

MINUTES

September 28, 2023
Historic Landmarks Committee
Regular Meeting

3:00 pm
Hybrid Meeting
McMinnville, Oregon

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

Members Absent:

Staff Present: Heather Richards – Community Development Director and Adam Tate – Associate Planner

Others Present: Katherine Huit

1. Call to Order

Chair Mead called the meeting to order at 3:00 p.m.

2. Citizen Comments

None

3. Approval of Minutes

- April 27, 2023

Committee Member Dewan noted on page 3 it said she recused herself from the hearing because it was her residence. It was not her residence, but the applicant was her landlord who owned her residence.

Committee Member Branch moved to approve the April 27, 2023, minutes as amended. The motion was seconded by Committee Member Cooley and passed unanimously.

4. Action Items

- Spruce Goose National Register Nomination

Associate Planner Tate said this was a request for national register nomination for the Spruce Goose. He described the subject site, project summary, history of the Spruce Goose, photos and diagram of the plane, and note on corrections to the application. SHPO had asked the Committee to review the Certified Local Government Evaluation sheet which evaluated National Register Nominations on five categories and state if the HLC was okay with the application or had concerns. Staff found that the nomination met all the applicable criteria.

There was discussion regarding the Spruce Goose nomination in 1980 and how when the plane was moved from Long Beach to McMinnville, the proper notification was not given and it was dropped from the registry. This nomination would put the plane back on the registry.

The Committee asked questions about an object being placed on a register but not a building, who had the plane before it came to McMinnville, other airplanes on the national register, original application, percentage of materials that were original, property tax benefit, why Criterion A was not considered, documentary that was done on the plane, support for the application, Duramold process to create the aircraft, images in the application, and typos.

Katherine Huit, applicant, explained the process for movable structures. The US government owned it, then it belonged to Howard Hughes, then a few different corporations until it came to the Evergreen Aviation & Space Museum. She described the errors in the original application. The only thing that was replaced on the plane was the paint, everything inside the airplane was original. They did a lot of research to match the aluminum paint. She was not aware of a property tax benefit. However, designation might open doors for grant opportunities. She said Criterion A was not used because the plane came into fruition after World War II ended.

The Committee reviewed the nomination criteria and thought the application met all the criteria. Committee Member Branch suggested annotating the photos and maps to make them clearer.

5. Discussion Items

- CLG Certification and Training

Community Development Director said SHPO had audited the City's CLG program and there were no findings. They had a few recommendations; one was training on roles and responsibilities of the Committee and the historic preservation code. There would be two separate trainings, one from SHPO and one from a consultant on the code.

6. Old/New Business

None

7. Committee Member Comments

Chair Mead gave an update on a complaint received for a historic home at 436 NE Galloway. Some of the work was not in compliance with the Secretary of Interior's standards.

Community Development Director Richards said a stop work was put on it and the owner was notified of permits he needed to obtain. The owner had been asked to return the raptor tails to their original form and that the scallops be retained to match the other raptor tails. He also needed to order and use the same siding profile on the kitchen remodel. For the window replacement, he had to make the siding more appropriate to conceal where the old window had been. These were minor alterations and did not need to come before the HLC. The property owner also wanted to repair the exterior stairwell and had submitted for the permit. The owner shared he did not know the house was historic.

8. Staff Comments

None

9. Adjournment

Chair Mead adjourned the meeting at 4:10 p.m.