



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

PUBLIC MEETING NOTICE HISTORIC LANDMARKS COMMITTEE REVIEW OF A HISTORIC RESOURCE DEMOLITION REQUEST

NOTICE IS HEREBY GIVEN that an application for the demolition of a historic resource at 631 NE 1st Street 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 (HLC) where this request will be reviewed. Please contact Chuck Darnell with any questions at 503-434-7311, or Charles.Darnell@mcminnvilleoregon.gov.

<u>DOCKET NUMBER:</u>	HL 1-18 (Certificate of Approval - Demolition)
<u>REQUEST:</u>	Approval to allow for the demolition of a single family home that is listed on the McMinnville Historic Resources Inventory as a historic resource. The single family home is classified in the Historic Resources Inventory as an Environmental resource, and is listed as resource number D878.
<u>APPLICANT:</u>	Brigitte and Clark Hoss
<u>SITE LOCATION(S):</u>	631 NE 1 st Street (see attached map)
<u>MAP & TAX LOT(S):</u>	R4421BC11300
<u>ZONE(S):</u>	C-3 (General Commercial)
<u>MMC REQUIREMENTS:</u>	Sections 17.65.040(C) and 17.65.050 (see reverse side for specific review criteria)
<u>NOTICE DATE:</u>	April 11, 2018
<u>HLC MEETING DATE:</u>	April 25, 2018 at 3:00 p.m.
<u>MEETING LOCATION:</u>	McMinnville Community Development Center 231 NE 5 th Street, McMinnville, OR, 97128

Persons are hereby invited to attend the Historic Landmarks Committee meeting to observe the proceedings, or 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.

Appeals of any Historic Landmarks Committee decision may be made to the Planning Commission, consistent with Section 17.65.080 (Appeals) of the McMinnville Municipal Code.

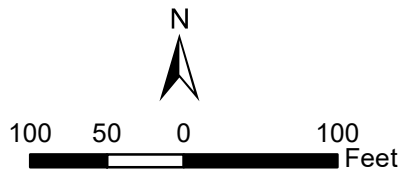
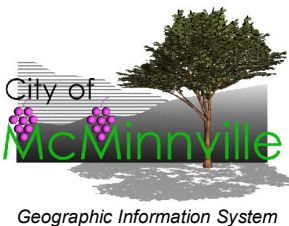
The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5th Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov.

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.

Vicinity Map



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