



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

PUBLIC MEETING NOTICE

HISTORIC LANDMARKS COMMITTEE REVIEW: CERTIFICATE OF APPROVAL FOR ALTERATION

REQUEST FOR ALTERATIONS TO EXISTING HISTORIC LANDMARK BUILDING & APPROVAL OF NEW DETACHED STRUCTURE

714 SE WASHINGTON STREET

NOTICE IS HEREBY GIVEN that an application for a Certificate of Approval for Alteration has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding this application or to attend the public meeting of the Historic Landmarks Committee where these requests will be reviewed and a public meeting will be held. Please contact Chuck Darnell with any questions at 503-434-7311, or chuck.darnell@mcminnvilleoregon.gov.

<u>DOCKET NUMBER:</u>	HL 4-19 (Certificate of Approval for Alteration)
<u>REQUEST:</u>	The applicant is requesting the approval of alterations to an existing historic landmark and building that is listed on the McMinnville Historic Resources Inventory as a "Significant" historic resource (resource number B886). The proposed alterations include replacement of vinyl windows with wood windows, replacement and enlargement of doors, replacement and expansion of a deck on the side and rear of the building, addition of an open wood trellis above the deck, and the addition of a new detached two car garage with an accessory dwelling unit above the garage.
<u>APPLICANT:</u>	Patrick Donaldson, on behalf of property owner Julia Wright
<u>SITE LOCATION(S):</u>	714 SE Washington Street (see attached map)
<u>MAP & TAX LOT(S):</u>	R4421CB10500
<u>ZONE(S):</u>	R-4 (Multiple Family Residential)
<u>MMC REQUIREMENTS:</u>	McMinnville Municipal Code (MMC), Sections 17.65.060 (see below for specific review criteria)
<u>NOTICE DATE:</u>	October 3, 2019
<u>PUBLIC HEARING DATE:</u>	October 17, 2019 at 3:00 P.M.
<u>HEARING LOCATION:</u>	McMinnville Civic Hall Building 200 NE 2 nd Street, McMinnville, OR, 97128

Proceedings: A staff report will be provided at least seven days before the public meeting. The Historic Landmarks Committee will conduct a public meeting, take testimony, and then make a decision to either approve or deny the application.

Persons are hereby invited to attend the McMinnville Historic Landmarks Committee meeting to observe the proceedings, and to register any statements in person, by attorney, or by mail to assist the Historic Landmarks Committee in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Department office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to chuck.darnell@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

Appeal: Failure to raise an issue in person or by letter prior to the close of the public meeting with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

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.

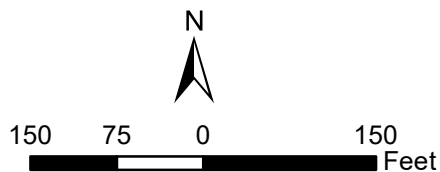
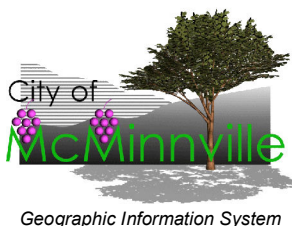
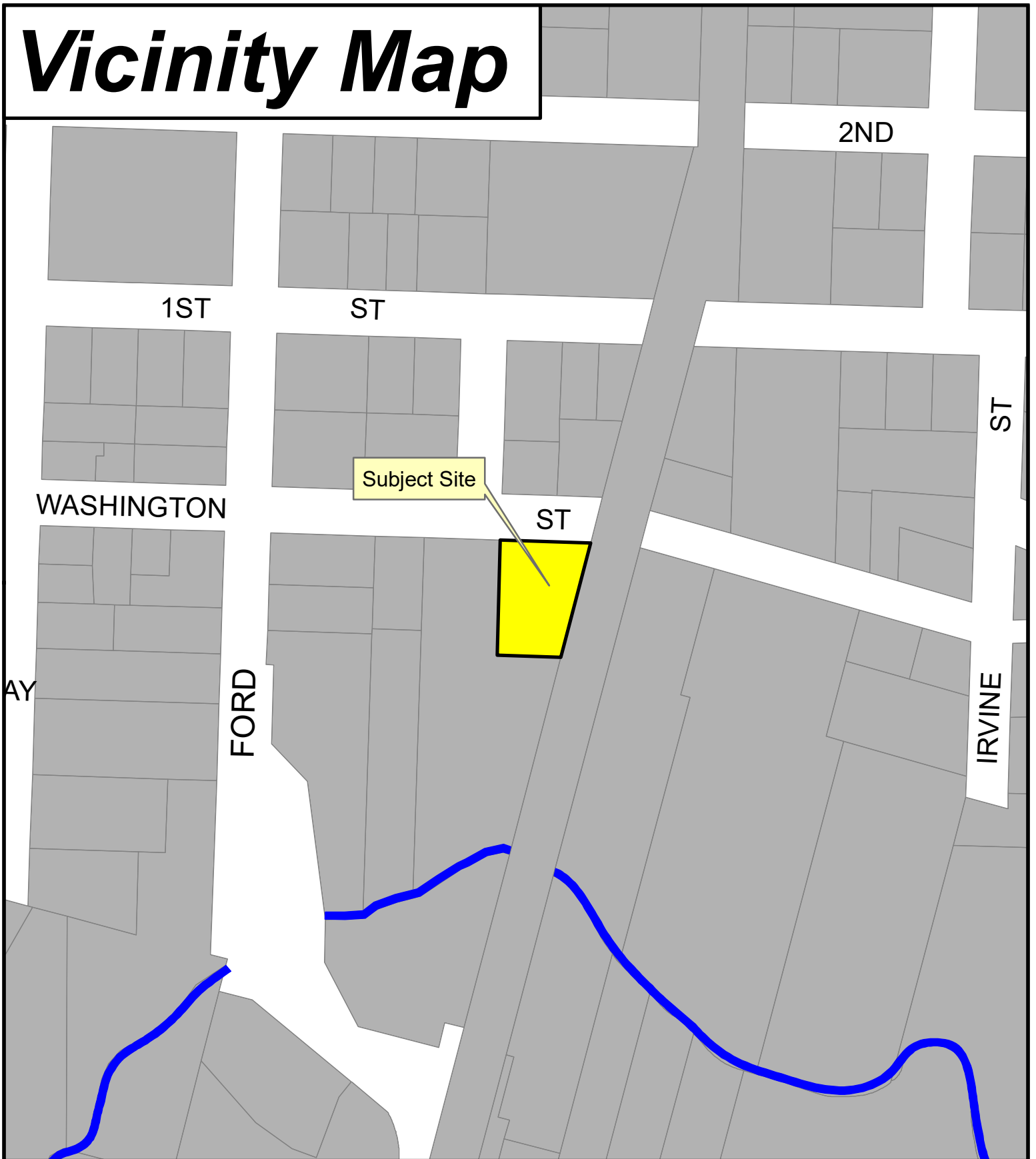
The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

REVIEW CRITERIA:

17.65.060 Exterior Alteration or Remodeling. The property owner shall submit an application for a Certificate of Approval for any exterior alteration to a historic landmark, or any resource that is listed on the National Register for Historic Places. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Planning Director shall determine whether the proposed activities constitute an alteration as defined in Section 17.65.020 (A) of this chapter. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

- 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;
 2. The following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
 3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;
 4. The value and significance of the historic resource; and
 5. The physical condition of the historical resource.

Vicinity Map



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