



MEMORANDUM

DATE: September 30, 2022
TO: Historic Landmarks Committee Members
FROM: Heather Richards, Community Development Director
SUBJECT: Public Testimony for HL 6-22, HL 7-22, HL 8-22, and DDR 2-22, Gwendolyn Hotel
(Received 9.21.22 – 9.28.22)

Historic Landmarks Committee Members,

Following is the public testimony that has been received for the three Certificates of Approval for Demolition for the historic resources at 609, 611, and 619 NE Third Street, and the Certificate of Approval for New Construction for the Gwendolyn Hotel project on September 29, 2022.

Public Testimony:

- Elizabeth Goings, 09.29.22
- Abigail Neilan, 09.29.22
- Ilsa Perse, 09.29.22
- The Scott Family, 09.29.22

From: [Elizabeth Goings](#)
To: [Heather Richards](#)
Subject: Historical Buildings
Date: Thursday, September 29, 2022 4:32:23 PM

This message originated outside of the City of McMinnville.

Hello Heather...

I had intended to attend the Historical building meeting but my job (I'm a nurse) is hindering me. My first responsibility is my patients.

I want to give testimony that McMinnville DOES NOT need a high-end hotel!

Don't let them destroy our landmarks (buildings).

I oppose the proposed plan to take down the 3rd street trees as well.

Keep McMinnville as is with a small town atmosphere.

Elizabeth Goings
971-241-3322
2126 NW Elm Street
McMinnville, OR
lizzyjane1964@gmail.com

Sent from my iPad

From: [Abigail Neilan](#)
To: [Heather Richards](#)
Subject: Support for Gwendolyn Hotel Project
Date: Thursday, September 29, 2022 9:00:15 AM

This message originated outside of the City of McMinnville.

Ms. Richards & HLC Committee Members,

Thank you very much for receiving my comments, which I suspect are in the minority on this issue. My husband and I purchased a house in McMinnville at the start of 2017 and very much enjoy living (and occasionally working in) this wonderful town.

After reviewing the staff report on the proposed demolition of historic resources and building of the Gwendolyn Hotel, I would like to offer my support for the project. As staff adroitly put it, the building does not retain much historic integrity at this point, and the value to the community in the proposed capacity as a hotel and retail space would be far greater.

While proposing the developer be required to re-envision the hotel as an adaptive reuse project including the current facades is attractive, and feel 'fair' after the Attcius and Tributary projects were renovations, it does seem like unnecessary expense and will ultimately make the project take longer than necessary (inconveniencing 3rd street businesses and locals all the while).

I *am* concerned about the size of the building. After driving down 3rd street a few times in the past several days, a 5 story building seems excessively tall for what is effectively the 'entrance' to 3rd from the bypass (even accounting for the upper level set-backs). My husband likened it to plonking the new First Federal building down at the opposite end of the street. Also, 80+ rooms seems excessive, even planning for growth in the next several decades, and 60-ish parking spaces doesn't seem like it would cover the amount of parking that would be needed to accommodate staff as well as guests and patrons of the hotel and lower level retail shops. I share Staff's concerns about the impact that a commensurate number of vehicles would have on the downtown area, as well.

I look forward to the compromises Staff and the HLC are able to arrange to bring this welcome new project to downtown while maintaining a sane, comfortable and aesthetically pleasing streetscape for locals and visitors alike.

Cheers,

Abigail Neilan
2461 SW Hannah Circle
McMinnville, OR 97128
301-908-3807

TO: McMinnville Planning Department
Historic Landmarks Committee Meeting, Sept. 29, 2022

Re: Demolition of Historic Buildings

From:
Ilsa Perse
5765 NE Mineral Springs Rd
Carlton, OR. 97128

I moved to Yamhill County 30 years ago, long before McMinnville became a "tourist destination." McMinnville was a historic town that managed to survive long before the wine industry became what it is now. Third Street is much improved over what it was 30 years ago, thanks to the tireless efforts of dedicated citizens. The town was designated "historic" and small, successful, locally owned businesses and restaurants came downtown, adding more reasons for people to come visit and adding to the quality of life for locals. As a Historic Preservation Committee, you owe it to the people who worked so hard to put McMinnville's historic downtown on the map and keep McMinnville a thriving town that serves the needs of its citizens.

This NOT about nostalgia. This is about wanting to maintain McMinnville's flourishing downtown for regular people, not just wine-drinkers.

"In communities around Oregon historic downtowns are struggling, but along East 3rd Street in McMinnville, the downtown isn't just surviving, but flourishing," *Oregon.com* website.

A flourishing downtown needs more than wine bars, high-end restaurants, and hotels that charge \$875 and up per night. A flourishing downtown is not a Wine Disneyland. A town that allows the destruction of historic buildings soon becomes an empty shell, and not a place where locals and visitors can buy groceries, books, clothing, stationery items, art supplies, records, shoes, toys, sewing machines, vacuum cleaners, fabric and where you can get a watch battery from a family-owned jewelry store or get your shoes resoled by a local shoemaker. A flourishing town, not just a tourist destination.

I am an owner of Currents Gallery, located in a gorgeous historic building that was lovingly restored by dedicated local citizens. Our gallery has a large local clientele as well as out-of-town visitors. When asked where they are from, *most* of the out-of-towners, are "day-trippers," from places like Hillsboro, Beaverton, Salem, Portland, and other nearby communities, people who simply want to pass a pleasant afternoon strolling on Third Street, visiting small shops, and perhaps have lunch or dinner. They have *not* come to drink wine. They've come because they've heard how nice the town is.

I now regularly encounter people from Bend who are looking to relocate to McMinnville, because Bend has become unlivable due to development and huge numbers of tourists and all that comes with a tourist economy, unaffordable housing and only service industry jobs. Striving to make McMinnville a tourist destination will rob McMinnville of the very reason people chose to live or visit in the first place.

All three historic buildings in the 600 block that are on the chopping block are part of what makes McMinnville McMinnville. The middle of the three buildings is certainly more architecturally in keeping with the rest of the town, and perhaps saving *that* building would keep the town from losing its historic feel, but in fact, all three buildings should be saved.

There are communities across America with old buildings that appear to be too derelict to save, yet in quite a few places, citizens have rallied together to save the buildings through creating historic trusts, thinking outside the box, instead of just tearing down their history. They raise money and organize to *restore and renew* their communities. McMinnville has many citizens who would jump at the opportunity to restore the historic buildings in question and then turn them into spaces that the community can use.

You will be setting a precedent with your decision regarding the buildings on the 600 block of Third Street. If the three buildings in question fall to the wrecking ball, what will stop owners of *other* historic buildings from claiming that it will be too expensive to restore *their* buildings, but an outside developer will tear it down and build something that will meet the needs of tourists, but not the local community?

From: scottamity1@aol.com
To: [Heather Richards](#)
Subject: Hotel and Trees
Date: Thursday, September 29, 2022 3:05:42 PM

This message originated outside of the City of McMinnville.

I am not sure if it is you that we should be writing to regarding the proposed hotel on third street and the removal of the trees on third street, but would appreciate your attention. We are residents of Amity, but spend a great deal of our time in Mac. Third street is one of our favorite places in town. To hear that Mac leaders are planning on destroying historic buildings to put up a 90+ bed hotel and to rip out the trees on Third street is heartbreaking. Locals from other towns are shocked to hear this also. What are the leaders thinking? We do not want the landscape destroyed to fit the rich or the wine industry desires, if that is who you all are trying to please. Let us remain Oregon. We would appreciate it if you would pass this text on to your board. Thank you. The Scott Family

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