



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

PUBLIC MEETING NOTICE
HISTORIC LANDMARKS COMMITTEE REVIEW:
CERTIFICATE OF APPROVAL FOR DEMOLITION
REQUEST FOR DEMOLITION OF TWO EXISTING HISTORIC RESOURCES
415 & 423 SE COLLEGE AVENUE

NOTICE IS HEREBY GIVEN that an application for a Certificate of Approval for Demolition 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 this request 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.

DOCKET NUMBER: HL 2-21 (Certificate of Approval for Demolition)

REQUEST: The applicant is requesting the approval of the demolition of two existing historic resources and buildings that are located on the subject property. Both buildings are listed on the McMinnville Historic Resources Inventory as an "Environmental" historic resources (resource numbers D582 and D584).

APPLICANT: Mario Espinosa, on behalf of property owner Delta Rho of Kappa Alpha Bld. Assoc.

SITE LOCATION(S): 415 & 423 SE College Avenue (see attached map)

MAP & TAX LOT(S): R4421CC02500

ZONE(S): R-4 (Multiple Family Residential)

MMC REQUIREMENTS: McMinnville Municipal Code (MMC), Section 17.65.050
(see below for specific review criteria)

NOTICE DATE: May 13, 2021

PUBLIC HEARING DATE: May 27, 2021 at 3:00 P.M.

HEARING LOCATION: Zoom Online Meeting:
<https://mcminnvilleoregon.zoom.us/j/91899652631?pwd=Wkk2NjBzQUplIU3NNZDFpb3U1aDivUT09>

Meeting Password: 927907
(See below for more detailed instructions on how to join Zoom meeting)

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 (via Zoom – please see instructions below) the McMinnville Historic Landmarks Committee meeting to observe the proceedings, and to register any statements in person (via Zoom – please see instructions below), 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 on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov. The materials can also be made available at the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon. However, due to the COVID-19 public health emergency, the Planning Department office is closed to walk-in customers. If you cannot access the materials electronically, please call the Planning Department at (503) 434-7311 to request a copy of the materials, and staff will assist in making the materials available physically by appointment and in a manner that meets social distancing requirements.

Appeal: Failure to raise an issue in person (via Zoom – please see instructions below) or by letter prior to the close of the public meeting with sufficient specificity precludes appeal to the Planning Commission 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.

Invitation to Zoom Meeting: The public is invited and welcome to attend the Historic Landmarks Committee meeting. Due to the COVID-19 public health emergency and in accordance with Governor Kate Brown's Executive Order, the Historic Landmarks Committee meeting is being held virtually through the Zoom meeting software to avoid gatherings and allow for social distancing. The Planning Department encourages those that are interested in participating and have access to technology to access the Zoom meeting online or through the call in options (see below for details).

The public may join the Zoom meeting online here:

<https://mcminnvilleoregon.zoom.us/j/91899652631?pwd=Wkk2NjBzQUplU3NNZDFpb3U1aDlvUT09>

Meeting Password: 927907

The public may also join the Zoom meeting by phone by following the instructions below:

Dial by your location

- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Germantown)

Meeting ID: 918 9965 2631

Find your local number: <https://mcminnvilleoregon.zoom.us/u/aczAQfeMbC>

If you do not have access to a telephone or computer to participate in the meeting, a conference room with access to a computer to participate in the Zoom Online Meeting can be provided at the Community Development Center at 231 NE 5th Street, McMinnville, OR 97128. Please call the Planning Department at (503) 434-7311 at least 24 hours in advance of the meeting for assistance. Participation in the conference room will be limited to accommodate social distancing guidelines and will be provided on a first-come, first-served basis.

The meeting 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:

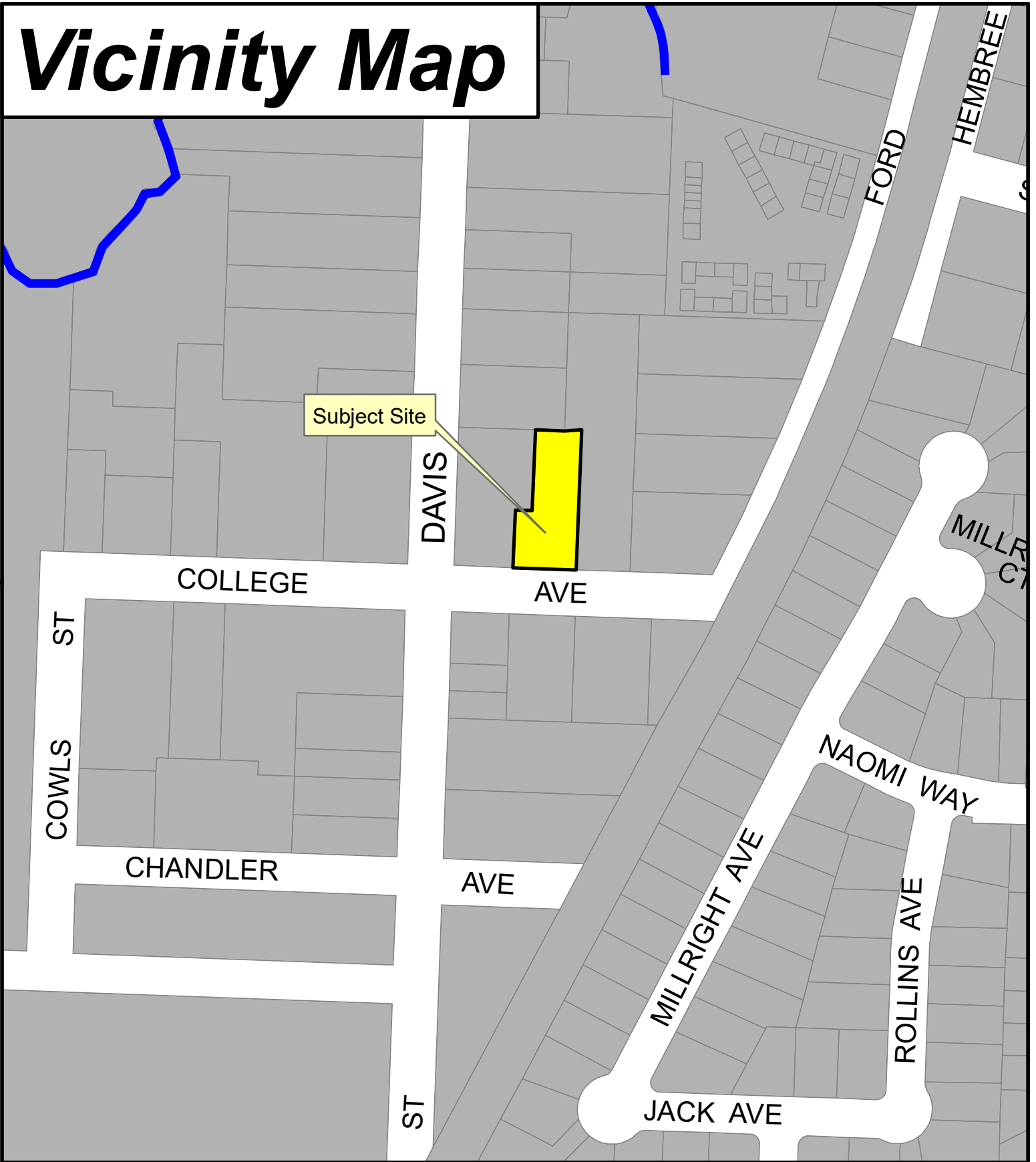
17.65.050 Demolition, Moving, or New Construction. The property owner shall submit an application for a Certificate of Approval for the demolition or moving of a historic resource, or any resource that is listed on the National Register for Historic Places, or for new construction on historical sites on which no structure exists. 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 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.

- 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 economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;
 - 3. The value and significance of the historic resource;
 - 4. The physical condition of the historic resource;
 - 5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
 - 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;
 - 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
 - 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.

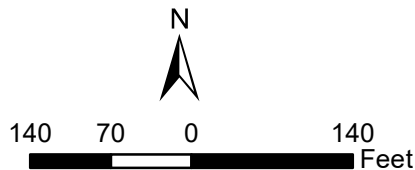
PHOTO OF HISTORIC RESOURCES (AS SEEN FROM COLLEGE AVENUE):



Vicinity Map



Geographic Information System



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311