



**Planning Department**  
 231 NE Fifth Street ◦ McMinnville, OR 97128  
 (503) 434-7311 Office ◦ (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

569-22-000307-PLNG

<b>Office Use Only:</b>	
File No.	HL 6-22
Date Received	8-9-22
Fee	\$2490.00
Receipt No.	206640
Received by	(Signature)

## Certificate of Approval (Demolition, Moving or New Construction)

### Applicant Information

**Applicant is:**  Property Owner  Contract Buyer  Option Holder  Agent  Other Consultant

Applicant Name Mark Vuong, HD McMinnville LLC Phone 503.926.3084

Contact Name Li Alligood, AICP Phone 503.415.2384  
*(If different than above)*

Address 808 SW Third Ave, Ste 800

City, State, Zip Portland, OR 97204

Contact Email li.alligood@otak.com

### Property Owner Information Oregon Lithoprint, Inc.

Property Owner Name Bladine Family Limited Partnership Phone 503-434-1731  
*(If different than above)*

Contact Name Jon Bladine, President Phone \_\_\_\_\_

Address 611 NE 3rd Street

City, State, Zip McMinnville, OR 97128

Contact Email jbladine@newsregister.com

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 609 NE 3rd Street

Assessor Map No. R4 - WM - 4500 Total Site Area 6,000 sf

Subdivision Rowland's Addition Block 7 Lot 5

Comprehensive Plan Designation Commercial Zoning Designation C-3

1. What is the classification of the historic building? Significant
  
2. Architect Name Otak Architects, Inc. Phone (503) 415-2395  
*(Engineer or Other Designer)*  
 Contact Name Casey McKenna, AIA Phone \_\_\_\_\_  
 Address 808 SW Third Ave, Suite 800  
 City, State, Zip Portland, OR 97204  
 Contact Email casey.mckenna@otak.com
  
3. Contractor Name Hugh Construction LLC Phone \_\_\_\_\_  
 Contact Name Mark Vuong Phone 503.926.3084  
 Address 1619 NE Killingsworth St Suite A  
 City, State, Zip Portland, OR 97211  
 Contact Email mark@hughdev.com
  
4. The existing use of the property. Office
  
5. The intended use of the property. Mixed-use hospitality and retail
  
6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).  
Redevelopment with a luxury hotel and associated amenities.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
  
7. Attach a written narrative that describes:
  - A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);
  - B. How the proposed project meets the applicable Comprehensive Plan policies;
  - C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);
  - D. The current value and significance of the historic resource, and how those factors relate to the proposed project;
  - E. The physical condition of the historic resource, and how the condition relates to the proposed project;
  - F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;
  - G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and
  - H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

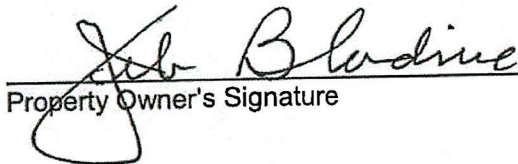


Digitally signed by L.J. Allgood, AICP  
DN: C=US, E=l.allgood@otak.com, O="Otak, Inc.",  
OU=Portland Planning & Design, CN="L.J. Allgood,  
AICP"  
Date: 2022.07.20 18:38:51-0700

Applicant's Signature

July 20, 2022

Date



Property Owner's Signature

July 22, 2022

Date