



# GWENDOLYN HOTEL PUBLIC HEARING



Historic Landmarks Committee,  
09.29.22



609

611

619

# GWENDOLYN HOTEL PUBLIC HEARING

Consideration of Certificates of Approval for Demolition for:

609 NE Third Street , HL 6-22

(Property Owner, Oregon Lithoprint Inc., represented by Jon Bladine)

611 NE Third Street , HL 7-22

(Property Owner, Bladine Family Limited Partnership, represented by Jon Bladine)

619 NE Third Street, HL 8-22

(Property Owner, Wild Haven LLC, represented by Phillip Frischmuth)

Applicant: Mark Vuong, HD McMinnville LLC



609

611

619

# GWENDOLYN HOTEL PUBLIC HEARING

Consideration of Certificate of Approval for New Construction,  
Downtown Design Review with a Waiver (DDR 2-22)

Applicant: Mark Vuong, HD McMinnville LLC



# HISTORIC LANDMARKS COMMITTEE ROLE

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## *Appointed by the McMinnville City Council:*

- A. **Serve as a hearings body for matters concerning historical and cultural resources listed on the McMinnville Historic Resources Inventory, including the review any alteration, demolition, moving or new construction on a McMinnville Historic Landmark per Chapter 17.65 of the McMinnville Zoning Ordinance.**
- B. **Evaluate and designate historic districts, buildings, structures, sites, and objects as provided by Chapter 17.65 of the McMinnville Zoning Ordinance.**
- C. **Receive requests by any citizen, or may on its own motion make recommendations concerning identifying and preserving significant historic and cultural resources which the Committee determines to be of historical significance to the City, state or nation.**
- D. **Develop or adopt a system, based on historic integrity and significance, for evaluating historic and cultural resources for potential designation as historic landmarks.**
- E. **Compile and maintain a McMinnville Historic Resources Inventory of all historical and cultural resources within the City, the applicable tax lots and addresses, the date of landmark designation, and a brief description of the resource and reasons for inclusion.**
- F. **Conduct surveys, inventories, and studies of potential historic resources, and periodically revise the McMinnville Historic Resources Inventory by adding or deleting properties.**
- G. **Undertake to inform the citizens of, and visitors to the City or McMinnville, regarding the community's history and prehistory; promote research into its history and prehistory; collect and make available materials on the preservation of historic resources; provide information on state and federal preservation programs; document historic resources prior to their alteration, demolition, or relocation and archive that documentation; assist the owners of historic resources in securing funding for the preservation of their properties; and recommend public incentives and code amendments to the McMinnville City Council.**
- H. **Advise and make policy recommendations to the McMinnville City Council and the Planning Commission on matters relating to historic preservation.**
- I. **Perform such other duties relating to historical matters as the McMinnville City Council or Planning Director may request.**
- J. **Have the authority to coordinate its activities with other city, county, state or federal agencies.**

# HISTORIC LANDMARKS COMMITTEE ROLE

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Inventory by adding or deleting properties.

- G. Undertake to inform the citizens of, and visitors to the City or McMinnville, regarding the community's history and prehistory; promote research into its history and prehistory; collect and make available materials on the preservation of historic resources; provide information on state and federal preservation programs; document historic resources prior to their alteration, demolition, or relocation and archive that documentation; assist the owners of historic resources in securing funding for the preservation of their properties; and recommend public incentives and code amendments to the McMinnville City Council.
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- J. Have the authority to coordinate its activities with other city, county, state or federal agencies.



**City of  
McMinnville**

# HEARINGS BODY

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## *QUASI-JUDICIAL DECISION - MAKING:*

*LAND-USE DECISIONS MUST BE MADE BASED ON STATE AND LOCAL REGULATIONS (Approve, Approve with Conditions, Deny)*

## **Certificates of Approval for Demolition (HL 6-22, L 7-22, HL 8-22):**

- Oregon Land Use Goal 5 – Cultural Resources
- Oregon Administrative Rule (OAR 660-023-0200)
- McMinnville Comprehensive Plan Policies
- Chapter 17.65, Historic Preservation of the McMinnville Municipal Code

## **New Construction (DDR 2-22):**

- McMinnville Comprehensive Plan Policies
- Chapter 17.33, C3 General Commercial Zone
- Chapter 17.57, Landscaping
- Chapter 17.59, Downtown Design Guidelines
- Chapter 17.60, Off-Street Parking

# HEARINGS BODY

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## *QUASI-JUDICIAL PROCESS:*

*LAND-USE DECISIONS MUST BE MADE BASED ON STATE AND LOCAL REGULATIONS (Approve, Approve with Conditions, Deny)*

## Certificates of Approval for Demolition (HL 6-22, L 7-22, HL 8-22):

- Oregon Land Use Goal 5 – Cultural Resources
- Oregon Administrative Rule (OAR 660-005)
- McMinnville Comprehensive Plan Part 17
- Chapter 17.65, Historic Preservation

## New Construction (DDR 2-22):

- McMinnville Comprehensive Plan Part 17
- Chapter 17.33, C3 General Commercial
- Chapter 17.57, Landscaping
- Chapter 17.59, Downtown Design Guidelines
- Chapter 17.60, Off-Street Parking

We must have legal findings that provide the basis for why the HLC feels that the application does or does not meet these regulations. And these findings need to hold up under a legal challenge.

# PUBLIC HEARINGS PROCESS

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The structure of the Public Hearing is governed by both state and local regulations. It is intended to provide due process for everyone involved – applicant and general public.

Notice of public hearings is sent via a mailing to surrounding property owners, provided as an advertisement in the local newspaper, posted on the city website, and distributed through social media.

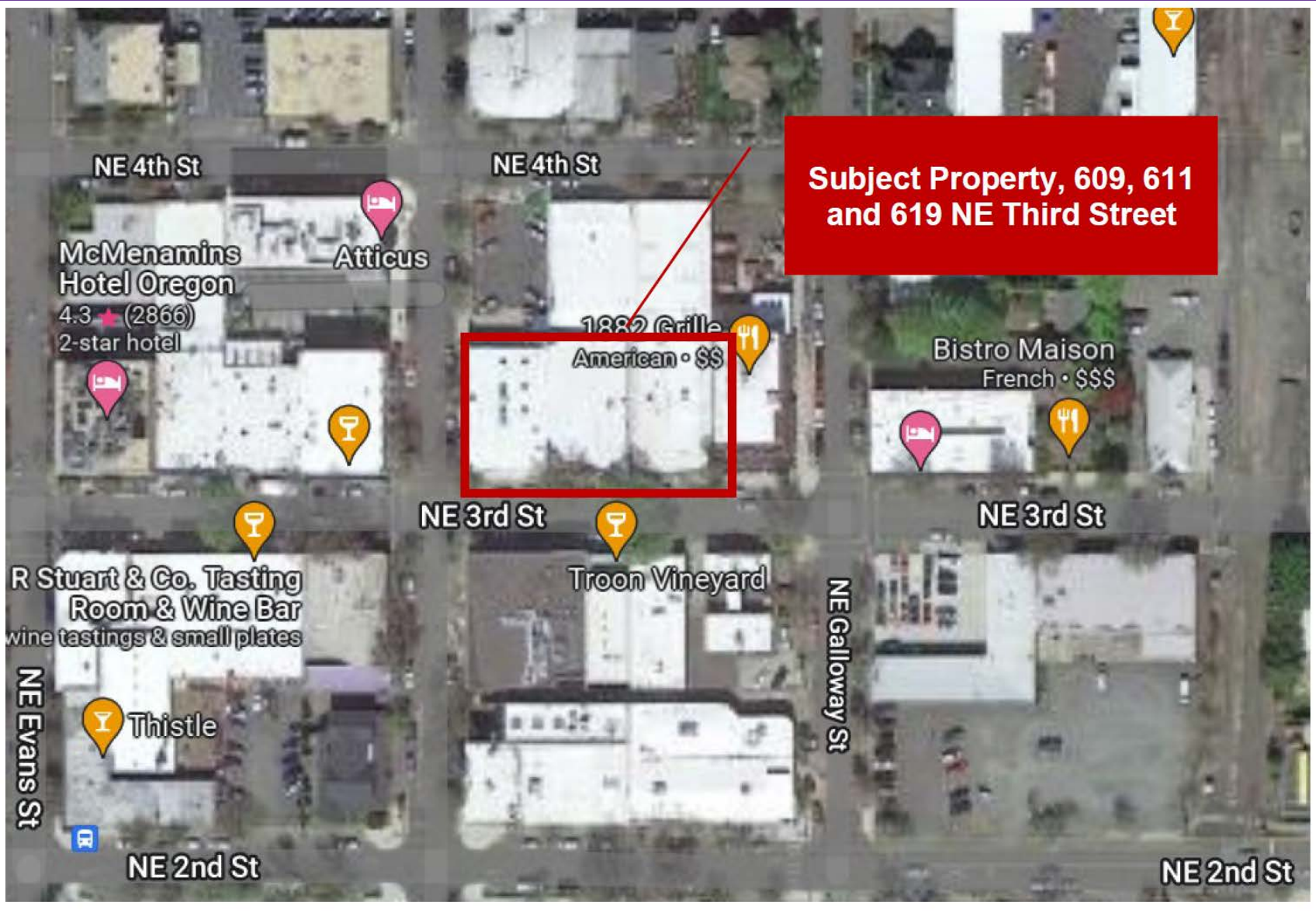
The HLC must meet within 30 days of an application being deemed complete.

The HLC:

- Acts as the Judge and Jury
- Must deliberate and make a decision in a public meeting that has been duly noticed.
- Cannot be influenced by individuals outside of a public hearing process.

The Historic Landmarks Committee decision can be appealed to the Planning Commission and the Planning Commission decision can be appealed to the City Council, but the City must issue a decision within 120 days of an application being deemed complete.



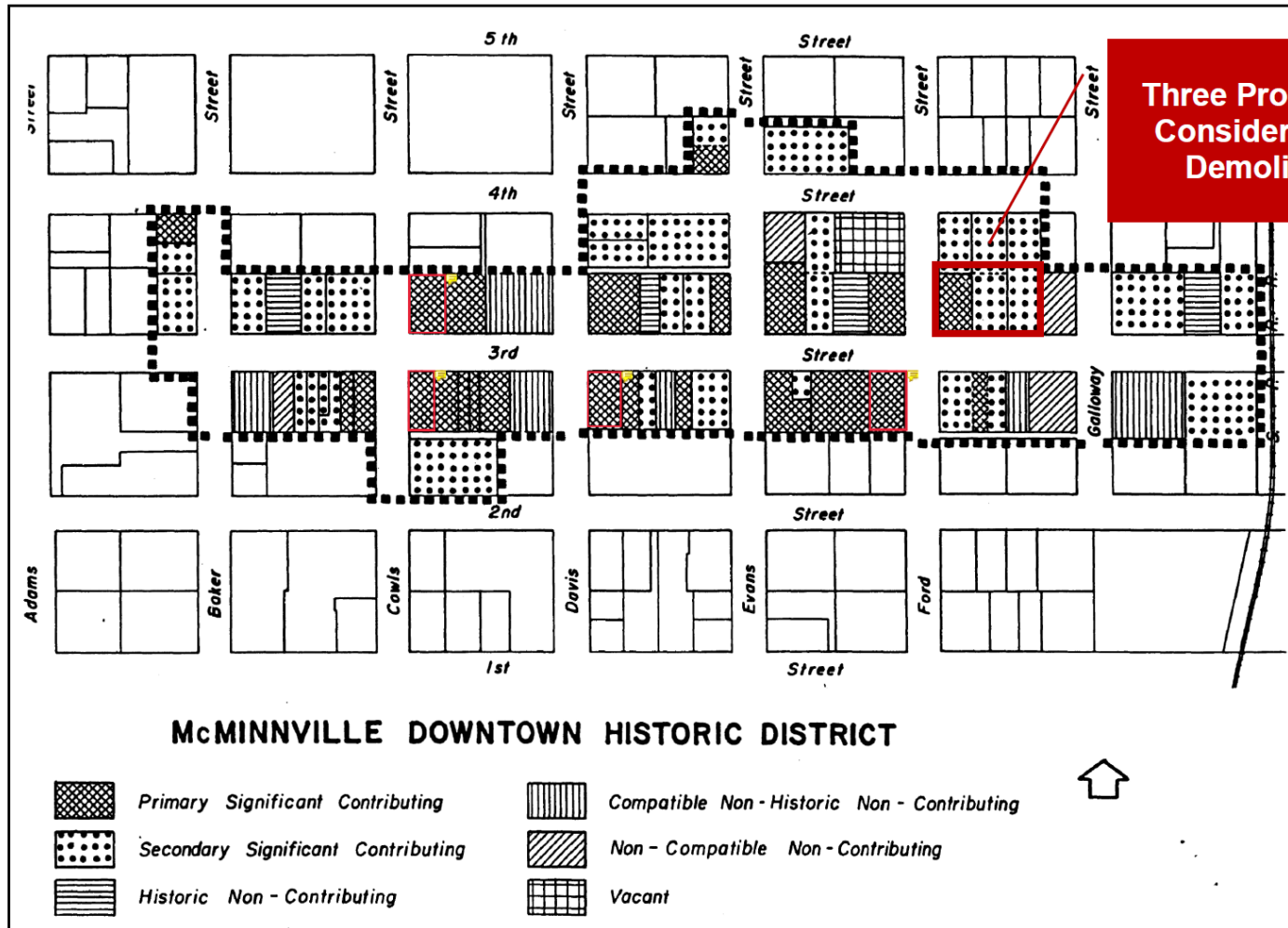


**Subject Property, 609, 611  
and 619 NE Third Street**

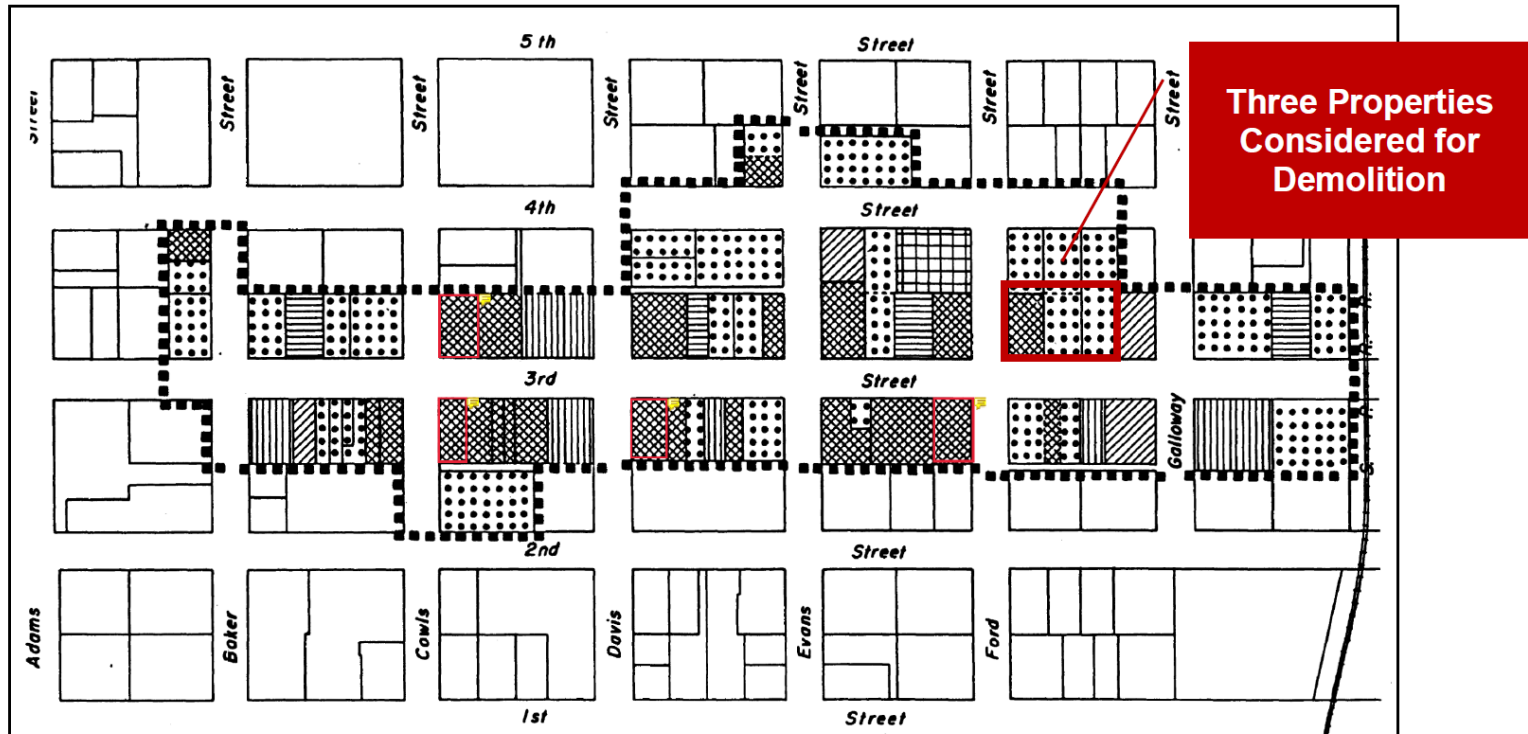
# THIRD STREET CONTEXT



# MCMINNVILLE DOWNTOWN HISTORIC DISTRICT



# MCMINNVILLE DOWNTOWN HISTORIC DISTRICT



**Primary Significant Contributing:** Structures are classified as Primary Significant if they were built on or before 1912, or reflect the building styles, traditions, or patterns of structures typically constructed before this date. These buildings represent the primary period of construction and development in downtown McMinnville from initial settlement in 1881 to 1912, when city improvements and use of the Oregon Electric and Southern Pacific Railroad service prompted new construction in the downtown area.

**Secondary Significant Contributing:** Structures are classified as Secondary Significant if they were built in or between 1913 and 1937. These buildings represent the secondary period of construction and development from the increase of city improvements and auto traffic.

# MCMINNVILLE HISTORIC RESOURCES INVENTORY

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- **Distinctive (A):** Resources outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places;
- **Significant (B):** Resources of recognized importance to the City due to historical association or architectural integrity, uniqueness, or quality;
- **Contributory (C):** Resources not in themselves of major significance, but which enhance the overall historic character of the neighborhood or City. Removal or alteration would have a deleterious effect on the quality of historic continuity experienced in the community; or
- **Environmental (D):** This category includes all resources surveyed that were not classified as distinctive, significant, or contributory. The resources comprise a historic context within the community.

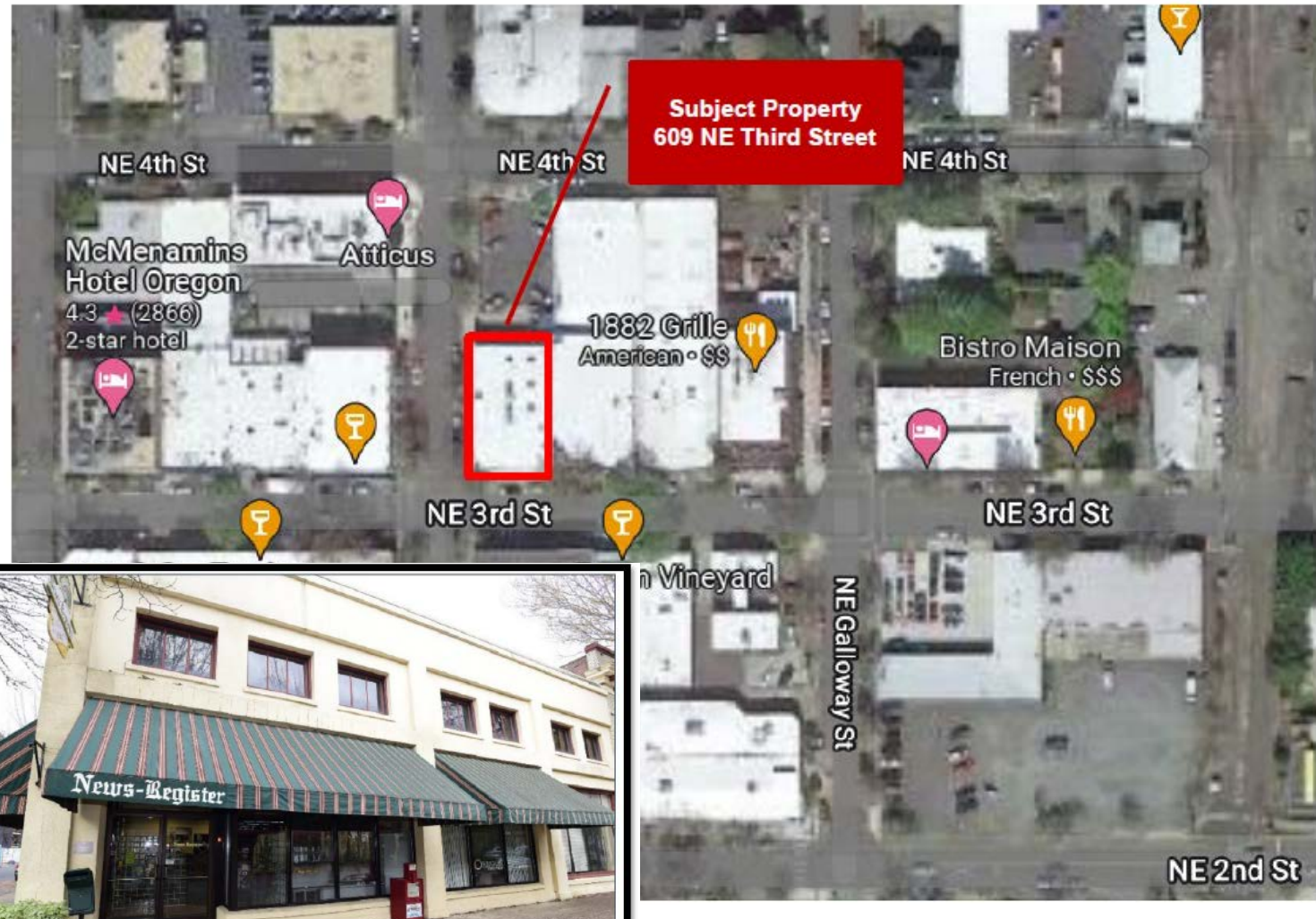
# Structures Requested to Be Demolished

Historic Resource	Type of Designation in the McMinnville Downtown Historic District (NRHP)	Type of local designation on the McMinnville Historic Resources Inventory
609 NE Third Street	Primary Significant Contributing	B = Significant (B865)
611 NE Third Street	Secondary Significant Contributing	B = Significant (B872)
619 NE Third Street	Secondary Significant Contributing	D = Environmental (D876)



# HISTORIC SIGNIFICANCE VERSUS HISTORIC INTEGRITY

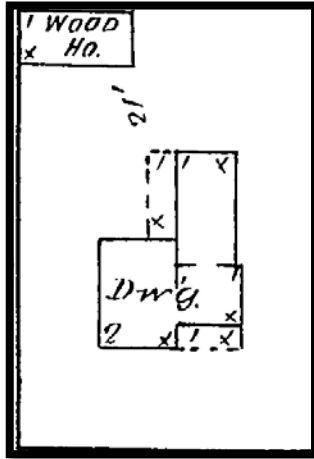
# 609 NE THIRD STREET



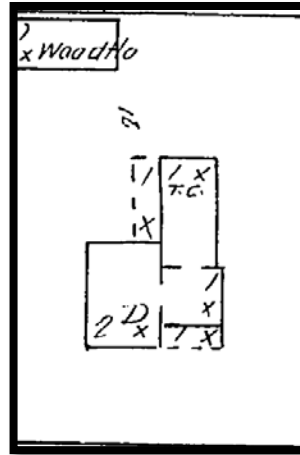


# 609 NE THIRD STREET

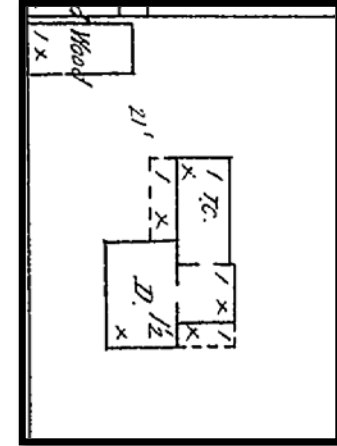
1889



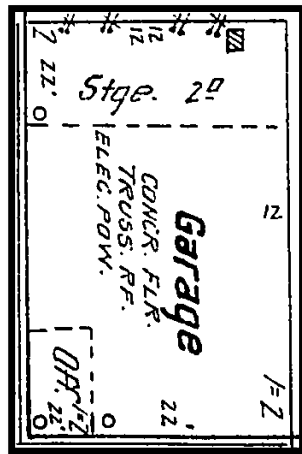
1892



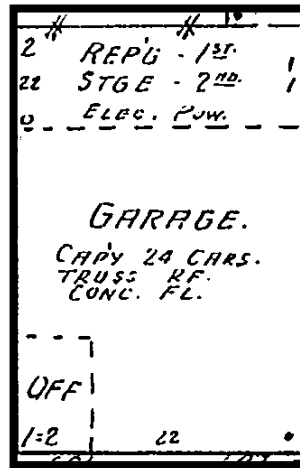
1902



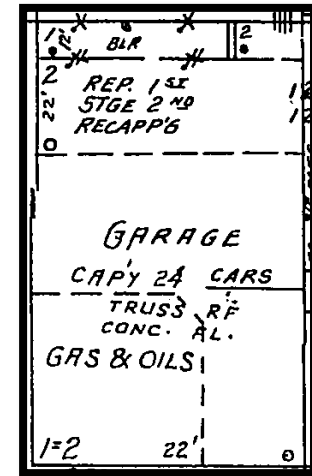
1912



1928



1948



# 609 NE THIRD STREET

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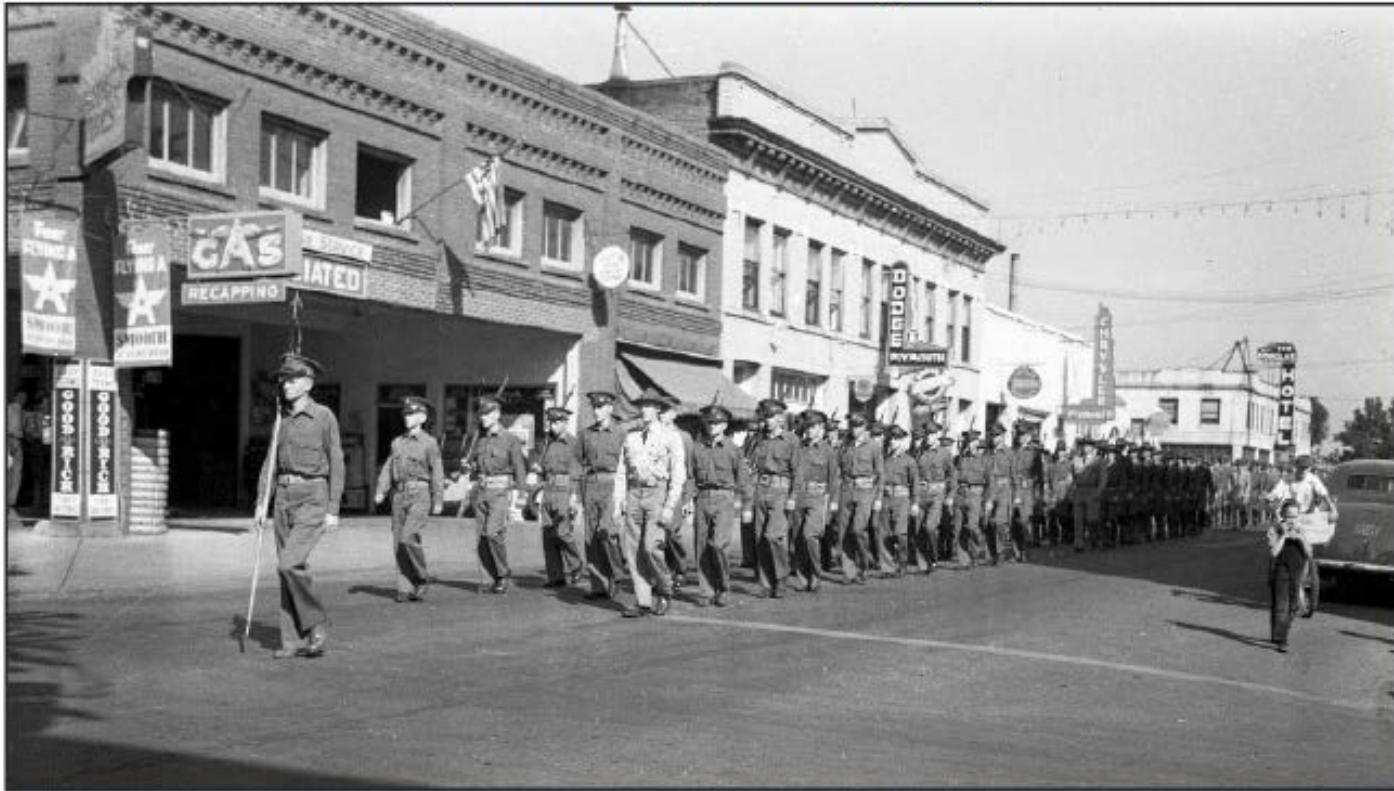
Circa 1904, A historic photo provided by the Yamhill County Historical Society shows the original brick building with storefronts on the ground floor.



# 609 NE THIRD STREET

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1940 Photo of 609 NE Third Street showing modified corner storefront for the gas pumps.  
(Yamhill County News Register)



# 609 NE THIRD STREET

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1983 photo of the property shows the modified corner storefront for the gas pumps, the removal of the brick corbeling on the second floor and the stucco veneer that was applied all over.,  
(Historic Resources Survey, City of McMinnville, Yamhill County, Oregon)



# 609 NE THIRD STREET

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2018, Photo of 609 NE Third Street, shows the modified corner storefront filled in with a street facing storefront.



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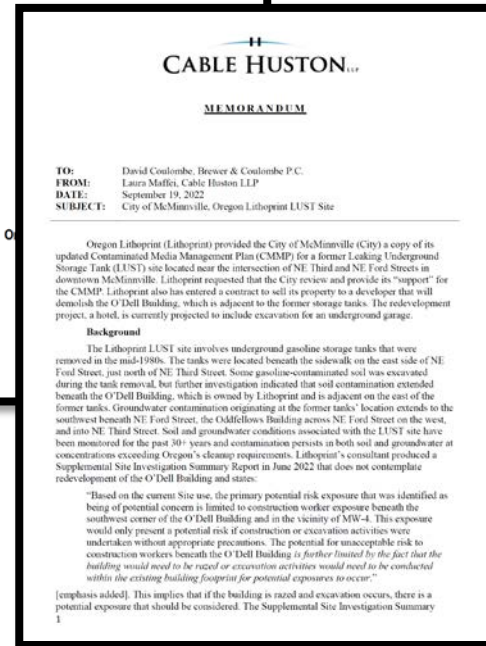
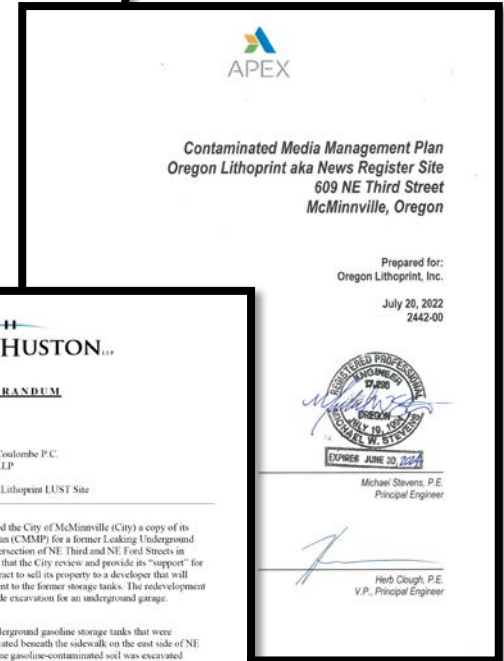
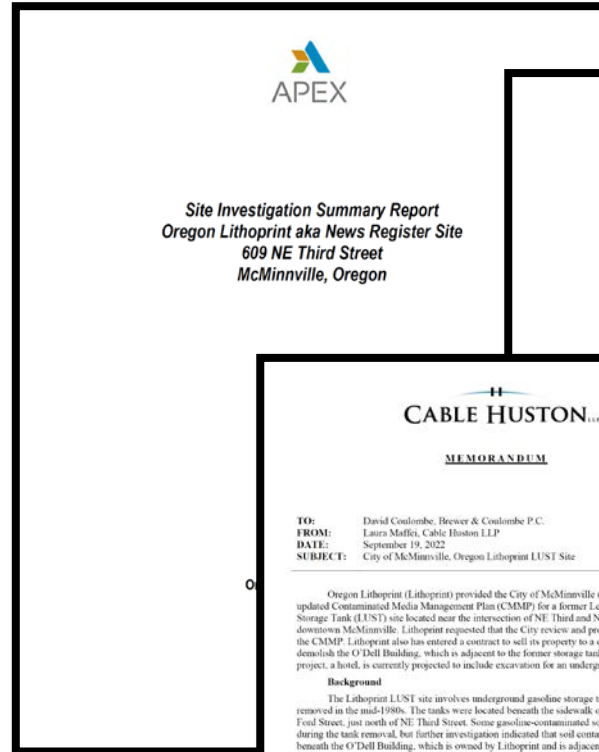


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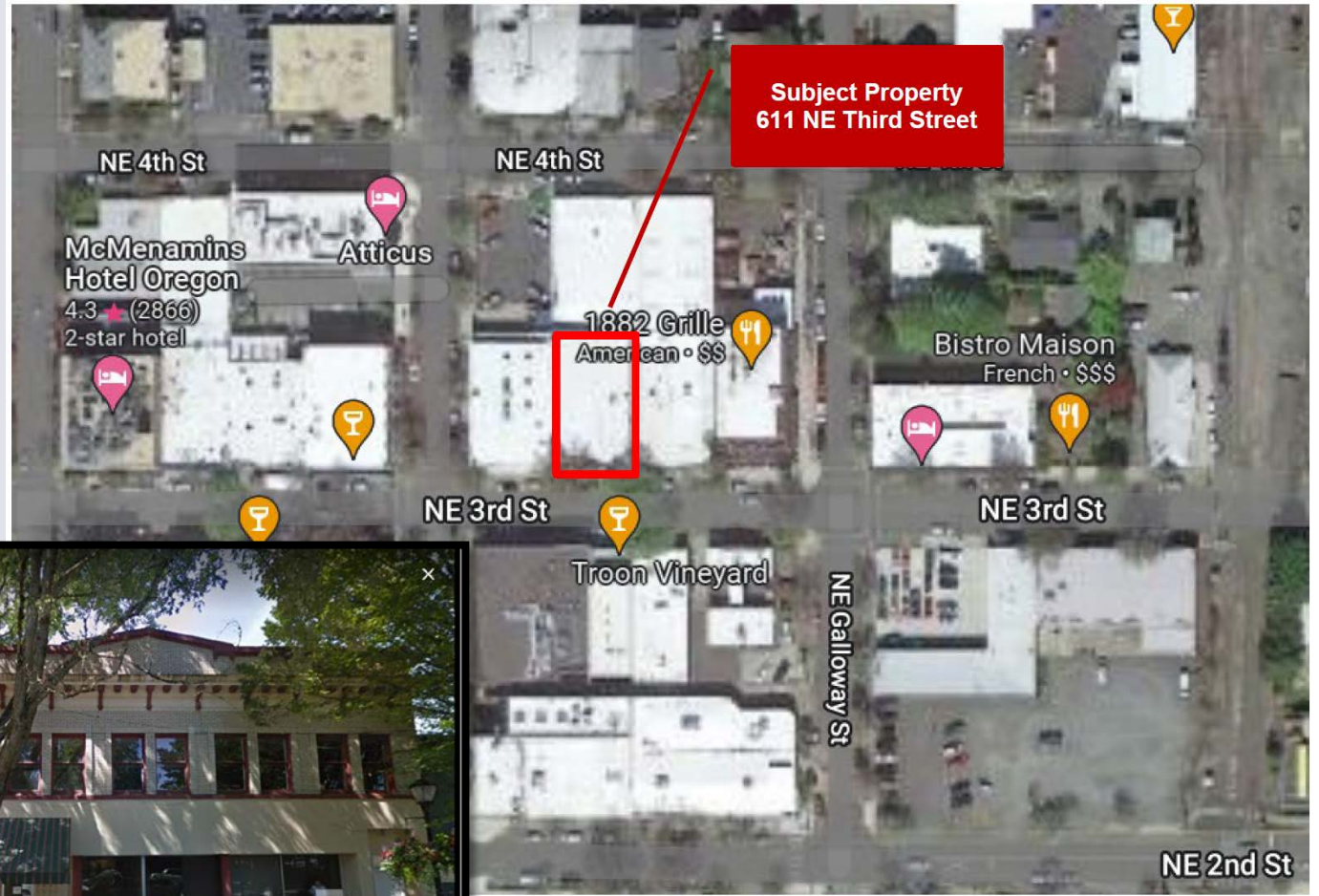
## Underground Gasoline Storage Tank Leaks: (Two that were removed in 1985)

### Engineering Department Comments:

- June 17, 2022, Site Investigation Summary Report
- July 20, 2022, Contaminated Media Management Plan - Draft
- Memo from Cable Huston



# 611 NE THIRD STREET







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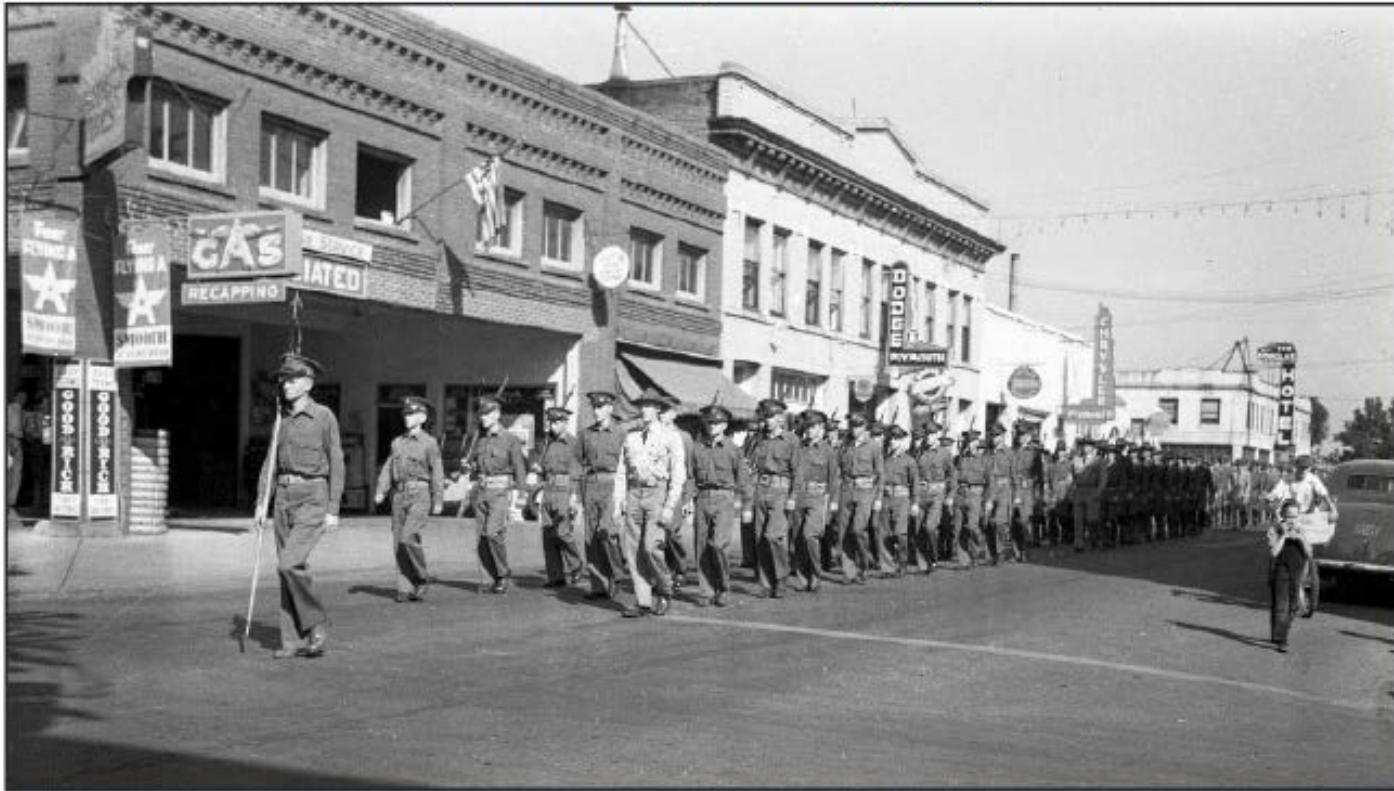
Circa 1919 Photo of 611 NE Third Street depicting two-story brick construction with a decorative parapet and extensive brick corbeling.



# 611 NE THIRD STREET

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1940 Photo of 609 NE Third Street showing modified corner storefront for the gas pumps.  
(Yamhill County News Register)



# 611 NE THIRD STREET

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1948 Photo of 611 NE Third Street depicting the ground floor storefront with the original brick veneer (Yamhill County News Register)



# 611 NE THIRD STREET

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1983 photo of the property shows the modified ground floor storefronts, but with the retention of the original brickwork, parapet and second floor fenestration pattern,  
(Historic Resources Survey, City of McMinnville, Yamhill County, Oregon)



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2018, Photo of 611 NE Third Street, shows the modified storefront, but the retention of the original brick, parapet and second floor fenestration pattern.



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Circa 1919 Photo of 611 NE Third Street depicting two-story brick construction with a decorative parapet and extensive brick corbeling.



1948 Photo of 611 NE Third Street depicting the ground floor storefront with the original brick veneer (Yamhill County News Register)



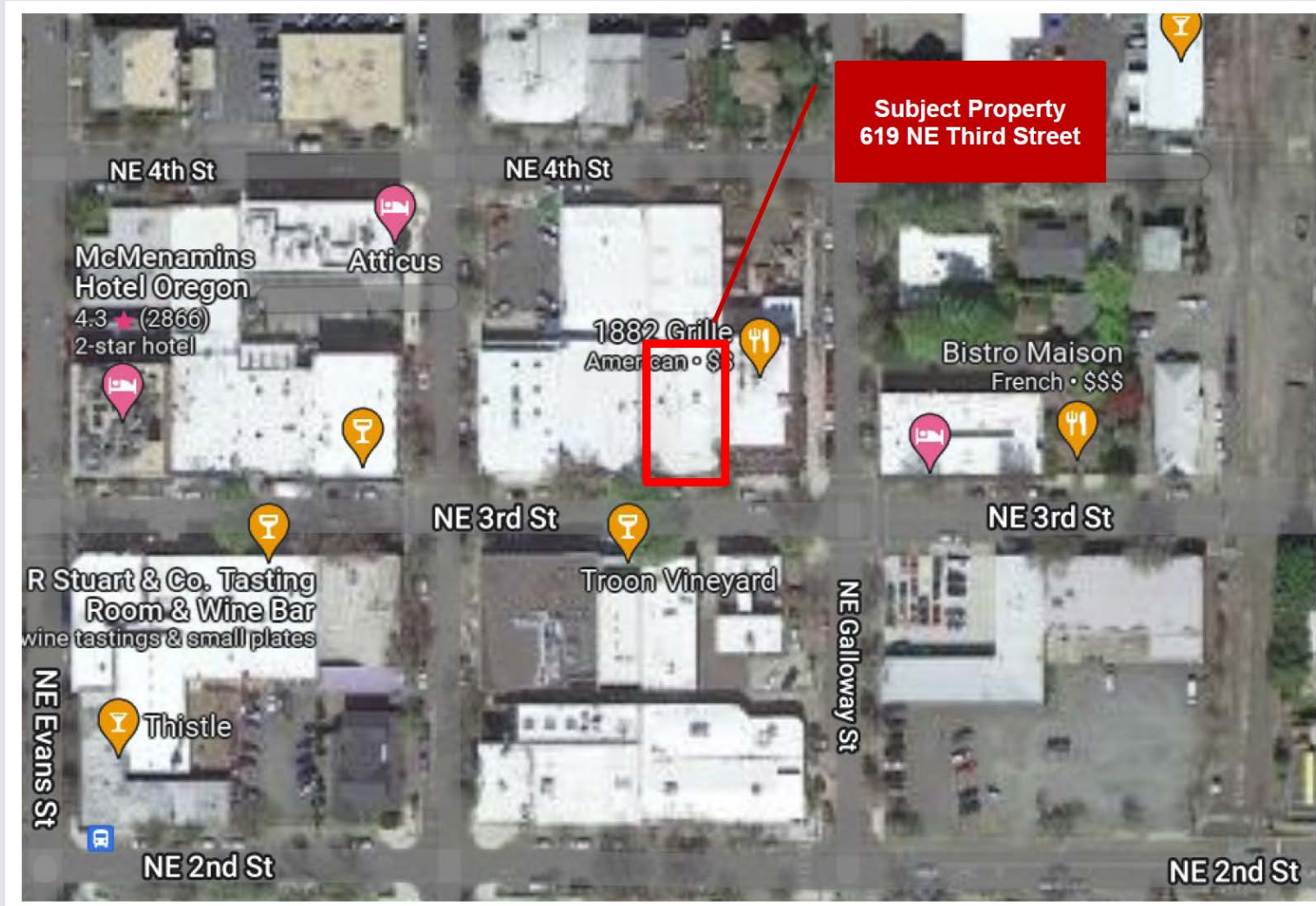
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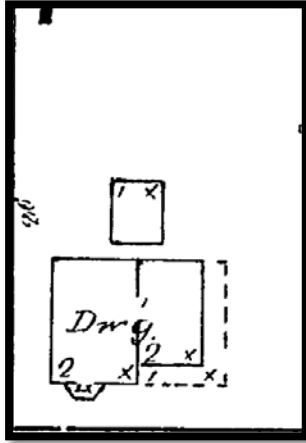
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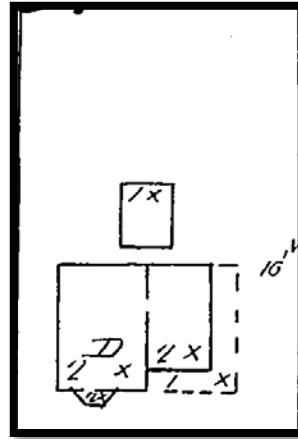


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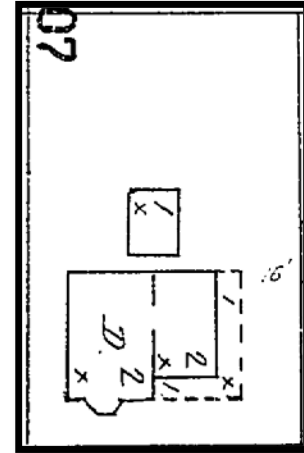
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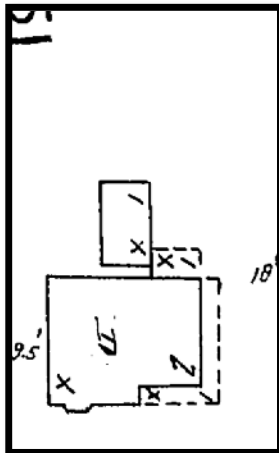
1892



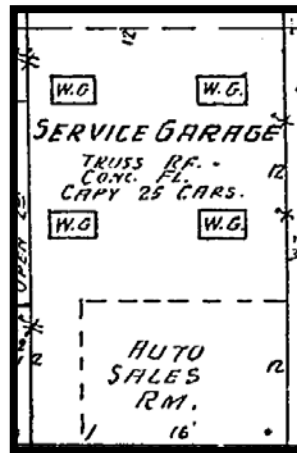
1902



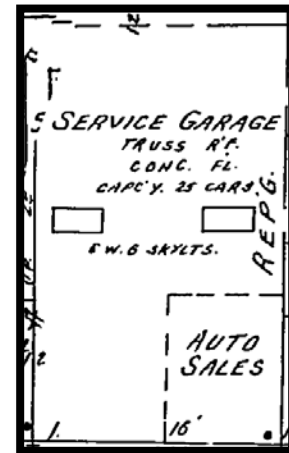
1912



1928



1948





# 619 NE THIRD STREET

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1983 photo of the property shows the modified automobile bays and decorative brick work.  
(Historic Resources Survey, City of McMinnville, Yamhill County, Oregon)



# 619 NE THIRD STREET

2018, Photo of 619 NE Third Street, the automobile bays have been modified into storefronts, and the brick is painted but the subtle brick decoration is still visible.



# 619 NE THIRD STREET

1969 Photo of 619 NE Third Street depicting the automobile bays.  
(Yamhill County News Register)



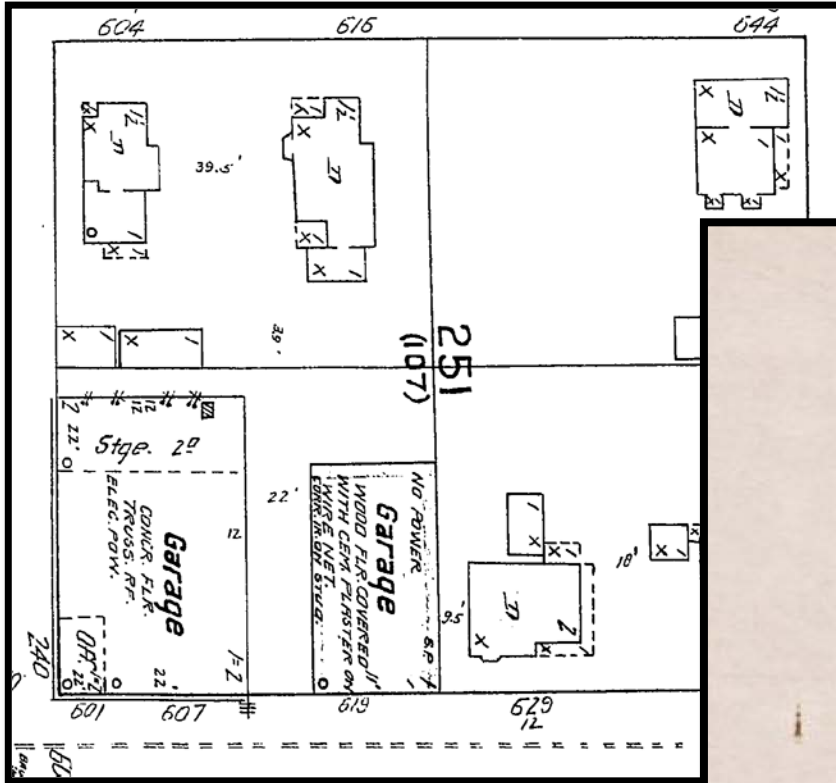
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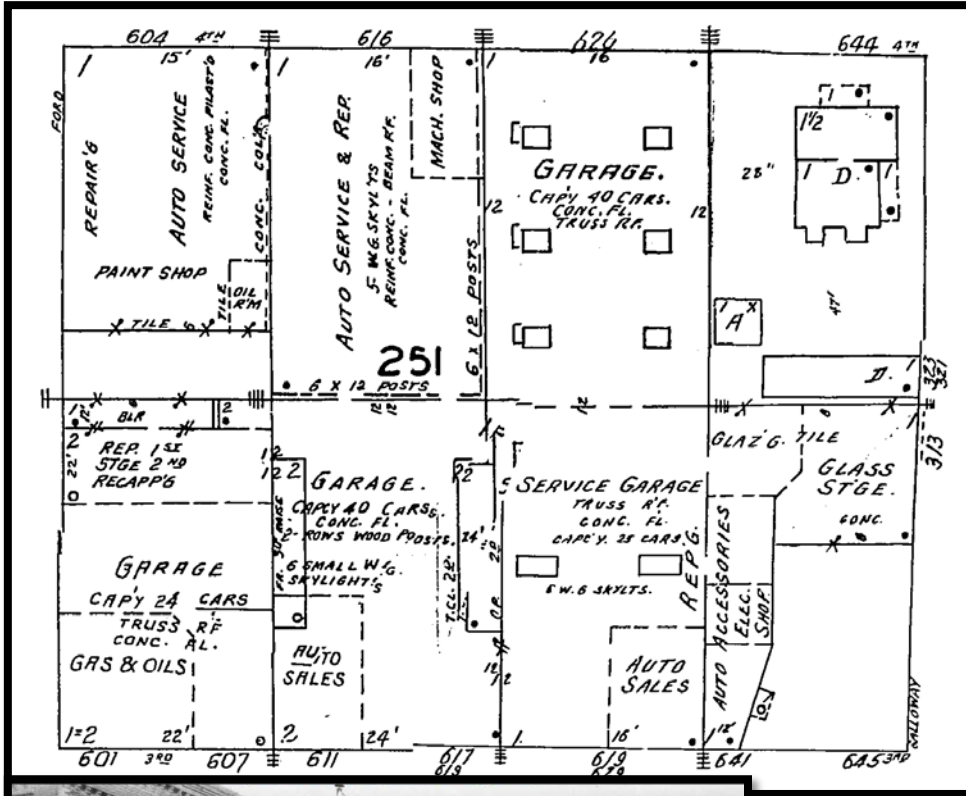
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# HISTORIC SIGNIFICANCE - 1919



# HISTORIC SIGNIFICANCE - 1940



# Demolition: STATE COMPLIANCE

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## OAR 660-203-0200

**(8) National Register Resources are significant historic resources.** For these resources, local governments are not required to follow the process described in OAR 660-023-0030 through 660-023-0050 or sections (4) through (6). **Instead, a local government:**

**(a) Must protect National Register Resources, regardless of whether the resources are designated in the local plan or land use regulations, by review of demolition or relocation that includes, at minimum, a public hearing process that results in approval, approval with conditions, or denial and considers the following factors: 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.** Local jurisdictions may exclude accessory structures and non-contributing resources within a National Register nomination;

1. Condition
2. Historic Integrity
3. Age
4. Historic Significance
5. Value to the Community
6. Economic Consequences
7. Design or Construction Rarity
8. Consistency with Local Policy Objectives in the Comprehensive Plan



# Demolition: STATE COMPLIANCE

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1. Condition
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5. Value to the Community
6. Economic Consequences
7. Design or Construction Rarity
8. Consistency with Local Policy Objectives in the Comprehensive Plan

**There are no clear and objective directions in the OAR that states how to use the factors to make a decision (how many, etc.)**

# Demolition: LOCAL COMPLIANCE

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**Chapter 17.65.050(B): The HLC should base their decision on the following criteria:**

- 1. Comprehensive Plan Policies**
- 2. Economics:**
- 3. Historic Significance**
- 4. Physical Condition**
- 5. Public Safety Hazard**
- 6. Deterrent to an improvement program**
- 7. Retention is a Financial Hardship to the Owner**
- 8. Retention is in the best interests of a majority of the citizens.**

# Demolition: LOCAL COMPLIANCE

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- 1. Comprehensive Plan Policies**
- 2. Economics:**
- 3. Historic Significance**
- 4. Physical Condition**
- 5. Public Safety Hazard**
- 6. Deterrent to an improvement program**
- 7. Retention is a Financial Hardship to the Owner**
- 8. Retention is in the best interests of a majority of the citizens.**

**There are no clear and objective directions in the local codes that states how to use the criteria to make a decision (how many, etc.)**

# More Information Needed

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## *OAR 660-023-0200 (Section 8(a)) Factors:*

- **Condition of Property:** Structural evaluation was based on observations and no testing. An analysis with load testing should be conducted if considered a basis for demolition.
- **Historic Integrity:** Although it is clear from the pictures provided that all three properties have lost a significant amount of historic integrity, a memorandum identifying the different elements lost and retained should be provided if considered a basis for demolition.
- **Age of Property:** the applicant determined that all three properties are showing signs of their age. A report documenting how and why this is a consideration for demolition should be provided.

# More Information Needed

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## *McMinnville Comprehensive Plan Policies*

- **Specific to HL 6-22.** There was a known contamination on the property at 609 NE Third Street. The property owner has drafted a Contaminated Media Management Plan and Site Investigation Summary Report which considers mitigation of the contamination in a variety of different scenarios. But does not consider the demolition of the structure on the property and the construction of a new underground parking structure as a scenario. The applicant should provide more information relative to the scenario specific to their project.

# More Information Needed

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*McMinnville Municipal Code, 17.65, Historic Preservation (Demolition):*

**Section 17.65.050(B)(2) – Economics:** the applicant asserts that it is too expensive to rehabilitate the existing structures but does not provide the background data to support it.

- Basis for the calculations in the renovation/change of use narrative
- Local lease market rates
- Property purchase price
- Tax statement with the assessed value, real market value, and property taxes for the past two years.
- Current fair market value determined by a recent appraisal
- Profit and loss statement based on leasing rehabilitation space
- Cost of rehabilitation provided by a licensed third-party contractor.
- Report describing what types of historic preservation incentives are available to offset costs and whether they would be relevant.

# More Information Needed

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## *McMinnville Municipal Code, 17.65, Historic Preservation (Demolition):*

- **Section 17.65.050(B)(4) – Physical Condition:** Structural evaluation was based on observations and no testing. An analysis with load testing should be conducted if considered a basis for demolition.
- **Section 17.65.050(B)(6) – Preservation is a deterrent to an improvement program.** The applicant did not show how their planned improvement program could not be achieved by preserving the existing buildings.
- **Section 17.65.050(B)(7) – Financial hardship to the Property Owner:** The applicant has not provided enough information to demonstrate that preserving the property is a financial hardship for the property owner.

# More Information Needed

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*McMinnville Municipal Code, 17.65, Historic Preservation (Demolition):*

**Section 17.65.050(B)(8) – Economic and physical conditions of the property make a preservation project unfeasible:** The applicant claims that rehabilitation of the existing structures is financially unfeasible due to the physical conditions of the properties, but did not provide a report that provided the basis for that assertion.



# GWENDOLYN HOTEL



**Approximately 20,000 sf. Six stories. Underground parking garage with 68 parking stalls. Ground floor commercial. Four floors of hotel rooms for approximately 90 guest rooms. A rooftop deck with a pool, spa, and dining. Tallest point is the elevator tower in the back which is 79 feet tall.**

**First three floors are property tight = 39 feet.**

# HEIGHT STUDY

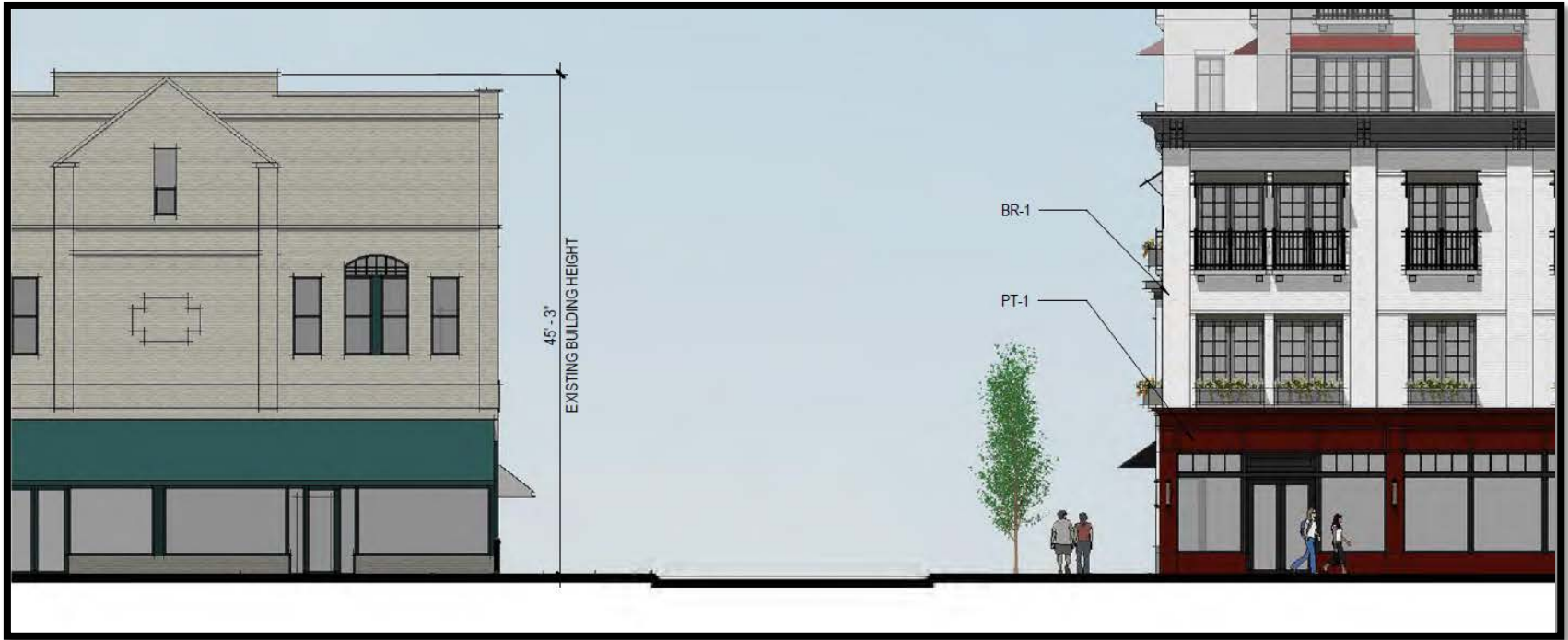


# HEIGHT STUDY



**Taylor Dale = 35 feet.**

# HEIGHT STUDY



**Odd Fellows = 45 feet.**

# HEIGHT PERSPECTIVE



SIGHT LINE FROM 3RD STREET SIDEWALK

SCALE: 3/16" = 1'-0"



SIGHT LINE FROM FORD STREET SIDEWALK

SCALE: 3/16" = 1'-0"

**Testimony that this perspective is misleading and that sight line or viewshed studies should be done from across the street and at the intersection.**

# HEIGHT PERSPECTIVE

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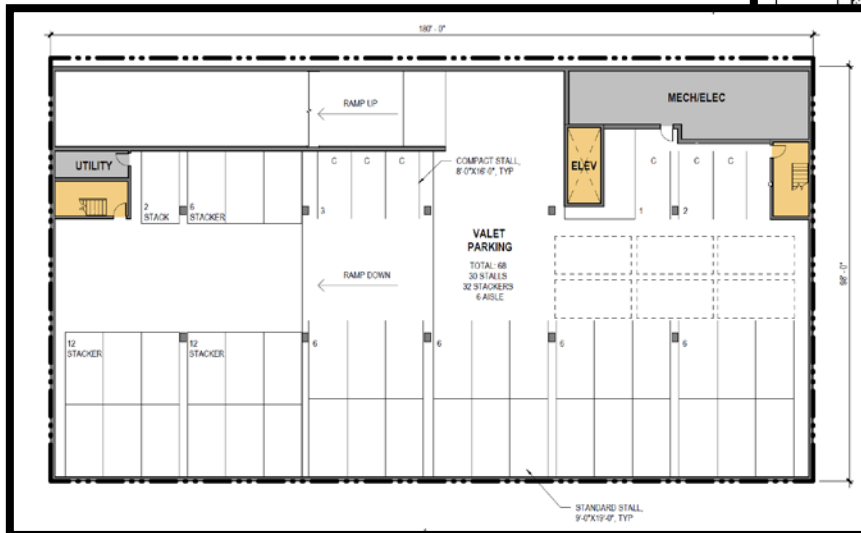
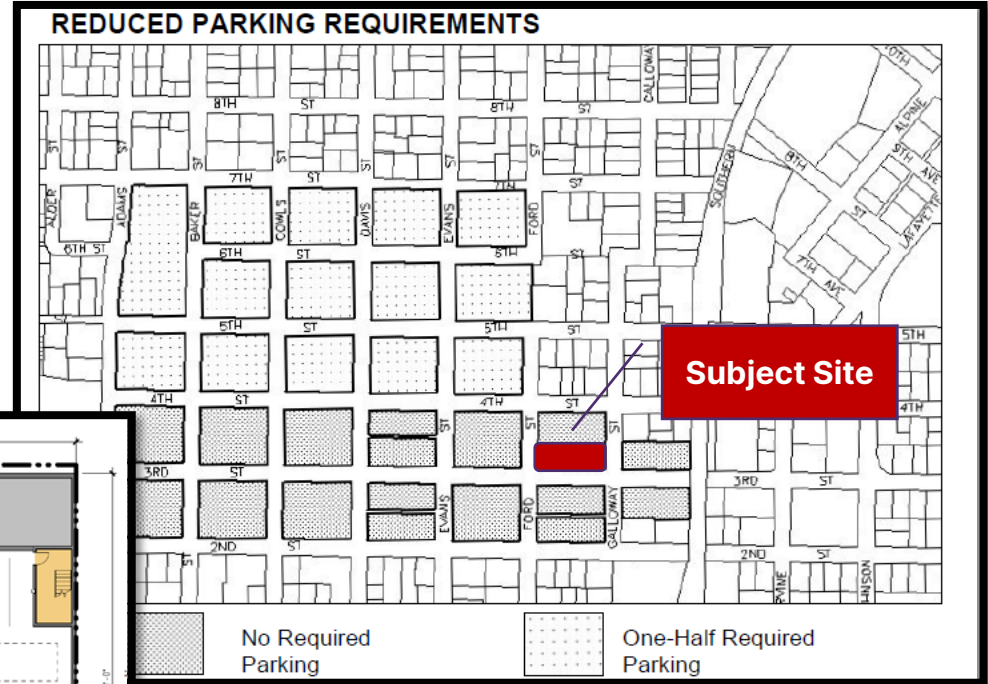
VIEW OF GWENDOLYN HOTEL FROM FORD ST AND 3RD ST

# PARKING

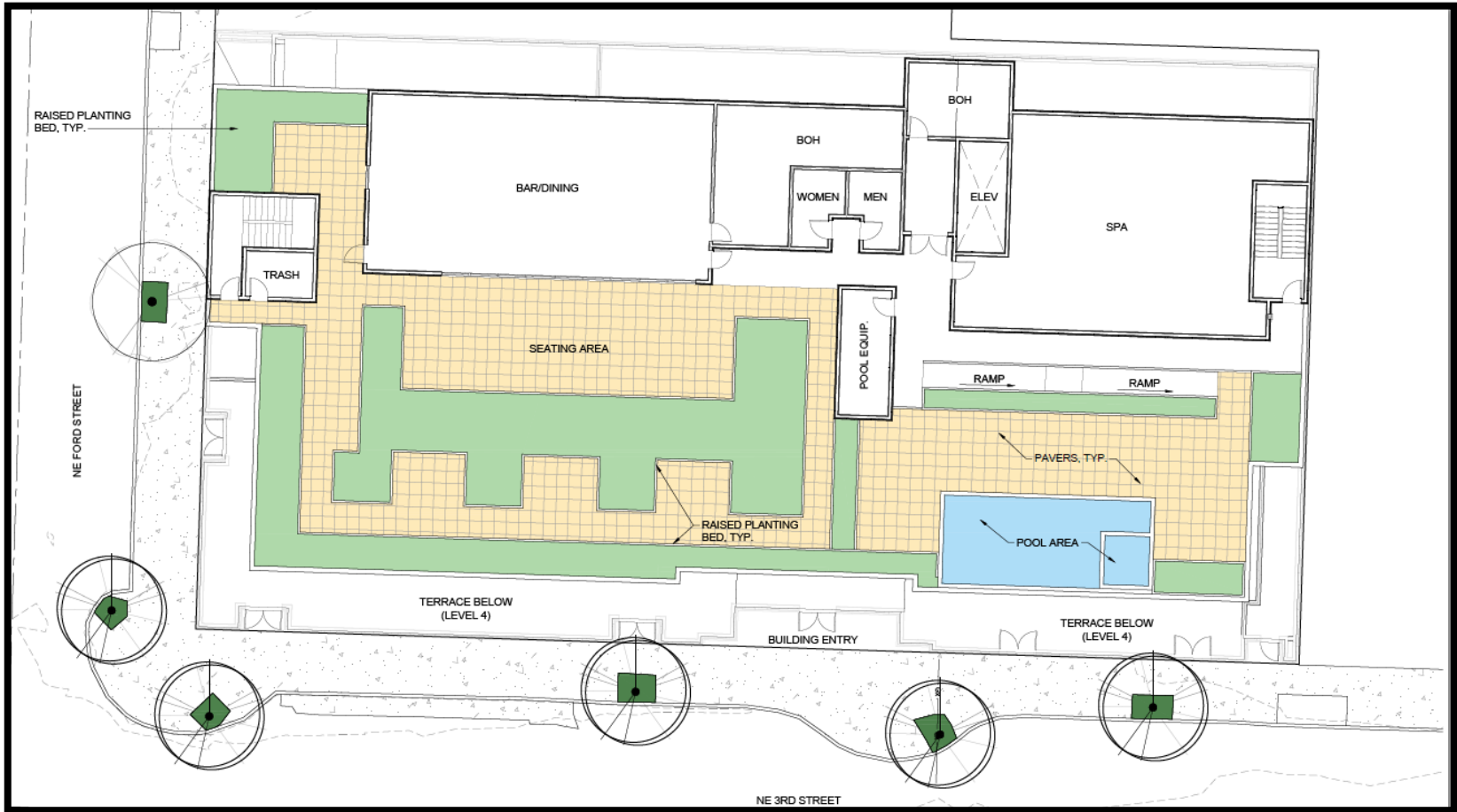
## *McMinnville Municipal Code, 17.60, Off-Street Parking*

**Requirement = 0**

**Providing 68 parking spaces in an underground parking structure.**



# LANDSCAPING



Required Street Trees



# More Information Needed

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*McMinnville Municipal Code, 17.59, Downtown Design Guidelines  
(New Construction):*

**Section 17.59.040(3)(a) – Waiver from Section 17.59.050(B)(1):** Three part test: a) demonstratable difficulty; b) alternative design accomplishes intent; c) waiver is minimum necessary. Applicant focuses on aesthetics (height study of downtown, and surrounding properties) and financial (but does not provide enough information to support financial assertion).

**Section 17.59.050(B)(1) – (Requested a Waiver but did not provide enough information for the waiver).**

*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.*

# Criteria Not Met

*McMinnville Municipal Code, 17.59, Downtown Design Guidelines (New Construction):*

**Section 17.59.050(B)(2)** *Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.*



180' length.

Bays = 82', 36' and 60'  
(not proportional)

# PUBLIC TESTIMONY

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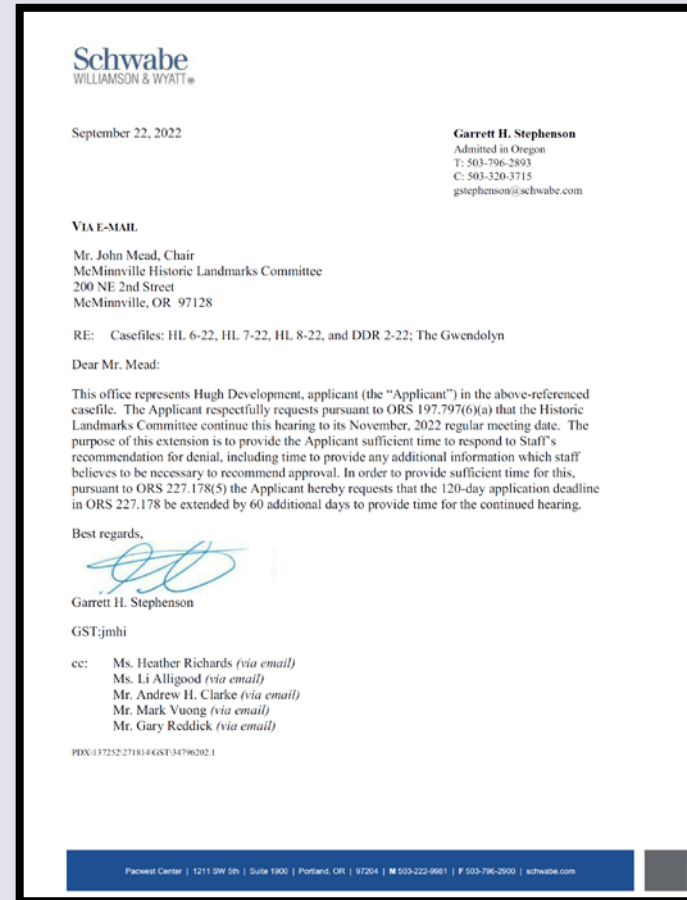
**Victoria Anderson**  
**Kira Barsotti**  
**JP and Ames Bierly**  
**Jeb Bladine**  
**Phyllice Bradner**  
**Nathan Coopriider**  
**Courtney Cunningham**  
**Carol Dinger**  
**Shanna Dixon**  
**Meg and Zach Hixson**  
**Practice Hospitality**

**Daniel Kiser**  
**Marilyn Kosel**  
**Sylla McClellan**  
**Marianne Mills**  
**Megan McCrossin**  
**Abigail Neilan**  
**Carol Paddock**  
**Ilsa Perse**  
**Kellie Peterson**  
**Jordan Robinson**  
**Patti Webb**

# REQUEST FOR CONTINUANCE

**September 22, 2022**

**Applicant has requested that the Historic Landmarks Committee continue the public hearing until late November and extend the 120 day application deadline by 60 days to provide time for the continued hearing.**



# CONCUR WITH CONTINUANCE

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- **You need to make a decision considering a variety of different factors, and there is not a lot of guidance as to how to consider those factors.**
- **With a lot information missing, it is in the best interests of the community to be as informed as possible when making the decision.**
- **Time associated with a continuance in the grand scheme is a minor factor. And a continuance allows the public to review the new information as well.**
- **The 30 day provision in the local codes for a public hearing is a fairly tight turn around time to schedule and notice a public hearing.**
- **Also, a more detailed and thoughtful discussion of all of the nuances associated with the consideration of historic rehabilitation, lease rates, business vitality, etc. will help everyone in the community understand the issues, opportunities and constraints in front of downtown McMinnville.**

# A BALANCING ACT

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- **Balancing preservation, rehabilitation, public safety, building codes and lease rates is a difficult and complex discussion.**
- **Community is interested in keeping lease rates low downtown to support local businesses.**
- **Very few of the historical buildings have undergone fire/safety code upgrades in decades.**
- **Rehabilitation costs and building code upgrades can be expensive.**
- **Generational ownership downtown looking to divest their assets and retire.**
- **Rehabilitation costs + assumed property purchase debt = necessitated increased lease rates.**
- **Sometimes lease rates are managed by spreading development costs across more leasable square footage.**



# GWENDOLYN HOTEL PUBLIC HEARING



Historic Landmarks Committee,  
09.29.22