Page 75 of AP 1-23)

Last bullet, page 75, Applicant’s Response (December 15, 2022) to 17.65.050(B)(8). Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City:

*Adaptive re-use would require seismic upgrades and the buildings cannot be economically used for hospitality.* (Page 77 of AP 1-23)

The significant reliance of the findings on seismic upgrades to support demolition is shown above. But, according to the building official, there are many paths to adaptive reuse which do not require seismic upgrades, thus reducing, if not eliminating, the applicant’s often-cited financial impediment to renovation.

#### **Page 14 of AP 1-23:**

#### **Summary of Criteria & Issues**

*The application (HL 6-22) is subject to... The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.*

The following Comprehensive Plan Goals are not addressed, but should be, according to 17.59.040A.1.

- *GOAL III 3: INCREASE PUBLIC AWARENESS AND UNDERSTANDING OF McMinnville's History and its Historic Preservation Program*
- *GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES*
- *GOAL III 5: DOCUMENT AND PROTECT HISTORIC RESOURCES*
- *GOAL III 6: INCREASE HERITAGE TOURISM*

**Page 26-27 of AP 1-23:**

**OAR Chapter 660, Division 23, Procedures and Requirements for Complying with Goal 5:**

*(8) Instead, a local government: (a) Must protect National Register Resources...by review of demolition or relocation...*

*APPLICANT'S RESPONSE: For the reasons explained below, consideration of the several factors addressed herein demonstrates that the buildings cannot be economically seismically-retrofitted in their current configuration to allow for a hospitality or other adaptive re-use, and that the public interest in preserving them is outweighed by the public and private benefits achieved by construction of the proposed Gwendolyn Hotel.*

We know this is no longer correct. Please see the information above about the reduced need for seismic retrofitting.

**Page 27 of AP 1-23:**

**OAR 660-023-0200(8)(a) Factors to Consider – Condition of the Property**

The City Response is not quite correct:

*CITY RESPONSE: The structural analysis does not indicate any structural issues that were significant or imminent public safety hazards, the condition of the building is not a significant determining factor requiring demolition of the property by itself as a factor. (Page 29)*

But in fact, structural issues are not a factor at all in determining demolition approval for this project, according to the applicant:

*APPLICANT SUPPLEMENTAL RESPONSE (November 4, 2022): The applicant is not requesting demolition of the property due to significant structural issues or imminent public safety hazards. (Page 27)*

**Page 31-37 of AP 1-23:**

**OAR 660-023-0200(8)(a) Factors to Consider – Historic Integrity of the Property**

From the APPLICANT SUPPLEMENTAL RESPONSE (December 15, 2022) (page 37):

*...the building has been reskinned, its corner [sic] removed and later replaced in a manner not reflective of its original historic character...*

The City Response says historic integrity is compromised. What they and the HRA neglect is the massing detailing. The window patterns remain, storefront bays repeat

the historic proportions and general detailing. Stucco allows, and even enhances the shapes of the brick pilasters and set-in storefront bay delineations.

Yes, the filled-in corner of the O'Dell building is newer, but done in a way that preserves the shape of what was the open garage. It honors this function by using the void to advantage. In using glass, it remains transparent, as the void was. If someone were walking by with an historic walking tour brochure photo, its previous use would be apparent. Isn't this what we'd like to see? A modern re-use of historic structures that respects the history?

**Pages 44-45, AP 1-23:**

**OAR 660-023-0200(8)(a) Factors to Consider – Value to the Community**

Regarding the city's response to this factor, the assumption that the building is financially infeasible to rehabilitate is incorrect. (My comment goes to all three buildings and other financial criteria.)

*CITY RESPONSE: Balancing the assumptions that the subject structure does not retain much historic integrity, and is financially infeasible to rehabilitate, the replacement project has more value to the community than the preservation of the building.*

The record continues to receive positive information on the ability to renovate these buildings. Much of this information has come in since the proposed findings from the Historic Landmarks Committee's (HLC) meeting of Jan. 5, 2023. (See Coopriider submission, March 15, 2023, for example, among others.) Since the Planning Commission's findings are largely a pick-up of those earlier proposed findings, they do not represent much of the testimony that followed the HLC decision. Furthermore, the March 2, 2023 memo from McMinnville's building official attests to a much diminished need for seismic upgrades, thus reducing, if not eliminating, the applicant's often-cited financial impediment to renovation.

**Page 45, AP 1-23:**

**OAR 660-023-0200(8)(a) Factors to Consider – Economic Consequences**

The response to this factor is faulty in that it is premised on the expense of seismic upgrades which we have since learned are likely to be unnecessary depending on the factors shown in the building official's memo. From the Applicant Response:

*Theoretically one or more of the buildings could be renovated to house a more active use that made a greater contribution to the streetscape. However, most alternative uses would require seismic upgrades to meet current building code at a significant out-of-pocket cost.*

From the City Response (page 46):

*...the costs of stabilizing the building and providing Class A office space is more than the market will bear which would lead to continued disinvestment in the second story and no office vitality outside of the ground floor.*

We now know these are not accurate conclusions. Cost of rehabilitation cannot be assumed to be an impediment to redevelopment

Page 46, AP 1-23:

**OAR 660-023-0200(8)(a) Factors to Consider – Design or Construction Rarity**

609 Third Street

The City Response contradicts itself:

*609 NE Third Street does not possess any specific design or construction standard that would be described as rare or significant for McMinnville, except for the interior structural design to allow for a large car dealer showroom.*

But, the interior structural design is a very significant feature for the auto garage use and era. From Paddock letter, March 1, 2023:

*...the grandeur and the uniqueness of the automotive era—the spacious wide spans designed for automobile movement, repair, and staging. The photos ... show the heavy timber trusses used to achieve that.*

It's also true that intrinsic to the function of structures of the transportation era, is massing: long, low, and wide for vehicle maneuverability. If maximizing means replacement of low-slung buildings, then by definition, we will not have representation of the auto era in our fabric of historic buildings.

We will have effectively edited out a particular historic building type.



619 Third Street

Page 48, AP 1-23:

**OAR 660-023-0200(8)(a) Factors to Consider – Consistency and Consideration of other Policy Objectives in the Comprehensive Plan.**

The findings state an opinion when saying,

*“..the historic value has been shown to be compromised as an individual structure and is considered emotionally valuable based on its perceived contribution to the overall McMinnville downtown historic district and building fabric. Based on the assumption that the historic value is over calculated for 609 NE Third Street, the condition of the building should not be a significant factor of consideration.”*

The historic value has not been conclusively shown to be compromised as an individual structure. Stucco covering the existing brick is the primary change cited, and this was a fact prior to the building being categorized as “significant contributing.” Stucco does not

conceal or obscure the building's design and character. Stucco over brick is a very dangerous precedent to accept for demolishing an historic building in the downtown district, as many historic brick facades have been covered in stucco. Similarly, many historic buildings in the district have some or all of the original ground floor windows replaced. Giving overwhelming weight to these minor cosmetic changes while undervaluing the other more significant reasons that these historic buildings contain real historic value and provide a real contribution to the district, is an uneven balancing of the facts.

The historic value is not emotional, and this building has more than a *perceived* contribution to the historic district. *The contribution is very real.* This statement in the findings disregards facts entered into the record, including:

**U.S. Department of the Interior, NATIONAL REGISTER BULLETIN: Technical information on the National Register of Historic places.** With some relevant sections including but not limited to:

- *"A district derives its importance from being a unified entity"*
- *"The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties."*
- *"A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by patterns of historic development or associations."*
- *"A district is usually a single geographic area of **contiguous** historic properties..."*
- *"The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is **historic context**. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities."*

**McMinnville Downtown Historic District National Register of Historic Places Nomination:**

Including but not limited to these important excerpts:

- *"Boundary decisions for the historic district were based on historic, visual, and physical factors. Historical factors...include...building use, scale of buildings, and building materials. Visual factors such as changes in building style, massing, setback and design features."*
- *"The downtown district has a strong central focus along Third Street... Most buildings in the district face onto this major axis."*
- *"Styles for contributing buildings included in the district are Italianate, Queen Anne, Richardsonian Romanesque, Commercial, American Renaissance, Craftsman, California Mission, and Modernistic. The primary building materials on historic buildings are brick and stucco. Some of the first floors of buildings have been remodeled with the use of tile, stucco, and marble."*
- *"Major changes that have occurred to the buildings in the district over the years have been alterations to the first floor storefronts and the introduction of stucco applied to building facades. Most storefront windows have been replaced with large single-paned, fixed glass"*

*windows with aluminum frames. Transom windows have been covered over with plywood or stucco”*

- *“In November of 1982, the McMinnville City Council passed an ordinance... establishing the McMinnville Historic Landmarks Committee.”*
- *“A new ordinance, which will... provide for historic district guideline measures, is to be introduced in early 1987.”*

Comment: This description is still very much true in describing the value and the condition of the historic district as it exists today. Including these three “significant contributing” historic buildings. It is not correct to state in the findings that the historic value has been shown to be compromised – for any of these buildings, as they were classified as contributing buildings of significance in the district and remain so today.

Many detailed citizen testimonies with research of the historical significance and value of these three buildings are in the record. (See the submissions from Ernie Munch, as an example.)

**Page 56 (starting on page 55), AP 1-23:**

**GOAL IV 3: 22.00 The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of existing commercial properties.**

The findings misunderstand that their proposed project is in the central portion of downtown, not the eastern:

*“The proposed project maximizes the existing commercially designated lands by building a higher density commercial program on the site, which will also serve to revitalize the east side of Third Street that was identified as a redevelopment area in the adopted 2000 Downtown Improvement Plan.”*

The 2000 Downtown Improvement Plan (DIP) identifies the eastern portion of downtown as between Galloway and Johnson Streets (page 9 of that plan). The proposed Gwendolyn Hotel is in the central portion, according to the DIP.

This finding relies on the applicant’s response (page 55) that:

*“The proposed development is a commercial development on properties zoned C-3 and designated for commercial uses and development. The building meets the applicable development standards for the zone and site [and] will intensify the uses on the site and maximize the efficiency of a key site within downtown McMinnville.”*

These findings misunderstand the downtown design overlay zone which is meant to keep an historic scale of buildings within its specified area. In so doing, the success this strategy has shown will contribute to the revitalization of the surrounding areas, such as that taking place in the Granary District.



**Page 56, AP 1-23:**

**GOAL IV 3: 26.00: The size of, scale of, and market for commercial uses shall guide their locations...**

The satisfied findings do not address the fact that the scale of the proposed commercial use is incompatible with this location within the historic district, and in a location with historic buildings which could be readily adapted or re-tenanted with different uses of a size and scale appropriate for this location and these historic buildings. It is the size of the proposed use which is overwhelmingly creating the requirement for demolition. Due to this error by omission in the findings, this incompatibility is given undue weight in balancing other factors preventing demolition.

**Page 56, AP 1-23:**

**GOAL IV 3: 26.00: ...and shall be located where sufficient land for internal traffic circulation systems is available (if warranted) and where adequate parking and service areas can be constructed.**

The findings omit the mention of facts on the record, provided through public testimony, which highlight unresolved and poorly planned traffic circulation on site (March 14, 2023 Paddock letter). Testimony illustrates that land has not been dedicated to ADA passenger arrival and departure directly to the primary building entrance. On a 'bare land' project, this guest arrival should be able to be easily accommodated on private property so as to not unduly burden the public and compromise the existing pedestrian experience and safety. Agreeing to resolve this later, without having a design set up for success now, will very likely result in dedication of several public parking spaces along 3<sup>rd</sup> Street to exclusively private use, and also a minimum 57" by 20' encroachment into the sidewalk for ADA passenger arrival and ramps, whereas adequate area dedicated to resolve this internal traffic circulation issue would remove this burden from the public right of way. The streetscape is an important part of the historic district, especially along 3<sup>rd</sup> Street, and the expectation that this internal circulation issue can be resolved along the 3<sup>rd</sup> Street building frontage was not explained, resolved by the applicant, or approved by the City, even after clear questions about vehicle circulation and safety were raised by concerned members of the public.

**Page 61, AP 1-23:**

**17.65.010 Purpose. C. Foster civic pride in the beauty and noble accomplishments of the past;**

Findings should not have relied on the applicant response that,

*"The existing buildings are utilitarian and were originally developed as functional structures."*

Although this statement is true in that the buildings were originally useful and functional, it is not true if it is meant to imply that they were developed without beauty and are not noble accomplishments. They most certainly are both beautiful and noble, as facts in the record through public testimony clearly indicate. Photographs, plaques and use of salvaged materials are not equivalent to building preservation when attempting to foster civic pride in the beauty and noble accomplishments of the past.

**Page 61, AP 1-23:**

**17.65.010 Purpose. D. Protect and enhance the City's attractions for tourists and visitors;**

The proposed design cannot be found to meet the condition of approval #12, *"replicating the form and design of the building stock on Third Street."* Nowhere in downtown are "step backs" so vigorously employed, nowhere is a building less 4-square to the street, nowhere is a building so tall and broad for such a length. If the proposed design is approved then this condition cannot be shown to be met.

The findings should not have accepted the applicant response:

*The proposed building will establish a gateway effect at NE 3rd and Ford streets and complement the three-story buildings on each corner.*

While the applicants may be right, a gateway does not belong in the central portion of downtown. Gateways are at or near termini. A gateway in the middle of something is a blockage. And this will be a big one. (See comments regard massing throughout the public submissions and traffic in Paddock letters of March 14 and April 10.)

**Page 63, AP 1-23:**

**17.65.050(B)(2). The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;**

Evidence in the record suggests, through narratives of comparable renovations (see references elsewhere in this letter), that different approaches to renovation can be achieved for well under the \$12,000,000-plus figures provided by the applicant.

The Planning Commission was mistaken in approving the proposed findings of the Jan. 5, 2023 HLC meeting.

*"The applicant has provided the requested information to determine if rehabilitation of the structure is financially feasible within the existing McMinnville market."*

The renovation scenario in this section is out of date. The high \$12,000,000 cost is likely due to seismic upgrades, which a developer would seek to avoid incurring by selecting an option which didn't require it. We now know the applicant's contention, *"Upgrading the buildings to a different use would almost certainly require seismic upgrades"* (page 66) is incorrect. In view of the new information we have on seismic remediation and lacking an adjustment factor to the development scenarios presented, there is no way to judge them. Furthermore, three newer scenarios, requested by Planning Commissioner Langenwalter have not been incorporated. This criterion should read "Not Satisfied."

Page 67, AP 1-23:

**17.65.050(B)(3). The value and significance of the historic resource;**

The findings should not have stated *“The historic significance of the property is questionable due to the amount of modifications that have occurred.”* (Page 69) The modifications are not much more than existed at the time the building was correctly classified as a “Primary Significant Contributing” resource in the district. There are no facts to support the finding that *“the attributed historic significance identified in the McMinnville Downtown Historic District National Register of Historic Places nomination for 609 NE Third Street as a Primary Significant Contributing resource in the district is misrepresented due to the amount of modifications that have occurred on the property.”* The contention that modifications made after classification should devalue the buildings’ status has not been established. There is no explanation for why this would be so. An historic preservationist has not been consulted to determine that this is the case. Much public testimony includes facts that prove the historic significance is not questionable.

The focus on the exterior of the buildings as the primary value is misplaced. As I understand it, the city weighs in on applications that affect the exterior of buildings in the historic district, but has no authority on the interiors except as required by the building code. But this does not restrict the Council’s consideration of the buildings, as staff pointed out on the first page of the March 2, 2023 memorandum, from the city answering questions from the Planning Commission:

*None of the properties on the McMinnville Historic Resources Inventory were classified based on their interior historic integrity – therefore we do not regulate or review alterations to interiors. If you feel that the condition of the interior (either from a perspective of historic integrity, historic significance, or physical condition) warrants a finding for one of the criteria of review and there is evidence in the record to support that finding, then you can provide that information as part of your deliberations and final decision.*

This means that you could deny demolition based on the original exposed long-span heavy timber trusses and their significance to the transportation era in serving the auto industry. You could decide that protecting the potential of these wide open interior spaces to be used again is in the public interest. This position can be used to respond to several criteria:

*OAR 660-023-0200(8)(a) Factors to Consider – Historic Integrity of the Property*

*OAR 660-023-0200(8)(a) Factors to Consider – Historic Significance of the Property*

*17.65.050(B)(3) The value and significance of the historic resource;*

This is the criterion under discussion at this point in this letter: The relatively low buildings with wide open interiors facilitated by long-span heavy-timber trusses were the most defining characteristic of the transportation era.

*17.65.050(B)(4) The physical condition of the historic resource;*

The trusses are exposed, relatively intact for their age, and repairable, according to the structural analysis provided by the applicant.

*OAR 660-023-0200(8)(a) Factors to Consider – Value to the Community*

*17.65.050(B)(8) Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City...*

Being commercial structures, any member of the public would be able to re-experience the intangible spaciousness of an auto dealership of 100 years ago, following restoration of the buildings.

*OAR 660-023-0200(8)(a) Factors to Consider – Design or Construction Rarity*

I believe these three buildings are the only representations of the transportation era in McMinnville. If they're demolished, we will have no representation from that era.

*MZO 17.06.060 Historic Preservation Related Definitions.*

- *Demolition - To raze, destroy, dismantle, deface or in any other manner cause partial or total ruin to an historic resource.*
- *Historic Resources - Any site, structure, building, district, or object that is included on the Historic Resources Inventory.*

According to the Historic Preservation Related Definitions, demolition happens not just to the buildings but to the district as a whole. It makes sense: The loss of three adjacent buildings at once leaves a gaping hole in the array of historic buildings along Third Street. In fact, if they are demolished, there will be no historic buildings facing Third Street on this block. It will be the first block along Third Street to present no historic presence. These comments are in the record. The findings should address this criterion in relation to not just the building, but the whole district.

**Page 69, AP 1-23:**

**17.65.050(B)(4). The physical condition of the historic resource;**

The City Response should not have made the assumption that the applicant's recitation of physical conditions of the buildings amounted to a request for demolition. This is not the case.

*CITY RESPONSE: The applicant argues that the combination of structural issues associated with a lack of building maintenance and investment and the structural costs of reinforcing unreinforced masonry buildings is a significant cost burden for a one or two-story building to overcome. (Page 71)*

The Applicant's Response did not mention cost at all, except in relation to seismic upgrades (see discussion throughout about earlier erroneous understandings of seismic remediation). From the applicant, both from page 69:

*"...a change of occupancy of these buildings from office to commercial and/or lodging uses would likely require costly seismic updates to each of these buildings."*

*"...any significant changes to these buildings (such as significant tenant improvement) would likely trigger seismic retrofit to some degree."*

In fact, the applicant *does say* the “existing buildings are in adequate physical condition for their existing uses as offices” and has stated several times they are not requesting demolition based on structural issues.

*APPLICANT RESPONSE: The applicant is not requesting demolition of the property due to significant structural issues or imminent public safety hazards.* (Nov. 4, 2022 OTAK memorandum to city)

So this criterion is practically non-applicable.

**Page 71, AP 1-23:**

To lighten the mood for a moment, here’s a rare bit of consensus:

**17.65.050(B)(5). Whether the historic resource constitutes a hazard to the safety of the public or its occupants;**

*APPLICANT’S RESPONSE: Each of the buildings are currently occupied and is assumed to not constitute a hazard to the safety of the public or its occupants.*

*FINDING: The historic resource is not a hazard to the safety of the public.*

**Page 72, AP 1-23:**

**17.65.050(B)(6). Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;**

The three historic buildings are in no way a deterrent to the goals of the MAC-Town 2032 Economic Development Strategic Plan. A hotel may support the plan in this location, but the plan will be served if it is located close by, just outside the historic downtown core. Preserving the buildings does not impede the plan—the plan can still go on. But helping the plan along is not what the criterion asks for (especially when it infringes on so many other criteria). The 2023 Plan does not rely on the specific location of the three historic structures. This is just logic. This point has been made in public submissions.

**Mac-Town 2032 Plan Goal 6.1: Make Downtown the best it can be.**

*Evaluate current zoning, historical districts and designations, and existing land use patterns, including underutilized parcels, to ensure that key downtown parcels offer the highest and best use for their location.*

The applicant addresses only *their* downtown parcels, and not an evaluation of the rest of the goal: “historical districts and designations, and existing land use patterns.”

**Mac-Town 2032 Plan Goal 6.4: Market and promote McMinnville.** (page 74)

In saying “*The buildings have each lost at least half of their historic facades (indeed, the 609 Building has lost its entire original facade)...*” (Page 74) the applicant has confused a surface treatment with the entirety of what a façade is. In fact, the stucco has allowed

historic massing details to come forth, which the busy-ness of the brick can overwhelm: vertical pilasters intersecting with horizontal belt courses framing stacked bays which make the window modules within the bays appear slightly recessed... They're utilitarian massing details which go with a utilitarian historical use, and it's a nice contribution to the downtown historical fabric to see that represented.

Continuing with the applicant's comments at the bottom of page 74: "*Seismic retrofit of the buildings is unaffordable if their current configuration is maintained...*" We now know that seismic retrofit is unlikely especially if the current the configuration is maintained.

The applicant says, "*Assuming that the buildings' massing must be retained...no owner will be able to meaningfully intensify their uses.*" (First paragraph, page 75) It has not been shown that all intensification uses and strategies are impossible. Several public submissions are about successful restorations within the original building envelope. (See the Marilyn Kosel March 16, 2023 letter and Ernie Munch letter of November 20, 2022— list incomplete.)

The Planning Commission did not, but should have considered the whole of the Mac-Town 2032 Strategic Plan, including these actions and goals, in relation to this project:

- *Improve McMinnville's sense of place through thoughtful design.*
- *Assess the sufficiency of McMinnville's existing design guidelines to protect and enhance valued aspects of the City's building stock and built form*
- *Develop a brownfield remediation program in partnership with the state, to redevelop the old bus barn site, the NE Gateway vehicular junkyard and downtown autobody shop*
- *Guide growth and development strategically, responsively, and responsibly to enhance our unique character*

Since the applicant relies heavily on this plan as a justification for their project in its specific location, it is appropriate to review it against the entire plan.

For the reasons above, the City Response is mistaken in claiming that the three historic buildings are a deterrent to the Mac-Town 2032 Plan.

**Page 75, AP 1-23:**

**17.65.050(B)(7). Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation;**

*APPLICANT'S RESPONSE (Original Application): As noted in the response to 17.65.050.B.2 above, the cost to retain and renovate the existing buildings to current building code, including seismic upgrades, is significant and unlikely to be undertaken by any purchaser of the property. Retention of the buildings as-is will be unsustainable given the asking sale price, and the cost of*

*renovation of the properties for new or different uses will take 40 years to recoup.* (Running onto page 76)

We now understand the applicant’s response to be incorrect for many lower impact uses, due to the unlikely need for seismic remediation.

The applicant’s statement, *“the current economic viability of these buildings and their future prospects are poor”* does not reflect the information in public and city submittals received since Jan. 5 2023, in terms of seismic retrofitting and renovations, as discussed herein.

The city has no definition for “public interest.” Public interest is described several times by the applicant on page 76:

- *...the public interest in preservation of these buildings is related to their ability to reflect their historical period of significance. (page 76)*
- *the public interest in their preservation should be viewed as reduced as compared to buildings that have not been substantially altered,*
- *The public interest in their preservation must necessarily include their ability to serve an economic function to McMinnville's historic Downtown.*

It is glaring that neither the applicant nor the Planning Commission mention the public interest as expressed by dozens of letters in the record opposing demolition.

Regarding the Planning Commission’s **FINDING. SATISFIED WITH CONDITION OF APPROVAL #13:** *Based on the data provided, the City concurs with the applicant, unless another solution can be provided.* (Page 77)

### **Guerilla Development**

A reasonable approach to a solution *has been* provided in the form of testimony describing Guerilla Development projects, including pro-forma spreadsheets (See Coopriider submission, March 15, 2023, for example, among others). Below are some examples from Guerrilla Dev. (already in the record) showing exposed structure renovations in utilitarian buildings:





Also, the Marilyn Kosel testimony (March 16, 2023 letter) about the JC Penney/Fenton building renovation shows another solution/approach that has been quite common in the preservation of downtown historic buildings.

**Page 77, AP 1-23:**

**17.65.050(B)(8). Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City**

The applicant’s response is perplexing. The term “physical benefits” is unfamiliar and undefined. The “physical benefits” of the proposed hotel should be explained.

*APPLICANT’S RESPONSE (Original Application): Given the economic and physical benefits of the proposed development, as described elsewhere in this narrative, the HLC can find that the retention of the existing buildings is not in the best interests of a majority of community residents... (Page 77)*

The applicant further responds, *“retaining the buildings in their current state is likely to result in continuing decline in their condition, and renovation of the buildings is cost-prohibitive and will result in a substantial loss for the development team.”* But submissions from Marilyn Kosel (March 16, 2023 letter) and Ernie Munch (November 20, 2022) (incomplete list), show historic renovations are already being successfully done in downtown McMinnville.

Regarding the reasons presented by the applicant that retention is not in the best interests of the citizens of the city, from the APPLICANT’S RESPONSE (December 15, 2022 Application): (Page 77)



- *The buildings do not reflect their appearance or use during their respective periods of significance.*

This is not true. Testimony in the record shows that they do reflect their historic appearance in terms of massing, massing details, structural frames, rooflines, fenestration patterns... And they do reflect their historic use in the spacious interiors necessary for the maneuvering and display of vehicles, created by long-span heavy-timber trusses

- *The buildings have few remaining residual historic features character[iz]ing the Historic District, aside from their masses, structural frames, and roof lines.*

I disagree: See just above. The facts that made this building qualify for “Primary Significant Contributing” status are those same historic features (which I would not call residual). No facts have shown this status should be changed.

Throughout the findings the applicant is picking and choosing among historic building characteristics as to which have merit and which don’t with no basis, or evidence, or definition to guide which have significance or integrity or public interest or appeal... The strongest characteristics in these three buildings, in terms of their function and place in history, are the structure that provides the spacious interiors and storefront fenestration for viewing display. These remain present. This is synonymous with massing and is primary, not residual. These comments are in the record.

- *The buildings have limited value under current uses.*

In commercial real estate, the current use is what determines the building’s value. And increased value is available through renovation and change-of-use, and we now know these are likely possible without seismic upgrades.

- *Current or similar uses are probably unable to generate sufficient value to repair the buildings.*

Building repairs are not an allowed justification for demolition. This is referred to as “demolition by deferred maintenance.” Building repairs are done all of the time. The need for building repairs is often used to negotiate the price of building sale. And since these comments came from the applicants prior to January of this year, they do not reflect the building official’s memo that current and similar uses are unlikely to need seismic upgrades.

See Marilyn Kosel’s March 16, 2023 letter of her J.C. Penny rehab experience: *“Division of the space allowed for multiple tenants in smaller spaces they could afford. The building has been fully occupied since renovation was completed.”*

- *Adaptive re-use would require seismic upgrades and the buildings cannot be economically used for hospitality.*

As we now know, this kind of statement is not correct.

And the buildings can be used for hospitality, which is defined as: the business of providing food, drink, and accommodation for customers of restaurants, bars, etc. or

guests at hotels. The applicant has provided cost analysis only for one hospitality concept called “News Register / Wild Haven Hotel”, which was a demolition and re-build of the entire roof and upper floor structures and then constructing a new second floor over two of the three buildings, and a new roof patio over two of three buildings. No study was provided to determine the economic viability of re-using the building floor area as it currently exists, in new hospitality functions such as restaurants, bars, etc. Only a hotel was studied, and inefficiencies of that concept have been explained in public testimony on the record.

And the simple matter is there is no evidence that shows that citizens value a hotel higher than potential uses in restored historic structures. It has not been shown that retention of the historic resources would not be in the best interests of a majority of the citizens of the City.

*Historic features identified by the HRA, such as belt courses and cornices, are emulated by the proposed architectural design of the Gwendolyn.* (Page 77) APPLICANT’S RESPONSE (December 15, 2022 Application)

Well, the Gwendolyn design does not emulate the existing three buildings in any understandable way, nor does it honor anything about their design or construction. (See my letter of April 10, 2023, including the paragraphs regarding belt courses.)

*Any [re]moveable historic features of these buildings, such as windows, can be incorporated into the proposed building.* (Page 77-78) APPLICANT’S RESPONSE (December 15, 2022 Application)

The value of these features to the citizens is for them to be maintained in their existing locations. This is called historic preservation, and it has been clearly articulated in the record as to the value it provides to the community.

*The remaining characteristics of the buildings- their massing and roof line-can be easily documented with photographs.*

The massing and roof line can also be reconstructed, and this is an acceptable approach to historic preservation, as entered into the record in public testimony. Maintaining the existing scale of the district is a very important aspect of maintaining its character and integrity, and awareness of this has not been shown in this application.

For all these myriad reasons I ask that you spare the three historic buildings for the future life they will contribute to downtown as they move from staid offices through renovation and on to new and vital contributing uses.

Thank you very much.

Carol Paddock  
McMinnville, Oregon



**From:** [Christine Kirk](#)  
**To:** [Heather Richards](#)  
**Subject:** No to the Gwendolyn hotel project  
**Date:** Monday, April 17, 2023 1:21:32 PM

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**This message originated outside of the City of McMinnville.**

---

I am writing you this letter to let you know as a Townie since 1969, I am not interested in the demolition of a historic building to add a high end hotel in our downtown sector!

There have been a good handful of those that are offering up the same type of facilities without the total demolition of a historic space!

Please consider the livability of the towns people during all of this! I already know of a good handful of businesses that are moving out of that area due to the possible disruption of their businesses due to this construction process! And as somebody that uses the downtown as their regular living room, this would also cause me to be hesitant to continue my support of the neighboring businesses due to the uncomfortable nature of this mess for our downtown !

Secondly, I do some side, hustles for Nicks Italian café, Biscuits and pickles, catering and Bullrundistillery Carlton!

The side hustles are some thing I was called back into doing because the service industry is been hit so hard with the pivot from the pandemic, but also because it is not an affordable community for them to live in and working in. So there is one more reason for the big no on this project. Our current businesses are struggling to keep staffing. How is this going to even pan out for our community when there's no affordable housing for the service industry. I know that's a whole Other issue, but they do go, hand-in-hand!

Thank you for listening !  
Blessings and Namaste  
Christine Kirk  
All people yoga  
503-560-9119

[Sent from Yahoo Mail for iPhone](#)

**From:** [Erin Kendrick](#)  
**To:** [Heather Richards](#)  
**Subject:** Objection to Gwendolyn Hotel project  
**Date:** Monday, April 17, 2023 3:53:30 PM

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**This message originated outside of the City of McMinnville.**

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Hello,

I would like to register my objection to the Gwendolyn Hotel project. This is the 3rd luxury hotel to go in on (or just off) 3rd Street in just a few years. While I know that this supports tourism and jobs in our area, it is taking away space and resources on 3rd for residents and also drastically changes the look of 3rd St that I know and love.

While McMinnville needs to remain attractive for tourists, it also needs to maintain its character for its residents.

This project will not only change our beloved 3rd Street, it will violate not only the letter, but the spirit of the city codes in regards to Historic Downtown:

- MZO 17.59.050(b)(1): Buildings should have massing and configuration similar to adjacent and nearby historic buildings on the same block
- MZO 17.59.050(b)(1): Buildings situated at street corners or intersections should be, or appear to be, two-story in height
- MZO 17.65.050(b)(8): Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city
- McMinnville Comprehensive Plan Goal III 4: Encourage the preservation and rehabilitation of historic resources
- McMinnville Comprehensive Plan Goal III 5: Protect historic resources
- McMinnville Comprehensive Plan Goal III 6: Increase heritage tourism
- MAC-Town 2032 Economic Development Strategic Plan Goal 3.5: Proactively maintain McMinnville's character

Please do not approve this project in it's current configuration, or in any manner which will negatively alter our downtown.

Thank you,  
Erin Kendrick

# MAP Architecture

Ernie Munch Architecture Urban Planning LLC  
111 SW Oak Street, Suite 300. Portland, OR 97204

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Mayor Drabkin  
Members of the McMinnville City Council

17 April 2023

This letter is a continuation of my letter dated 10 April 2023 which dealt with height, massing and configuration. That letter can be found on page 374 of your packet.

This letter deals with the purpose of McMinnville's code title 17 and its sections relevant to historical preservation.

## **CRITERIA FOR APPROVING, APPROVING WITH CONDITIONS OR DENYING THE APPLICATIONS FOR DEMOLITION AND NEW CONSTRUCTION**

On page 26 of the council packet the staff report claims that purpose statements in sections 17.59.010 Downtown Design Standards and Guidelines and 17.65.010 Historic Preservation are not approval criteria and should not be a part of the decision document and findings. This is in error.

## **THE PURPOSE SECTIONS 17.03.020, 17.59.010 and 17.65.010 ARE CRITERIA FOR DEMOLITION, MOVING AND NEW CONSTRUCTION**

### **Demolition, Moving or New Construction**

Section 17.65.050 states:

- A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.
- B. The Historic Landmarks Committee shall base its decision on the following criteria:
  1. The city's historic policies set forth in the comprehensive plan and the purpose of this ordinance;

Title 17 Zoning has a general purpose statement, 17.03.020 and, two more historic-specific purpose statements in sections 17.59.010 and 17.65.010.

### **TITLE 17.0.020 General Provisions, Purpose**

The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.4 (Review Criteria) is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for the effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare. (Ord, 5094 §2 (Edh. B

Ernie Munch  
(503) 936.1062  
Ernie@MAP-archplan.com

(part)), 2020; Ord. 4920 §2, 2010; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968)

<https://mcminnville.municipal.codes/MMC/17.03.020>

### **Downtown Design Standards and Guidelines**

#### **Section 17.59.010 Purpose.**

To provide for the protection, enhancement and preservation of buildings, structures, and other elements in the downtown core which contribute to its special historic and cultural value. Further, it is not the purpose of this ordinance to create a “themed” or artificial downtown environment. Rather, its purpose is to build on the “main street” qualities that currently exist within the downtown and to foster an organized, coordinated, and cohesive historic district that reflects the “sense of place,” economic base, and history unique to McMinnville and the downtown core. (Ord. 4797 §1, 2003). and,

### **Historic Preservation**

#### **Section 17.65.010 Purpose**

Districts, buildings, objects, structures, and sites in the city having special historical, architectural, or cultural significance should be preserved as a part of the city’s heritage. To this end, regulatory controls and administrative procedures are necessary for the following reasons:

- A. Stabilize and improve property values through restoration efforts;
- B. Promote the education of local citizens on the benefits associated with an active historic preservation program;
- C. Foster civic pride in the beauty and noble accomplishments of the past;
- D. Protect and enhance the city’s attractions for tourists and visitors; and
- E. Strengthen the economy of the city

**Sections 17.59.010 and 17.65.050 are criteria for Demolition, Moving and New Construction and prevail over the section 17.03.030 by virtue of Section 17.03.040, “When the requirements of this title vary from or conflict with other provisions of the McMinnville Municipal Code, the more specific provision shall prevail over a more general provision.”**

The **purpose** provisions of the code can also be referred to as statements of intent to guide interpretations.

## **COMPREHENSIVE PLAN HISTORIC POLICIES ARE CRITERIA FOR DEMOLITION AND NEW CONSTRUCTION**

### **Demolition, Moving or New Construction**

#### **Section 17.65.050 states:**

- A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.
- B. The Historic Landmarks Committee shall base its decision on the following criteria:
  - 1. The city’s **historic** policies set forth in the comprehensive plan and the purpose of this ordinance;

Relevant Comprehensive Plan historic policies follow:

**CHAPTER III CULTURAL, HISTORICAL AND NATURAL RESOURCES GOAL III 2**

TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF MCMINNVILLE.

**City's finding NOT SATISFIED**

**Policies**

15.00

The city of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects, and areas. (Ord. 5068 §2 (Exh. A (Att. 1)), April 23, 2019)

16.00

The city of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the city. (Ord. 5068 §2 (Exh. A (Att. 1)), April 23, 2019)

17.00

The city of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III. (Ord. 5068 §2 (Exh. A (Att. 1)), April 23, 2019)

**My observation: NOT SATISFIED**

I agree that with the City's finding that the **project does not satisfy the goal.**

The City has strengthened its code to allow for the denial of demolition, however, I observe that the commitment to and administration of the historic preservation code has weakened to the point of recommending in favor of advocating for and allowing the demolition of 3 significant historic resources, about 6% of the contributing historic resources in the Historic District.

**GOAL III 3**

INCREASE PUBLIC AWARENESS AND UNDERSTANDING OF MCMINNVILLE'S HISTORY AND ITS HISTORIC PRESERVATION PROGRAM.

**Policies:**

17.03

Partner with related organizations on programs to establish connections between historic preservation and other city interests. (Ord. 5068 §2 (Exh. A (Att. 1)), April 23

**My observation: NOT SATISFIED**

In this case the partnering with the McMinnville Downtown Association has work against the preservation of significant historic resources by placing the goals for economic development above historic preservation in the historic district, even though the historic preservation program has been successful in stabilizing and increasing property values, and attracting new visitors and investment.

#### **GOAL III 4**

##### **ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES**

###### **Policies:**

17.06

Promote local, state, and federal incentives available to historic resources. (Ord. 5068 §2 (Ex. A (Att. 1)), April 23, 2019)

17.07

Strengthen the integration of historic preservation in city planning to capitalize on neighborhood history and character as city assets.

###### **My Observation: NOT SATISFIED**

Again the code and objectives appear to be in place but the commitment to those objectives has weakened despite the programs economic success since the time I was directly involved with historic preservation in McMinnville.

#### **GOAL III 5**

##### **DOCUMENT AND PROTECT HISTORIC RESOURCES**

###### **Policies:**

17.11

Continue to explore National Register nominations. (Ord. 5068 §2 (Ex. A (Att. 1)), April 23, 2019)

###### **My Observation: NOT SATISFIED**

This project will result in a 6% net loss of historic resources in the district.

#### **GOAL III 6**

##### **INCREASE HERITAGE TOURISM**

###### **Policies:**

17.14

Amplify the heritage tourism program for McMinnville. (Ord. 5068 §2 (Ex. A (Att. 1)), April 23, 2019)

###### **My Observation: NOT SATISFIED**

This project will lessen the attractiveness of the downtown as a historic attraction.

#### **CHAPTER IV: ECONOMY OF McMINNVILLE**

##### **GOAL IV 4**

TO PROMOTE THE DOWNTOWN AS A CULTURAL, ADMINISTRATIVE, SERVICE, AND RETAIL CENTER OF McMINNVILLE.”



## Policy

### 38.00

The city of McMinnville shall encourage the renovation and rehabilitation of buildings in the downtown area, especially those of historical significance.”

### My Observation: NOT SATISFIED

The city of McMinnville is encouraging the demolition of significant historic buildings in its downtown.

### 41.00

The city of McMinnville shall encourage the expansion of retail and other commercial enterprises east of the railroad tracks and north and south of Third Street consistent with the adopted “Downtown Improvement Plan.” (Ord. 4796, October 14, 2003)

Pertinent portions of the Downtown Improvement Plan are copied below.

### Downtown Improvement Plan

*Goal: Retain, adaptively reuse, and redevelop existing downtown buildings. Construct new buildings in a manner that respects the downtown's existing architectural context and patterns.*

- Develop, adopt by ordinance and implement design standards and guidelines for use in the construction of new buildings and renovation of existing buildings.
- Adopt programs that encourage retention, adaptive reuse, or redevelopment of historic downtown buildings (such as the adoption and use of the “Code for Building Conservation”).

#### *Southern Portion (First - Second Streets):*

- The First Street area has a mixture of residential, office, and commercial uses. It is currently serving as the seam between downtown and the adjacent residential neighborhoods to the south. The renovated houses along First Street with some businesses act as a good buffer between downtown and the neighborhood to the south.
- The area adjacent to Second Street currently provides significant parking to serve the downtown businesses. It has limited pedestrian and business activity given its openness and lack of other uses. City facilities along and adjacent to Second Street add to the street's vitality.

#### *Central Portion (Third Street):*

- With the majority of downtown's commercial businesses concentrated on Third Street, it is the focus retail core for downtown McMinnville. It is the identifiable center of the City and is important to the health of the entire downtown. This area currently has high quality buildings and streetscape and is the most vital downtown area.

#### *Northern Portion (Fourth/Fifth Street):*

- The Fourth Street area also has considerable open parking lots. East of Davis Street, buildings are in mixed condition but provide character to the street. The new bank development between Adams Street and Baker Street, while a positive addition economically, does nothing to reinforce the character of downtown and appears very much out of place given its open parking lots and angled building placement.
- Yamhill County offices, insurance companies, and other professional offices are located in the northern portion of downtown. The mixture of building and site development types, sizes, and functions are varied and do not have a cohesive appearance. Fifth Street acts as the seam between downtown and the neighborhood to the north.

### My Observation: NOT SATISFIED

The Downtown Improvement Plan, adopted 20 years ago, is a good one. It encourages adaptive reuse and renovation, retaining, and redevelopment of existing buildings along NE 3rd Street.

The areas north and south of 3<sup>rd</sup> Steet are described as those areas bordering on 4th and 5<sup>th</sup> streets to the north and 1<sup>st</sup> and 2<sup>nd</sup> streets to the south.

44.00

The city of McMinnville shall encourage, but not require, private businesses downtown to provide off-street parking and on-site traffic circulation for their employees and customers.

**My Observation: SATISFIED**

The proposed Gwendolyn Hotel proposes off street-valet parking.

**SUMMARY**

The McMinnville Comprehensive Plan has (12) historic policies, (9) are in Chapter III Cultural, Historic and Natural Resources and (3) in Chapter IV Economy of McMinnville. All (9) of the historic policies in Chapter III are **NOT SATISFIED**. In Chapter IV, (2) of the historic policies are NOT SATISFIED and (1) was **SATISFIED**, by the project.

**MY CONCLUSION for Criteria #1 NOT SATISFIED**

The proposed demolition of three historic resources and construction of a new six story hotel mimicking the styles of historic buildings in Downtown McMinnville is directly opposed to the historic policies set forth in the Comprehensive Plan and the purpose of McMinnville's zoning ordinance, title 17 and the criterium B. 1, of Section 17.65.050.

If the community wishes to eliminate the historic district and/or have economic policy overrule historic preservation in the historic district it should do so through the prescribed legislative process and draft new goals and policies, amend the comprehensive plan and revise the pertinent code sections.

If the community wishes to continue with historic preservation, it must be consistent with the existing code language and become more active in preserving the historic resources and forwarding development proposals which are consistent with the current code. Council must also support the Historic Landmarks committee's decision in this case, to deny demolition and the proposed six story hotel.

- 2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;** The applicant has submitted cost "third party" estimates for upgrades needed to renovate the existing structures for use as a hotel. They included seismic upgrades. a) The estimates are presented under the cover of Hugh Construction which is to be the construction branch of Hugh Development, the applicant and shares many of the same personnel with the applicant b) McMinnville's building official has stated that it is unlikely that the building code would require the seismic upgrades if used in their present envelope and had occupancies less than 300. c) There are uses other than hotels which would like to find venues in downtown McMinnville which could be accommodated in the existing spaces with some structural repairs, but without the extensive improvements assumed by the Hugh Construction estimate.

**3. The value and significance of the historic resource;**

The applicant wrongfully equated the value and significance of the three buildings with their age and current physical condition rather than their historical significance. The applicant's historical research was limited to the three buildings the descriptions in the contained the historic resource survey and historical photographs, (A 1917 photo of 609 NE 3<sup>rd</sup> street was digitally obscured to the point of hiding the historic significance and the style of the original building.) The applicant failed to apply the Secretary of Interior's National Register Criteria for Evaluation of historical significance as prescribed by (OAR) 660023-0200.5, (a) and McMinnville zoning code section 17.65.030.C.5.

Opponents have shown that the buildings are historically significant by the criteria in that they:

- a) The buildings are associated with the introduction of the automobile to McMinnville, a watershed event which broadly influenced the development of the city. Architecturally, this began in 1904, with the construction of the O'Dell building, at the corner of NE Third and Ford streets. It was the first building in McMinnville to be built for the automobile. The addition of the two buildings at 611 and 619 NE 3<sup>rd</sup> Street formed McMinnville's first auto row. The introduction of the automobile now marks the divide of the primary and secondary periods of the city's history.
- b) The buildings and the introduction of the automobile are associated with two of the most prominent families of McMinnville, the Fentons, primarily attorney Frank Fenton, who was responsible for the construction of the buildings and the Wortmans who owned the first motorcycle, first automobile, the first airplane, and the first radio in McMinnville. Both families were pioneers of the Oregon Trail and overlapped in fraternal organizations, social circles, and efforts to bring water and power to the McMinnville.
- c) The commercial buildings embody three different architectural styles of methods of construction, commercial craftsman at 609, Victorian Italianate at 611, and Modern at 619 NE 3<sup>rd</sup> Street.
- d) If were restored under the Secretary of Interior's guidelines for historic preservation, they will reinforce the historic district's environment and continuity, and add to the attraction of McMinnville' downtown cultural core. (See the proposal record under Public Testimony received after 12-28-22 page 88 for Restoration and page 150 for Rebuilding.)

**4. The physical condition of the historic resource;**

The applicant never seriously considered historic preservation in its proposal. A cursory structural report, and an evaluation of physical condition by a historical consultant dated November 2022, after the proposal design were submitted on August 9, 2022.

**5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;**

The building official has not declared the buildings unsafe.

**6. Whether the historic resource is a deterrent to an improvement program of substantial benefit to the city which overrides the public interest in its preservation;**

There is no such known program. Although the design of the hotel’s ADA access and lobby location may be an impediment to the realization of future 3<sup>rd</sup> Street right-of-way improvements, event closures of 3<sup>rd</sup> Street, and visitor parking.

**7. Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource’s preservation; and**

The public’s interest in the preservation of McMinnville’s historic downtown core began 50 years ago in May 29, 1973, when Governor Tom McCall signed Oregon Senate Bill 100 into law. On October 19, 1987, Mayor Gormley was notified as by the State Historic Preservation Office that the McMinnville Historic District was added to the National Register on September 14 of that same year.

The resulting downtown historic preservation program has successfully achieved the objectives of Section 17.65.010:

- F. Stabilize and improve property values through restoration efforts;
- G. Promote the education of local citizens on the benefits associated with an active historic preservation program
- H. Foster civic pride in the beauty and noble accomplishments of the past;
- I. Protect and enhance the city’s attractions for tourists and visitors; and
- J. Strengthen the economy of the city.

The program of historic preservation has stabilized and improved property values. The O’Dell building, on Lot 5, at 609 NE 3<sup>rd</sup>, was purchased by Oregon Lithoprint, for \$82,500, in 1999. That translates to \$149,000 in 2023 dollars. That single tax lot was listed for sale on November 3, 2017. When the listing was canceled on March 29, 2023, that single lot was listed at \$1,300,000.

	DATA FOR TAX LOTS 2-7, BLOCK 7, ROWLANDS ADDITION			
Tax Lot	TL 2	TL 3,4,6	TL 5	TL 7
Address	620 NE 4th St, McMinn.	611 NE 3rd St, McMinn.	609 NE 3rd St. McMinn.	619 NE 3rd Str. McMinn.
Current Owner	Bladine Family Ltd. Partnership	Bladine Family Ltd. Partnership	Oregon Lithoprint Inc	Wild Haven LLC
Previous Owner	John E Bladine and Michelle E Bladine	The Bladine Family Revocable Living Trust, dated January 8,1992	Jon E Bladine Revocable Trust U/A September 18, 2003	Sherry Lewis
Date of Earlier Sale	5/30/1990	5/9/1989	7/8/1999	10/23/1998
Sale Price	\$108,000.00	\$285,935.99	\$82,500.00	\$130,000.00
Adjusted to 2023 \$	\$248,590.00	\$693,718.00	\$148,975.00	\$239,933.00
Date of Last Sale	8/16/1996	8/16/1996	1/4/2021	7/27/2021
Sale Price	\$0.00	\$0.00	\$0.00	\$427,000.00
Adjusted to 2023 \$				\$474,070.00
Assessed Values				
Current Value	281,725	765,043	530,944	497,483
1 year prior	55,961	742,760	515,480	482,993
2 years prior	54,332	721,126	500,466	468,925
3 years prior	52,750	700,122	485,889	455,267
4 years prior	51,214	646,807	471,737	442,007
5 years prior	49,723	627,979	457,997	429,133
6 years prior	48,266	609,678	444,657	416,634
Applicant's Stated Land Cost, Lots 5, 6, 7 = \$3.475M				

Twenty three years ago, the City supported programs to aid historic preservation on this property. The owner, Oregon Lithoprint, Inc., participated in the 20% Federal Tax Credit Program in 2000 on 609 NE Third Street. With a rehabilitation expense of \$390,915, the property owner was able to access approximately \$78,000 of tax credits. The payback period for the Federal Tax Credit Program is five years if the property is demolished. That payback period has since expired. The property owner also completed the State Special Assessment program at 609 NE Third Street and met all the requirements for participation so there is no payback provision on this program either if the property is demolished.

Lot 7, at 619 NE 3<sup>rd</sup> Street was purchased by the current owner for \$427,000, in 2021. That translates to \$474,000, in 2023 dollars.

The value of the sales agreement for all three lots is not known. However the applicant states that the land cost with all three lots combined, 5, 6, and 7 at \$3,475,000. The applicant has also stated at least twice that historic preservation does not “pencil” because of the cost of the property and the interest payments on the loan.

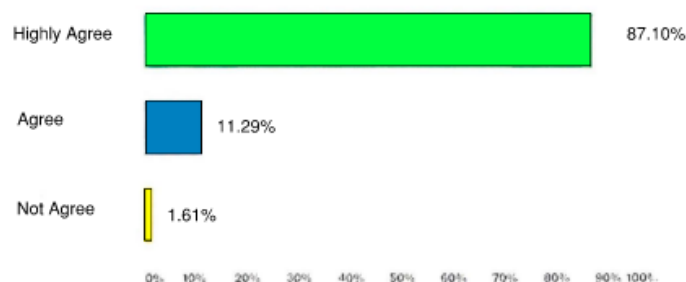
#### **Potential buyer**

In 2019, I was asked by a substantial and experienced group to tour the buildings on lots 2, 3, 5, and 6 because they were interested in acquiring three quarters of the block to build a hotel which incorporated the existing historical buildings. That group lost interest when they were told by the landowner that only the buildings at 609 and 611 NE 3<sup>rd</sup> Street were for sale. If there is a financial hardship for the owner of lots 2-6, it is largely defined by the owners’ asking price, parceling of the land offered for sale, and lack of resolution of the subsurface contaminate issue.

The city has developed an excellent website describing the district’s historic resources and strengthened their protection. Ordinance 5034, which strengthened protections for the historic resources, was adopted unanimously by the planning commission and city council in 2017. On 26 April 2019, City Council unanimously adopted Ordinance 5068 updating the comprehensive plan. The [McMinnville Historic Preservation Plan](#) attached was to that

#### **McMinnville Historic Preservation Plan adopted April 23, 2019**

Q7 Do you believe historic preservation is a worthwhile goal for the City of McMinnville?



<https://mcminnville.municipal.codes/CompPlan/A>

ordinance. As a measure of support for the historic preservation in McMinnville the attached plan contained a survey showing that 87.10% of the respondents “Highly Agreed” and 11.19% “Agreed” that Historic Preservation was a worthwhile goal for the City of McMinnville. 1.6.% “Disagreed”. A remarkable community consensus.

- 8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.**

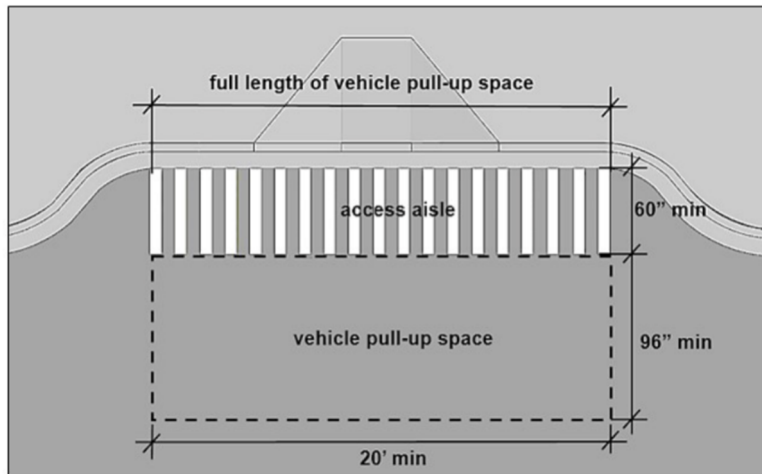
The Historic Landmarks Committee determined that the retention of the historic resources would be in the best interest of the citizens of the city.

The Planning Commission decided to approve the demolition of the historic resources based and the proposed design on the mistaken understanding that the site could be developed to the generalized 80 foot height limitation of the for a C-3 zone rather than the more restrictive and specific massing and configuration guideline in code **Section 17.59.050. B .1.**

In addition to the above issues of building height, massing, and historic resource demolition, the design the building design has several significant formative problems which require redesign and resubmittal.

1. Because the applicant proposes a new building not a restoration of a historic structure, the design must include an on-site ADA loading area near the lobby. Curb cut access to the ADA loading area cannot be accommodated on NE 3<sup>rd</sup> Street. McMinnville may not allow an arrangement which requires a vehicle exiting the site to back over the sidewalk.

The requirements for an off site ADA loading are shown below.



2. The two traffic studies which were submitted by the applicant addressed potential impacts on signalized intersections. They did not address the impact of patron loading and unloading on NE Third Street and the impact of round-block circulation from garage to front door. Nor did it address the impact on of the location of the loading on the closure of NE Third Street for special events.

3. Prior to the pandemic McMinnville was not allowing the use of Third Street parking for hotel loading of patrons. That prohibition was lifted to accommodate curbside pickup. Will the prohibition be reinstated?
4. One planning commissioner noted that the hotel entrance as depicted by the applicant was out of character with McMinnville. I agree.
5. A Prospective Purchaser Agreement for handling subsurface pollution has not been resolved with DEQ. When I last checked an additional hearing would be required.
6. The applicant stated that they prepared a drawing of both sides of NE Third Street to “make sure they fit in.” That is a commendable accomplishment. However, their application did not set their proposal in that drawing. That was done by opponents to illustrate how the massing does not fit in.

**CONDITION OF APPROVAL #12:** The replacement plan project must not only meet the minimum standards of Section 17.59, Downtown Design Guidelines, McMinnville Municipal Code, but it must enhance the overall historic sense of place of downtown McMinnville by replicating the form and design of the building stock on Third Street. Pg 121 of Packet

This recommended condition of approval does not meet and is the opposite of the Section 17.59.01’s purpose statement in that it calls for replacing three existing historic resources with a building which mimics 3<sup>rd</sup> street architecture to create “a ‘themed’ or artificial downtown environment”, rather than protecting, enhancing and preserving the structures.

Thank you, for this opportunity to testify.



Ernie Munch, Architect

Member

MAP Architecture

Ernie Munch • Architecture • Urban Planning, LLC

111 SW Oak Street • Suite 300 • Portland OR 97204

[Ernie@MAP-archplan.com](mailto:Ernie@MAP-archplan.com) 503.936.1062 | cell

## **ADDITIONAL REFERENCES**

The relevant portion of State Wide Planning Goal V states:

“The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designated historic sites.”

**Oregon Administrative Rules (OAR) 660023-0200 Historic Resources,**

The standard GOAL 5 process in **OAR 660-023-0030 through 660-023-0050** which lend structure McMinnville’s design review and historic preservation code sections 17.59 and 17.65, and references

**ORS 358.605** which describes the legislature purpose for preserving Oregon’s historical heritage and is available here: [https://oregon.public.law/statutes/ors\\_358.605](https://oregon.public.law/statutes/ors_358.605)

**McMinnville Historic Preservation Plan**, adopted unanimously April 29, 2019.



**From:** [jason@eyrievineyards.com](mailto:jason@eyrievineyards.com)  
**To:** [Heather Richards](#)  
**Subject:** Support for Gwendolyn Hotel application  
**Date:** Monday, April 17, 2023 4:50:31 PM  
**Attachments:** [pastedGraphic.png](#)

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**This message originated outside of the City of McMinnville.**

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Dear Council Members,

I support the construction of the Gwendolyn Hotel project. As Yamhill County experiences greater tourism, our visitors need places to stay that offer a high-end experience *inside* our small towns. This takes development pressure off of farmland, where lodging and dining are not appropriate for rural roads, water resources, waste disposal, and other infrastructure. In-town developments take advantage of existing infrastructure. They are also situated closer to the workforce and surrounding businesses, increasing quality of life for residents as well as tourists. It brings a multiplier effect of value both in economic enhancement and quality of life. Thank you for your attention.

Best,

Jason Lett



**Jason Lett - Owner/Winemaker**

The Eyrie Vineyards  
935 NE 10th Ave.  
McMinnville, OR 97128

Cell: (971) 237-0626

Office: (503) 472-6315 or  
(888) 440-4970

*Wine & Spirits: World Top 100 Winery 2021 & 2022*  
*Wine Star Nomination - American Winery of the Year 2022*  
*The Wine Advocate: Green Award*  
*Wine Enthusiast: Top 10 World Wine 2021*  
*Slow Wine Italy: Snail Prize + Top Wine Prize 2022*  
*Decanter: Wine of the Year 2020*  
*James Suckling: USA Top 100 2022*



April 17, 2023

Testimony To: McMinnville City Council

Presented By: Jeb Bladine  
President, Oregon Lithoprint, Inc. & Bladine Family Limited Partnership

Related To: Support for Gwendolyn Hotel Project / Opposition to Appeals  
(HL 6-22, HL 7-22, HL 8-22, and DDR 2-22)

**Something interesting is missing from testimony about this development project.**

Controversial McMinnville development issues generally draw thoughtful comment from a cross-section of community leaders. However, with few exceptions, there has been no public comment from leaders of prominent groups with interests in McMinnville economic vitality.

You have not heard from the Chamber of Commerce, Downtown Association, Visit McMinnville or Economic Development Partnership. You have not heard from the city's own Economic Vitality Leadership Council, whose objectives include, "Leverage the growing tourism industry towards new business development and investment."

City Council members, restricted from Ex Parte Communications, have not discussed this development with leaders of those groups. However, you have the option to consider this claim: From first-hand experience, I believe a majority of those leaders support this project.

I suspect you are well aware of factors that can cause people to avoid entanglement in controversial issues. But one thing is for sure: If those prominent groups opposed this project for the good of the community, you would hear from them.

Since Dec. 30, nine prominent newspaper stories about this development have been open to online comment from News-Register subscribers. Those stories drew 82 comments from 31 people who, by an overwhelming majority, favored the development. Though obviously not a scientific survey, I believe it is more reflective of community opinion than the combined pro/con testimony you will receive on this appeal.

I hope that your decision is based on fulfillment of Land Use Code, Community Economic Benefits, Reasonable Historic Preservation and Private Property Rights.

**From:** [Linda Hays](#)  
**To:** [Heather Richards](#)  
**Subject:** Against the Gwendolyn  
**Date:** Monday, April 17, 2023 1:29:07 PM

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**This message originated outside of the City of McMinnville.**

---

To Planning Director Richards, Mayor Drabkin, and the honorable City Council

I'm going to make this short as I know there will be much written and in person testimony about this project.

I am against the Gwendolyn Hotel project as it currently stands. The basis for my objection is the size of the building in relation to the other buildings on Third Street. It is my understanding that there are several concessions to the city code that need to be made in order for the developers to be able to make their business plan pencil. I am against the precedent that establishes for something with such a long term impact on our downtown.

Best Regards,  
Linda Hays  
hopscotch toys  
438 NE 3rd Street  
McMinnville OR 97128  
503-472-3702

**From:** [Jody Hildebrant](#)  
**To:** [Heather Richards](#)  
**Subject:** Hotel/3rd street  
**Date:** Monday, April 17, 2023 3:23:15 PM

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**This message originated outside of the City of McMinnville.**

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I oppose this project. It will ruin our downtown area that is historically protected.  
Jody and Darin Hildebrant

3:16



**McMinnville Oregon  
Community Discussions**



Loretta Johnson · 2h ·

gov

**Hello**

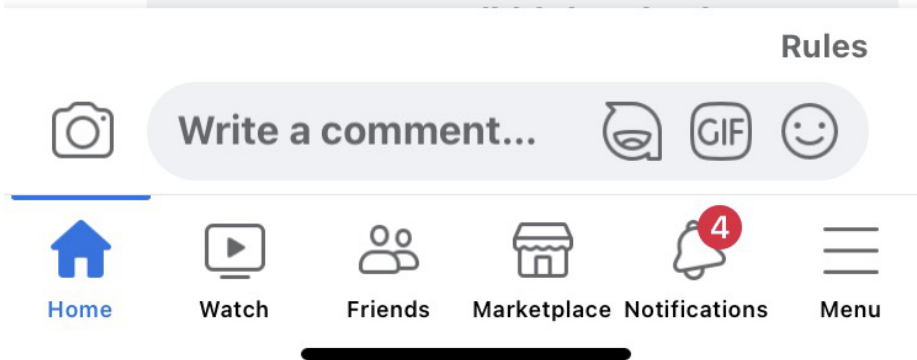
**I would like to register my objection to the Gwendolyn Hotel project. While McMinnville needs to remain attractive for tourists, it also need to maintain its character for its residents.**

**This project will not only change our beloved 3rd Street, it will violate not only the letter, but the spirit of the city codes in regards to Historic Downtown:**

**- MZO 17.59.050(b)(1): Buildings should have massing and configuration similar to adjacent and nearby historic buildings on the same block**

**- MZO 17.59.050(b)(1): Buildings**

situated at street corners or intersections should be, or appear to be, two-story in height



3:17



<  **McMinnville Oregon Community Discussions** ...

Loretta Johnson · 2h · 

- MZO 17.65.050(b)(8): Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city

- McMinnville Comprehensive Plan Goal III 4: Encourage the preservation and rehabilitation of historic resources

- McMinnville Comprehensive Plan Goal III 5: Protect historic resources

- McMinnville Comprehensive Plan Goal III 6: Increase heritage tourism

- MAC-Town 2032 Economic Development Strategic Plan Goal 3.5:

**Development Strategic Plan Goals:**  
**Proactively maintain McMinnville's character**

**Please do not approve this project in its current configuration, or in any manner which will negative alter our downtown.**

Rules



Write a comment...



Home



Watch



Friends



Marketplace



Notifications



Menu

**From:** [Joseph Hicke](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel  
**Date:** Monday, April 17, 2023 2:43:51 PM

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**This message originated outside of the City of McMinnville.**

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Hello

I would like to register my objection to the Gwendolyn Hotel project. While McMinnville needs to remain attractive for tourists, it also need to maintain its character for its residents.

This project will not only change our beloved 3rd Street, it will violate not only the letter, but the spirit of the city codes in regards to Historic Downtown:

- MZO 17.59.050(b)(1): Buildings should have massing and configuration similar to adjacent and nearby historic buildings on the same block
- MZO 17.59.050(b)(1): Buildings situated at street corners or intersections should be, or appear to be, two-story in height
- MZO 17.65.050(b)(8): Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city
- McMinnville Comprehensive Plan Goal III 4: Encourage the preservation and rehabilitation of historic resources
- McMinnville Comprehensive Plan Goal III 5: Protect historic resources
- McMinnville Comprehensive Plan Goal III 6: Increase heritage tourism
- MAC-Town 2032 Economic Development Strategic Plan Goal 3.5: Proactively maintain McMinnville's character

Please do not approve this project in it's current configuration, or in any manner which will negative alter our downtown.

Thank you



**From:** [Linda Hays](#)  
**To:** [Heather Richards](#)  
**Subject:** Against the Gwendolyn  
**Date:** Monday, April 17, 2023 1:29:07 PM

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**This message originated outside of the City of McMinnville.**

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To Planning Director Richards, Mayor Drabkin, and the honorable City Council

I'm going to make this short as I know there will be much written and in person testimony about this project.

I am against the Gwendolyn Hotel project as it currently stands. The basis for my objection is the size of the building in relation to the other buildings on Third Street. It is my understanding that there are several concessions to the city code that need to be made in order for the developers to be able to make their business plan pencil. I am against the precedent that establishes for something with such a long term impact on our downtown.

Best Regards,  
Linda Hays  
hopscotch toys  
438 NE 3rd Street  
McMinnville OR 97128  
503-472-3702

**From:** [Loretta M Johnson](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel  
**Date:** Monday, April 17, 2023 12:45:43 PM

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**This message originated outside of the City of McMinnville.**

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Thank you for accepting my emailed comments regarding the destruction of three of our historic buildings on Third Street and the proposed construction of the Gwendolyn Hotel. I want to appeal the decision to proceed with this project. I do not believe a Portland developer or any other developer for that matter, should destroy our historic buildings and replace them with an enormous hotel that doesn't meet our city codes or fit with the landscape of Third Street. While I am not a professional, I am a long-time citizen of McMinnville and specifically this plan seems to me to violate these codes and goals:

- MZO 17.59.050(b)(1): Buildings should have massing and configuration similar to adjacent and nearby historic buildings on the same block
- MZO 17.59.050(b)(1): Buildings situated at street corners or intersections should be, or appear to be, two-story in height
- MZO 17.65.050(b)(8): Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city
- McMinnville Comprehensive Plan Goal III 4: Encourage the preservation and rehabilitation of historic resources
- McMinnville Comprehensive Plan Goal III 5: Protect historic resources
- McMinnville Comprehensive Plan Goal III 6: Increase heritage tourism
- MAC-Town 2032 Economic Development Strategic Plan Goal 3.5: Proactively maintain McMinnville's character

Plainly speaking, this massive building is out of scale in relation to existing buildings. The Gwendolyn, 80'-10" at its highest point, is 179% taller than the tallest adjacent building, Odd Fellows Lodge, (figure 5) and 367% taller than historic buildings on the same block.

Using the First Federal building, and the Atticus Hotel as precedent for the Gwendolyn is not right. Those buildings are too tall for our downtown area as well but at least the First Federal building is not directly on Third Street, nor did it replace a historic building.

The proposed Gwendolyn Hotel would be a massive, out-of-scale dominating building not in line with anything else on Third Street, and its presence would disrupt and destroy our "main street" qualities. It threatens the integrity of the entire downtown area and threatens the future of one of the best main streets in America. If you have ever been on our Third Street at Christmas time, late at night with falling snow illuminated by the Christmas lights and our

street flanked with those beautiful historic buildings, you could not for a second want to destroy that for the possibility of drawing more tourists. If this building must be built, I hope you will say no to Third Street and a different location be found.

Thank you for your time and consideration.

Loretta Johnson

1530 SE Davis Street  
McMinnville, Or.  
503-472-4823

April 16, 2023

To: McMinnville City Council  
c/o Heather Richards, Planning Department  
McMinnville, OR 97128

**RE: (AP 5-23 (HL 6-22), AP 6-23 (HL 7-22), AP 7-23 (HL 8-22), AP 8-23 (DDR 2-22))**

Dear Council Members:

Apparently, your decisions hinge on your discretion. You can, at your discretion, focus on the intent and purpose of state and local preservation laws. Or, you can reaffirm our stated goals stressing diversification, family wage jobs, and quality of life. Or, you can bypass these goals in our Comprehensive Plan and focus on turning Mac into an international destination for high-end wine tourism. If the latter, I think it is incumbent upon you to be honest with the citizens about the costs and benefits of this choice.

Choosing wine tourism as the primary civic goal has a lot of collateral costs. Approval of the Gwendolyn in order bring in more tourists is based on the assumption that it actually *will* bring in more overnight tourists and that there is a need for another hotel. Neither assumption has been validated. Approval will make a mockery of our historic preservation code and threatens our ability to preserve our historic downtown. It will discourage local owners from investing in renovation and restoration. It offers primarily low-paying service jobs. It will increase parking congestion for city residents and adjacent neighborhoods. Small businesses already find it difficult to compete with wine bars for rental space at reasonable rates. It threatens the viability of locally owned hotels. It provides no local goods and services. It is exploitive, sending the profits back to a multi-national corporation.

There is no commitment to build to LEED standards to reduce the environmental impact. Their insistence on that location and “strategic massing” is entirely self-serving; the mass and height of this building are not compatible with our historic district.

It is not hard to understand why a corporation based in London wants to monetize McMinnville's charm. They can pay low wages. They have a compliant planning commission unwilling to protect our historic district and taxpayers willing to foot the bill for the necessary infrastructure costs of a Third Street redesign. What's not to like? But is in the best interest of the citizens?

Over the past ten years we have poured millions of taxpayer money into "improvements" to attract tourists while our city services and buildings deteriorated. For example, there was the 24-million-dollar bond to improve the Alpine District (which doesn't look anything like the glossy pictures used to promote the project), the nine million dollars slated to "update" Third Street (some of which is necessary maintenance and a lot of which is being done to attract tourists), and approval of the Three Mile plan to allow a thirty-acre commercial center (to attract tourists on the way to the coast), which could ultimately require over 200 million dollars in transportation bond funding. Now we have the Gwendolyn, which threatens the very essence of our historic district. Meanwhile the quality of life and services for the people footing the bill - the residents of the city - continues to degrade. We have seen no benefit from the tax dollars used to promote tourism - only more difficulty finding a parking space downtown and a proliferation of expensive wine bars.

The city attorney says that you have discretion over approving or denying the the demolition applications. She says you have discretion over approval of the design application for the Gwendolyn. You have discretion as to whether we will continue to replace historic structures simply because they are old and expensive to restore or renovate. You also have discretion as to whether to support local merchants and investors or to place your faith in multinational corporations. You have discretion as to which goals and values you choose to prioritize.

I am not in favor of overruling the HLC, which I think followed the intent and wording of the ordinance. However, the question I want to raise is a simple, practical one, e.g., whether you have discretion to require a lower height for the Gwendolyn that would help it fit into our historic district. Despite the weak language of our code, it appears that you do have this

discretion when a replacement for one or more historic buildings is proposed. One of the most troubling aspects of the Hugh proposal has been their absolute unwillingness to build a lower structure or consider a different location. They propose all manner of architectural details to disguise the height and mass, but the end result is an architectural mish-mash and the building still is a monolith that will tower over the rest of our downtown. The applicants are completely intransigent on the issue of building a three or four-story building that would integrate with our existing historic architecture. They refuse. Absolutely refuse. The matter is not open for discussion.

This is the trouble with dealing with companies based in Portland or New Jersey or England. They don't live here and they don't really care, the way we care, about our town. Their priority is profit. Professionally matted photographs and saccharine assurances to the contrary, they don't really care. Caring doesn't make money for their stockholders. The most honest statement I heard during the entire Hugh presentation was that "(people) will just get used to it."

I understand that you have committed to wine tourism as the silver bullet for McMinnville's economy, even when the investments you have made to achieve this end have not produced the promised results, and probably never will because the primary beneficiaries of your investments are the wineries outside of town. However, if you have any discretion at all on this particular proposal, I urge you to require Hugh Development to build a hotel that is no more than four stories in height and that blends into our existing architecture. The faux architecture design currently under consideration does not do that, and the height and mass is almost obscene. It is not a "bit" higher than any other existing structure in town, it is a LOT higher and nothing will disguise that.

So, if you have discretion, exercise it. Require a design that, if it lacks historic integrity, at least will not blatantly threaten our historic district. Limit the height to four stories. Respect our town and our heritage and, in the long run, I suspect that a commitment to historic integrity will prove to be far more profitable than the Gwendolyn, as would investing in art, music, recreational and cultural venues that would serve our citizens as well. However, if

you want us to transform into a mini-Portland or into a wine Disneyland for the luxury trade, please be honest with the citizens about what that means for them.

Sincerely,

Margaret Cross  
1102 SW Russ Lane  
McMinnville, OR. 97128

**From:** [Pam Gosling 2](#)  
**To:** [Heather Richards](#)  
**Subject:** 2 NO votes for the Gwendolyn Project  
**Date:** Monday, April 17, 2023 12:30:46 PM

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**This message originated outside of the City of McMinnville.**

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For your consideration for the appeal meeting tomorrow:

We, two of us, **wish to enter 2 “no” votes for the Gwendolyn Hotel Project**, at least for the location on Third St.. We are new residents here, and so not totally familiar with the goals or history, but have experience from other locations seeing how much such type developments destroy small towns.

We are not so concerned about the hotel itself, but the **location** issues, as follows:

**1. UNIQUE Walkability/interest of downtown for visitors:**

Strategic plan 3.5 MAC Strategic Plan

How does this hotel “encourage” preservation of our town character?

My understanding is that the reason that the initial “no” vote against this project by the Historical Commission/committee was a violation of the Historical character requirements that are our ultimate goal of promoting tourism dollars. More likely, anybody other than hotel residents will stay away from that block due to congestion/lack of historical value. Also, I highly doubt that the “inside” character” (as of modern design) of the hotel will draw interest of either visitors or locals, because it is not likely to share our town’s community spirit, only the same typical commercial big money interest type of design..

**2. PARKING/TRAFFIC.**

Even though the hotel will be providing some underground parking, how is the increased traffic being planned for? Where is an access route for the traffic in and out of the hotel without people clogging 3<sup>rd</sup> OR 4<sup>th</sup> street with cars? Which roads are you intending for visitors to take to get there? The corridors of either Three Mile Lane or Hwy 99 don’t seem reasonably sufficient for the increased visitor use. And we know there will also be additional parking issues. How much farther out from 3<sup>rd</sup> street are the locals going to need to park to get to downtown? And what about taxis to and from hotel, etc? More traffic. . . .

**3. WAGES/EMPLOYMENT**

Despite the “living wages” being proposed for the hotel employees, it seems that this will “take away” from our local business’s ability to hire people because they won’t be able to compete in employee salaries(already difficult anyway), and thus we will lose the local business owners. I always appreciated the attitude here about supporting local small business which is a unique character we shouldn’t give up. AND WHERE WILL THESE EMPLOYEES LIVE? We already have a housing crisis.

**4. DESIGN**

I understand the difficulty and cost of renovating the existing buildings.. but I really



have a hard time believing that this size of a building is the ONLY feasible economic option for a developer. Couldn't there be more of a compromise/negotiation on this? Isn't there any grant money out there for special projects such as renovation of historic value buildings so that the cost of infrastructure building for any intended business would be minimized? How does this meet goal: Encourage the preservation and rehabilitation of historic resources - McMinnville Comprehensive Plan Goal III ??

Additionally, even if there is "some" outer historic design on the hotel front, Does this REALLY meet the requirement of MZO 17.59.050(b)(1)?

## **5. LOCATION/OTHER RETAIL PLANNED/TRANSPORTATION**

**2 BETTER OPTIONS:** 1. Wouldn't a hotel location toward Alpine Avenue area be suitable for something like this? Don't we want to support growth of the Alpine Avenue or airport areas? It seems that building a hotel in those alternate areas of town would be of MORE benefit for all, developers and locals alike! A location in the Alpine area, would be within walking distance for hotel guests to downtown AND those boutique hotels and Mac Market areas that you are wanting to promote.

OR 2. alternatively, And how are we planning for transportation needs to/from airport area development? Wouldn't it make more sense to develop hotels and a better transportation system from the airport area to downtown, thus in the long run enabling more tourism business in BOTH directions, more transportation jobs, more airport business and thus making it easier for people to come by plane here? And then we'd be less likely to lose the locals business downtown, more likely enhance it! And with easier access for travelers to and from Hwy 18, I would guess we would get more visitors from adjoining cities. And, less traffic burden on 99 going through town.

## **6. CRIME**

Most "city" hotels of this magnitude, by inviting more outside visitors naturally would encourage more crime focused in the downtown area. .. again, if this is placed more away from the downtown, there is less risk to losing visitors because of safety issues in the downtown area..

## **7. INVITES MORE OUT OF STATE DEVELOPERS**

If we say yes to this, who is to say that more developers will come clamouring to our door to also want to build downtown? ? Then what will we do? Or wanting to build more higher end restaurants that are too expensive for the locals to afford to eat here?

## **8. IS THE DEVELOPER WILLING TO HELP MITIGATE TRAFFIC ISSUES?**

Sure seems like the developer is reaping all the benefits of the business and not being required to help pay for more transportation infrastructure to accommodate it? Seems like there needs to be a little more willingness to help out with our local needs to get the approval for the project, if they were even asked to do this?

**BOTTOM LINE:**

We honestly believe this project will bring more detriment than benefit . . .the eventual net loss of locals and visitors (and business income) alike, and the tremendous traffic increase

will surely outweigh any possible short term economic business benefit from one hotel.

THIS WILL CHANGE OUR TOWN CULTURE FOREVER!! And we won't be able to get it back,. . . **We truly believe there are better economic decisions by placing such a project AWAY from 3<sup>rd</sup> street! We definitely will not be going to downtown as much if this is developed!**

We sincerely hope you will accept the majority opinions of the people here who  
DON'T SUPPORT THIS DECISION!

Thank you for all you do !

Sincerely,

Pete and Pam Gosling

# GOLDEN VALLEY BREWERY & RESTAURANT

FRESH FOODS OF THE GREAT NORTHWEST  
HANDCRAFTED BEERS OF GREAT BALANCE & RARE COMPLEXITY  
ALL NATURAL ANGUS BEEF RAISED ON OUR ANGUS SPRINGS RANCH  
980 East Fourth St., McMinnville, Or. 97128 phone (503) 472-2739 fax (503) 434-8523  
1520 NW Bethany Blvd., Beaverton, Oregon 97006 phone 503-972-1599  
[www.GoldenValleyBrewery.com](http://www.GoldenValleyBrewery.com)

April 14, 2023

McMinnville City Council  
RE: Gwendolyn Hotel Project

City Commissioners and Members of the Planning Commission

As owners and founders of Golden Valley Brewery, we have made concerted long term investment both financially and personally into the economic viability and cultural vitality of the city of McMinnville, particularly the downtown area, since we started in 1993. In 1992, I stood in front of this city council twice to defend our project application from members of the community that did not want us to open our business. It is only through the foresight and vision of the council at that time that we are an active member of the community today.

IN 1992, the downtown vacancy rate was 60% and the business owners were struggling and going out of business. Today we have a vibrant downtown thanks to efforts of the community, the downtown association, and the chamber of commerce who all actively promoted positive growth in the downtown core. Over the past 30 years I have served on the McMinnville Downtown Association, Third Street steering committee, third street design and improvement committee, Kids on the Block, and the McMinnville Urban Renewal Board. I have a good perspective on the challenges a small town and small businesses face in surviving.

This project is the largest financial investment downtown in its history and could be a major financial lifeline aiding the city through the financial and infrastructure challenges facing them in the near future.

We support the Gwendolyn Hotel Project for the following reasons:

- 1.) **Code Compliance;** The project meets all code requirements and has gone to considerable lengths to accommodate design requests and requirements made by the review committees.
- 2.) **Historical significance;** The existing building although old, does not have historical aesthetic architectural and functional value. The renovation costs of the existing building

are prohibitive to any investment plan. We have several new projects (the Atticus Hotel and Okta restaurant) that are excellent examples of new construction that far exceed a renovation of an existing building in both aesthetic appeal, functionality, and code compliance. A new well-designed structure will be a huge aesthetic asset to the downtown compared to an old building that has no financial viability.

- 3.) **Financial benefits**; the city is facing major infrastructure projects that will put a strain on the city tax base;
  - a. Imminent underground utility replacement (and streetscape renovation) for the entire downtown area. This project will be a huge disruption for the downtown and put a lot of the small businesses at peril of closing. This hotel project would jump start that major infrastructure overhaul, facilitate critical environmental remediation, AND facilitate visitors coming to the downtown during the rest of the project providing a lifeline of commerce to the small businesses impacted by the ongoing construction.
  - b. Our local Fire department is in need of a massive restructuring which will be a large financial challenge for the city budget and this hotel project will aid in expanding the tax base with increased revenues that will help fund those improvements not to mention removing this old non compliant building with new construction.
  - c. Urban Renewal; the city is in desperate need of high density housing projects for every level of income. This project alone would contribute \$500,000 to \$600,000 in property tax and approximately \$1 million in transient lodging annually in tax revenue going to the city general fund and urban renewal program that would help leverage Urban Renewal projects like high density housing.
- 4.) **Economic Viability and Vitality**; the city is mandated to support the economic viability and vitality of the community. Interest rates are now high for loans and the national economy is still in peril of stalling or tipping into recession. Many of our small businesses are still trying to recover from the pandemic and market inflation that followed. This hotel project will not only provide many good paying jobs in the community and increase tax revenues, but most importantly, will provide a steady flow of visitors to the downtown who will provide a massive financial infusion to the downtown businesses.
- 5.) **Quality of investment**; this project is driven by a company that is vested in being a partner in the McMinnville community and they are backed by one of the highest quality hotel groups in the nation. The success of this project is entrenched in the success of downtown McMinnville.

The town (and the tax base) must grow to survive. Not all growth is positive, but this project brings many overreaching long-term benefits to the whole community. The small businesses in the downtown core struggle to survive on a day-to-day basis and this project will facilitate a significant influx of commerce to those small business owners that are the heart of the downtown. **Any other community would be rolling out the red carpet to welcome this opportunity and McMinnville should not let it be squandered to save a building that is without historical or financial significance.**

The city council and the community at large need to have the vision and foresight to embrace this opportunity that will have far reaching benefits for the downtown core and the whole community. We have to consider the long-term viability of the downtown and the city itself if we are going to remain one of Oregon's Best Mainstreets. The "historical" buildings in question of being replaced are like the underground utilities under the street that are old and starting to fail. Like the old buildings, the utility system has outlived its useful life and need to be replaced with something that can better serve the needs of the community. If we preserve those buildings as "historical landmarks" we are condemning that prime downtown real estate to no future use or value.

From this perspective, we feel that the city should embrace and assist a major investment that meets zoning and use requirements; that would hugely benefit the downtown, the Urban Renewal program, and the local visitor economy; and that would replace old buildings with limited historic appeal and are cost-prohibitive to renovate with today's code.

Sincerely,

Peter Kircher  
Owner  
GVB

**From:** [Rachel Streng](#)  
**To:** [Heather Richards](#)  
**Subject:** Objection to the Gwendolyn Hotel project  
**Date:** Monday, April 17, 2023 4:36:40 PM

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This message originated outside of the City of McMinnville.

Good Afternoon,

I would like to register my objection to the Gwendolyn Hotel project. While McMinnville needs to remain attractive for tourists, it also need to maintain its character for its residents. The city has a duty to the residents to promote businesses that will bring a greater number of jobs to the community taking into consideration the number of jobs lost by replacing the buildings; jobs in industries where the average pay is greater than minimum wage; diversification in the businesses and industries that the city grants permits for; increase revenue by maximizing the number of revenue generating businesses that are and could be in the proposed location; and mandate that hotels and businesses of a certain size in the downtown area provide parking for customers as condition of building or business permits rather than monopolizing public parking including charging customers to valet park their vehicles in a city maintained parking structure or lot.

This project will not only change our beloved 3rd Street, it will violate not only the letter, but the spirit of the city codes in regards to Historic Downtown:

- MZO 17.59.050(b)(1): Buildings should have massing and configuration similar to adjacent and nearby historic buildings on the same block
- MZO 17.59.050(b)(1): Buildings situated at street corners or intersections should be, or appear to be, two-story in height
- MZO 17.65.050(b)(8): Whether retention of the historic resource would be in the best interests of a majority of the citizens of the city
- McMinnville Comprehensive Plan Goal III 4: Encourage the preservation and rehabilitation of historic resources
- McMinnville Comprehensive Plan Goal III 5: Protect historic resources
- McMinnville Comprehensive Plan Goal III 6: Increase heritage tourism
- MAC-Town 2032 Economic Development Strategic Plan Goal 3.5: Proactively maintain McMinnville's character

Please do not approve this project in it's current configuration, or in any manner which will negative alter our downtown and jobs in our community.

Thank you,

Rachel Streng



April 17, 2023

Mayor Remy Drabkin  
McMinnville City Council  
C/O Heather Richards, Director  
McMinnville Planning Department  
230 NE Second Street McMinnville, OR 97128

RE: Appeal: HL 6-22, HL 7-22, HL 8-22, and DDR 2-22

Dear Mayor Drabkin and Members of Council:

Restore Oregon strongly supports the McMinnville Historic Landmarks Committee's decision to reject the above-entitled applications for demolition and design review. We believe their decision is consistent with the goals and policies set forth in your local code of preserving historic resources (as referenced in Mr. Daniel Kiser's appeal narrative) and the integrity of your downtown National Historic District. We ask that you reverse the Planning Commission's decision in this appeal.

Restore Oregon is a statewide historic preservation non-profit representing thousands of local supporters working to protect and restore the historic places that make our state like no place else. For some time, we have worked to draw attention to the rapid loss of historic fabric throughout the state. Acceleration in the growth of McMinnville's population has spurred a spike in the demolition of historic homes, commercial structures, and green space and resulted in the loss of historically significant resources and an irrevocably diminished historical record.

Demolition of an entire block within your downtown National Register Historic District is a permanent and irreversible decision. Not only will you have lost three historic buildings that contribute to the character and fabric of your community, but you will also set an unsettling precedent for planning decisions in McMinnville and statewide. There are only 12 intact or partially intact downtown National Historic Districts in Oregon, including yours. *Any* decision to demolish a contributing resource (and especially when it retains historic integrity) is considered an adverse effect and is precedent for municipalities to disregard state and local planning goals and their own historic preservation ordinances.

When the Planning Commission approved demolition of the 600 block, they authorized an adverse impact to designated Goal 5 historic resources. When the City of McMinnville became a Certified Local Government in 2007 it signed an agreement with the Oregon State Historic Preservation Office and the National Park Service to ensure all local and state laws related to historic resources are enforced. By violating Goal 5, the City is in violation of this agreement. Unfortunately, these goals and ordinances are only as good as those willing to uphold them.

The Gwendolyn Hotel project team, while claiming they care about historic places, has failed to prove consideration for your unique district through its incompatible height, misplaced claims of "facadism," and their refusal to make district-appropriate design decisions for what would be the 6,125<sup>th</sup> addition to their "Vignette" chain hotel collection. Their first responsibility is to corporate owner and financier, IHG Hotels & Resorts (whose global headquarters is in the United Kingdom) not to McMinnville, its residents, or its future. Your ordinances shouldn't just apply to the people doing these projects in good faith who don't have access to financial backing from global corporations.

Another significant concern is the addition of a “Luxury & Lifestyle Collection” hotel without the developer and IHG Hotels & Resorts being forthcoming with salary and benefit numbers for their future employees. The City of McMinnville is rightfully making affordable housing access a priority in their planning decisions. This is extremely difficult while weighing potential economic boons but demolishing a contributing historic resource for a luxury amenity without knowing *every* detail about how it may or may not add to the problem of accessible affordable housing is not a risk worth taking.

All three buildings in the 600 block are in an advantageous position for adaptive reuse that contributes to your downtown historically *and* economically, but City Council must make the decision to move forward with a conscientious owner and project team. McMinnville has been recognized by Oregonians and the robust travel community for its venerable historic preservation efforts for generations—we believe the 600 block deserves appropriate adaptive reuse as part of those efforts.

There are no second chances with demolition. Restore Oregon urges you in the strongest terms, not to make a decision that cannot be undone. Historic places are critical to people’s sense of who they are, their capacity to find meaning in their lives, and to see a future. The spirit of the people—the heartbeat of the community—is in the connection to their built environment.

Restore Oregon and its partners and members appreciate your consideration. By saving the 600 block from demolition and incompatible design, the City of McMinnville will be continuing its service to their community and visitors and preserving a rare resource--an intact National Historic District.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Katelyn Van Genderen". The signature is fluid and cursive, with the first name being the most prominent.

Katelyn Van Genderen  
*Programs Director*



**From:** [Stephen Long](#)  
**To:** [Heather Richards](#)  
**Subject:** Gwendolyn Hotel  
**Date:** Monday, April 17, 2023 1:53:50 PM

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**This message originated outside of the City of McMinnville.**

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Dear Planning Commission,

McMinnville's appeal is entirely captured by the current look and feel of our historic 3rd Street business area. Please do not allow that charm to be ruined by construction of the Gwendolyn Hotel.

Sincerely,

Steve Long  
1320 SW 2nd Street  
McMinnville, OR 97128

Date: April 17, 2023

To: Mayor Drabkin and McMinnville City Council members

From: Susan Watkins, 13440 SW McCabe Chapel Road, McMinnville, Oregon

Re: Appeal of Approval of Demolition of Three Historic Buildings and of Approval of Massive Hotel Construction on Third Street in the Downtown Historic District (AP 1-23 (HL 6-22), AP 2-23 (HL 7-22), AP 3-23 (HL 8-22) and AP 4-23 (DDR 2-22))

I support this appeal because the proposed structure is a caricature of an historic building and is grossly out of scale, proportion, and mass with the rest of the Downtown Historic District.

Staff have advised you that the Council has the discretion to interpret most of the applicable codes in any way you want. As a former municipal attorney, I would advise that you exercise that discretion at your peril. To withstand an appeal to LUBA, your decision must be based on factors stated in the code; any novel interpretation of those factors must be supported by evidence specific to this project that requires deviation from past interpretations, or on evidence of changed circumstances on the ground. LUBA will defer to your interpretation of City ordinances, but only to the extent that that interpretation has its roots in the intent of those ordinances.

In this case, the proposed hotel is clearly at odds with design guidelines for the Downtown Historic District. You can argue about "step backs" versus "set backs" ad nauseum, but you will not change the fact that the proposed structure is much larger and much taller than anything else on Third Street. Moreover, the entire façade is designed to mimic historic structures in the same way that strip malls mimic individual buildings; everyone knows they are fake.

The proposed structure will not enhance McMinnville's downtown; it will overpower it.

If you elect to approve this building, you should make that approval contingent upon the hotel meeting the Downtown Design Overlay District code criteria for new construction.

Thank you.

**From:** [Tim Gilman / timmyroland](#)  
**To:** [Heather Richards](#)  
**Subject:** Proposed Demolition in Downtown McMinnville.  
**Date:** Sunday, April 16, 2023 5:35:26 PM

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**This message originated outside of the City of McMinnville.**

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Greeting Heather,

I trust you safe and well . . . I would like to thank you for all the work you have done and continue to do on behalf of McMinnville.

Having been born and raised in Mac I am writing to you to voice my **disapproval** of the proposed development of the **Gwendolyn Hotel** and the demolition of the historic building that would be required . . .

While I understand the need to maintain a downtown area that is viable and sustainable to both tourist and residential business I do not believe that the destruction of the downtown structures are the way to go . . .

I currently live in Salem though I was born and raised in McMinnville . . . and graduated 50+ years ago from Mac High . . . We visit there often . . . **There has got to be a solution short of demolition** . . .

Please save McMinnville!

Thank you for standing strong in this regard!!!

**Tim B. Gilman**  
Creative Director  
Vote Common Good



[www.timmyroland.com](http://www.timmyroland.com)  
[www.votecommongood.com](http://www.votecommongood.com)

**phone:** 971.600.6255  
**email:** [tbgilman@gmail.com](mailto:tbgilman@gmail.com)

**Facebook:** [tbgilman](#)





PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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**PRECAUTIONARY NOTICE OF CITY COUNCIL PUBLIC HEARING  
APPEAL OF PLANNING COMMISSION DECISION –  
APPROVAL OF THE GWENDOLYN HOTEL INCLUDING:**

**CERTIFICATE OF APPROVAL FOR HISTORIC RESOURCE DEMOLITION –  
609 NE THIRD STREET, 611 NE THIRD STREET, 619 NE THIRD STREET,**

**DOWNTOWN DESIGN REVIEW – NEW CONSTRUCTION,  
609 NE THIRD STREET, 611 NE THIRD STREET, 619 NE THIRD STREET**

***Please note that the City has not received a written notice of appeal for these decisions. If filed, these notices will be available for viewing at the project page on the City's website at: <https://www.mcminnvilleoregon.gov/planning/page/gwendolyn-hotel-hl-6-22-hl-7-22-hl-8-22-and-ddr-2-22-609-611-and-619-ne-third-street>, or by calling the Planning Division at 503-434-7311.***

NOTICE IS HEREBY GIVEN that in the event that a notice of appeal is received, the McMinnville City Council will hold a public hearing on the 18<sup>th</sup> day of April 2023, at the hour of 6:00 p.m. in the Kent Taylor Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon, for the consideration of an appeal of the Planning Commission approval of three Certificates of Approval for the Demolition of Historic Resources located at 609 NE Third Street, 611 NE Third Street, and 619 NE Third Street, as well as approval of the Downtown Design Review for the new construction of the Gwendolyn Hotel at 609 NE Third Street, 611 NE Third Street, and 619 NE Third Street. This will be a hybrid meeting. The public may join the meeting in person or via the zoom link information provided below, and may provide written testimony in advance of the public hearing by sending it to [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov). Project information can be found on the city's website at: [Gwendolyn Hotel \(HL 6-22, HL 7-22, HL 8-22, and DDR 2-22\) - 609, 611 and 619 NE Third Street | McMinnville Oregon](https://www.mcminnvilleoregon.gov/planning/page/gwendolyn-hotel-hl-6-22-hl-7-22-hl-8-22-and-ddr-2-22-609-611-and-619-ne-third-street). *This first meeting will be conducted from 6:00 – 10:00 PM and then if more time is needed, the City Council is scheduling April 19, 6:00 – 10:00 PM at the same place and same zoom link, to continue the public hearing and/or deliberate their decision.*

**DOCKET NUMBERS:** 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)

**REQUEST:** Applicant is requesting permission to demolish three existing historic resources on Third Street and redevelop the properties as a new hotel with ground floor commercial space and an underground parking structure.

**APPLICANT:** Mark Vuong, HD McMinnville LLC

**SITE LOCATION(S):** 609 NE Third Street, 611 NE Third Street, 619 NE Third Street  
**ZONE(S):** C-3 PD (General Commercial – Downtown Overlay District)  
**MMC REQUIREMENTS:** McMinnville Municipal Code (MMC), Section 17.65.050, Demolition, Moving, or New Construction of a Historic Resource; and Chapter 17.59, Downtown Design Standards and Guidelines or New Construction in the Downtown Overlay District.

**NOTICE DATE:** Thursday, March 28, 2023

**PUBLIC HEARING DATE:** Tuesday, April 18, 2023, at 6:00 P.M.

**HEARING LOCATION:** *In-Person:*  
Kent Taylor Civic Hall  
200 NE Second Street  
McMinnville, OR 97128

*Virtually Via Zoom:*

<https://mcminnvilleoregon.zoom.us/j/85605064343?pwd=dGJobjN2eDJqZm9kTC9rcjhJYlJqUT09>

Meeting ID: 856 0506 4343

Meeting Password: 425877

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**Proceedings:** A staff report will be provided at least seven days before the public hearing. The City Council will conduct a public hearing, take testimony, and then decide to either approve or deny the applications.

Persons are invited to attend these City Council public hearings to observe the proceedings, or to register any statements in person or by mail that might assist the City Council in making a decision. Testimony can be provided at the meeting in person or via zoom, or submitted in writing prior to the meeting. **Written Testimony:** Email [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov) or mail to Planning Division, 231 NE Fifth Street, McMinnville, OR 97128, before 12:00 pm on Monday, April 10, 2023 to be included in the meeting packet in advance of the public hearing, or by 5:00 PM on Monday, April 17, 2023 to be provided to the City Council in advance of the meeting. Parties wishing to submit written testimony during the hearing should include at least twelve (12) copies for distribution. **Oral Testimony:** Pre-register to speak during the public hearing by providing your name and phone number, or Zoom name, to the Planning Office before 12:00 pm on Tuesday, April 18, 2023. During the public hearing, the City Recorder will read the list of those who pre-registered. When the City Recorder calls out your name, you will have three minutes to speak. You can preregister by emailing [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov) or calling 503-434-7311.

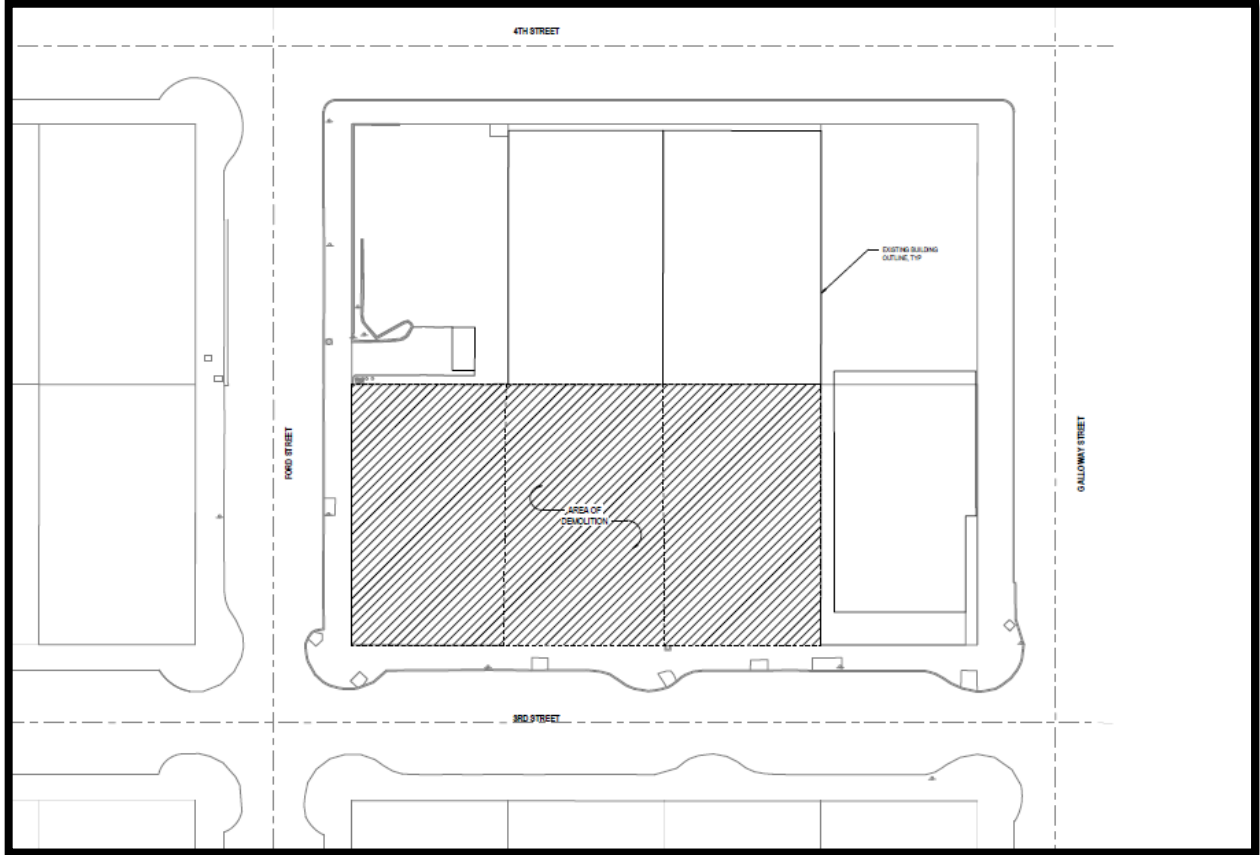
**Appeal:** The decision of the City Council will be the final decision for the City of McMinnville, and it can be appealed to the Land Use Board of Appeals.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Committee to respond to the issue precludes an action for damages in circuit court.

For additional information please contact the Planning Department at (503) 434-7311.

If anyone needs assistance in accessing the meeting via Zoom or phone, please contact the Planning Department, 24 hours in advance of the meeting, at 503-434-7311 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

**SITE MAP: 609, 611, and 619 NE Third Street**



**Historic Resources to be Demolished - Third Street Facades:**



**Image of New Proposed Construction:**



**New Proposed Construction (Third Street Elevation):**







COMMUNITY DEVELOPMENT DEPARTMENT, 231 NE Fifth Street,  
McMinnville, Oregon 97128 [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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## CITY COUNCIL PUBLIC HEARING NOTICE:

NOTICE IS HEREBY GIVEN that the McMinnville City Council will hold a public hearing for the following applications on April 18, 2023, at 6:00 p.m. in the McMinnville Civic Hall Building at 200 NE Second Street in the City of McMinnville, Oregon. This first meeting will be conducted from 6:00 – 10:00 PM and then if more time is needed, the City Council is scheduling April 19, 6:00 – 10:00 PM at the same place and same zoom link, to continue the public hearing and/or deliberate their decision

The City Council meeting will also be held virtually through the Zoom meeting software. The public may join the meeting in person or via the link information below and may provide written testimony in advance of the public hearing by sending it to [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov).

## APPEAL OF PLANNING COMMISSION DECISION GWENDOLYN HOTEL PROJECT, 609, 611 AND 619 NE THIRD STREET (Dockets AP 1-23, AP 2-23, AP 3-23 and AP 4-23)

Appellant Daniel Kiser is appealing the Planning Commission's approval of three Certificates of Approval for the Demolition of Historic Resources located at 609 NE Third Street, 611 NE Third Street, and 619 NE Third Street, as well as the approval of the Downtown Design Review for the new construction of the Gwendolyn Hotel at 609 NE Third Street, 611 NE Third Street, and 619 NE Third Street.

**HOW TO PARTICIPATE:** Persons are invited to attend this City Council public hearing to observe the proceedings, or to register any statements in person or by mail that might assist the City Council in making a decision. Testimony can be provided at the meeting in person or via teleconference or submitted in writing prior to the meeting. **Written Testimony:** Email [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov) before 12:00 pm on Monday, April 17 to provide written testimony or mail to Heather Richards, 231 NE 5<sup>th</sup> St. McMinnville, OR 97128. Written testimony must be received by 12:00 pm on Monday, April 17, 2023, to be sent in advance to the City Council. Parties wishing to submit written testimony during the hearing should include at least twelve (12) copies for distribution to the City Council, the city recorder, planning staff, legal counsel and the applicant. **Teleconference Testimony:** Pre-register to speak during the public hearing by providing your name and phone number, or Zoom name, to the Community Development Director's Office before 4:00 pm on Monday, April 17. During the public hearing, the city recorder will read the list of those who pre-registered. When the city recorder calls out your name, you will have three minutes to speak. You can preregister by emailing [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov) or calling 503-474-5107.

The public may join the Zoom meeting online with the following link:  
<https://mcminnvilleoregon.zoom.us/j/85605064343?pwd=dGJobjN2eDJqZm9kTC9rcjhYJjQUT09>

Meeting ID: 856 0506 4343

Password: 425877

The public may also join the Zoom meeting by phone by following the instructions below:  
Dial: 1 253 215 8782, **Meeting ID:** 856 0506 4343, **Password:** 425877

OR

Attend in person:  
McMinnville Civic Hall Building\*  
200 NE 2<sup>nd</sup> Street, McMinnville, OR, 97128

\* Masks are optional while in the building. If you are sick please stay home and join the meeting online or submit written testimony.

A complete meeting agenda, the decision-making criteria, application, and records concerning these matters are available on the City of McMinnville website at [www.mcminnvilleoregon.gov/meetings](http://www.mcminnvilleoregon.gov/meetings)

For additional information please contact the Planning Department at (503) 434-7311.

If anyone needs assistance in accessing the meeting via Zoom or phone, please contact the Planning Department, 24 hours in advance of the meeting, at 503-434-7311 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.



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Heather Richards  
Community Development Director

**Publish in the Friday, April 14, 2023, *News Register***