



City of Medford

Planning Department

Working with the community to shape a vibrant and exceptional city

Date of Notice: August 11, 2015

File No.: HC-15-106
Contact: Sarah Sousa

NOTICE OF PUBLIC HEARING – LANDMARKS & HISTORIC PRESERVATION COMMISSION

Hearing Date: Tuesday – September 1, 2015
Hearing Time: 5:30 pm
Hearing Location: Medford City Council Chambers
City Hall, 411 W. 8th Street

This notice is to inform you of an upcoming opportunity to participate in a public hearing before the Medford Landmarks & Historic Preservation Commission.

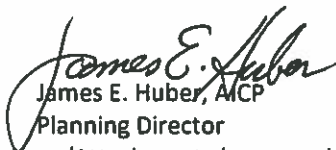
What is being considered? Consideration of a request to demolish a portion of the I W Thomas Building at 135 West Main Street located on the southeast corner of West Main Street & South Grape Street, within a C-C/CB/H (Community Commercial/Central Business/Historic Overlay) zoning district.

How do I obtain additional information? You may visit the Planning Department on the second floor of the Lausmann Annex, 200 S. Ivy Street between the hours of 8 a.m. and 5 p.m. weekdays, to review the application, all documents and evidence submitted, and the criteria relating to this proposal. The agenda and the staff report for this project will be available seven (7) days prior to the public hearing, and can also be viewed on the City web site (www.ci.medford.or.us). Copies may be obtained at the Planning Department at minimal cost.

Who do I contact? Questions can be directed to the contact listed above at 541-774-2380, or by visiting the Planning Department in person.

What happens at a Public Hearing? At the public hearing, the Chair will open the hearing and invite all interested parties to direct their testimony and evidence toward the regulations found in the *Medford Land Development Code*, specifically the criteria that apply to this project. The applicable criteria are included with this notice. You are invited to speak at the hearing stating why you favor or oppose this proposal. You may also write a letter to the Commission prior to the hearing that can be submitted as a part of the public record. You must testify in either manner to have standing; standing gives you the legal ability to appeal a decision that is made by the Commission on this project. Oregon Revised Statutes state that failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the Commission an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Please be aware that communications made through Email and Messaging systems shall in no way be deemed to constitute legal notice to the City of Medford or any of its agencies, officers, employees, agents, or representatives, with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents, or representatives, where notice to the City is required by any federal, state or local laws, rules, or regulations.


James E. Huber, AICP
Planning Director

na/Attachments (maps and criteria)



Vicinity Map

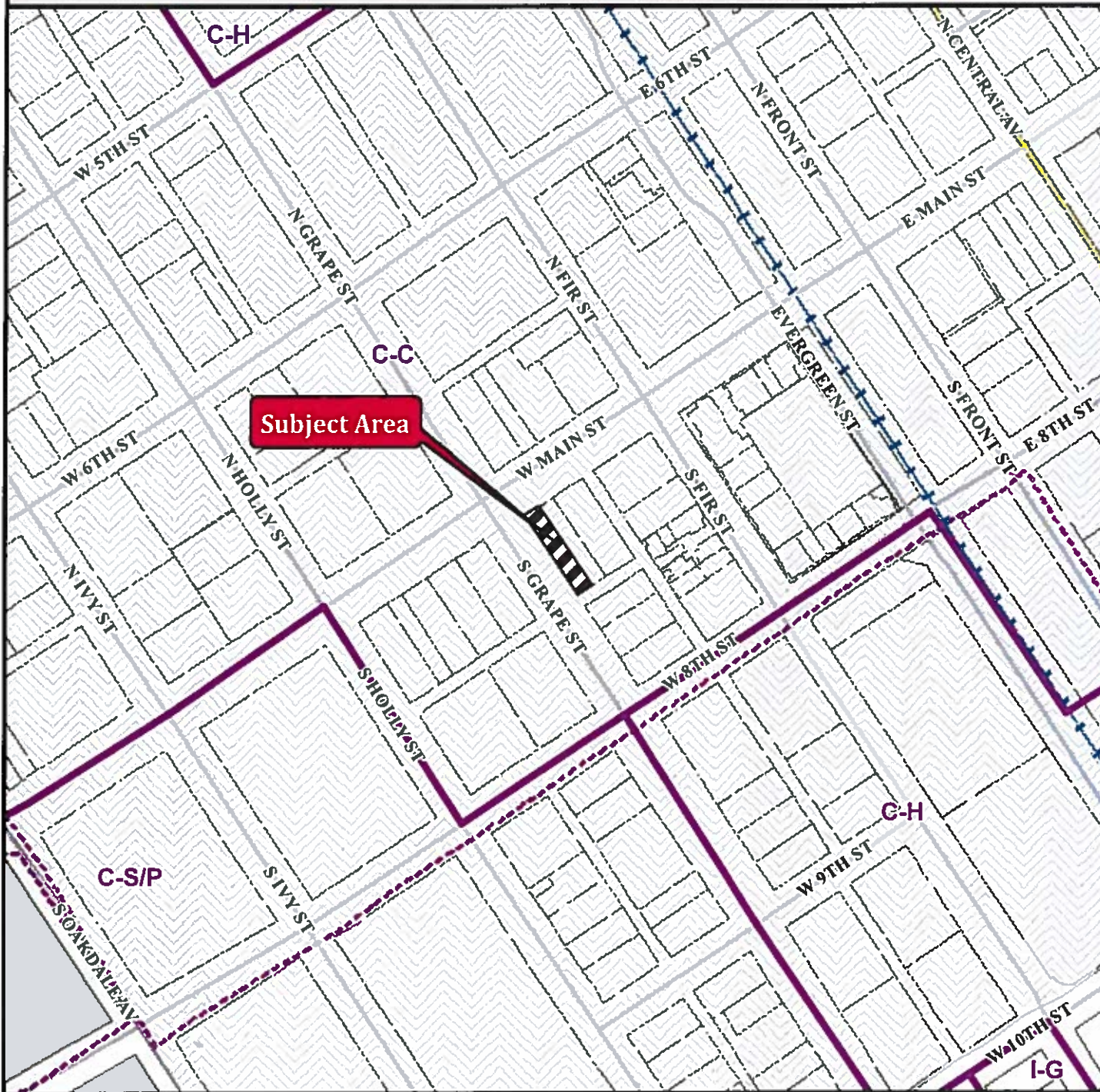
Application Name/Description:
I W Thomas - Historic Review

Proposal:
Demolition of a portion of an existing building

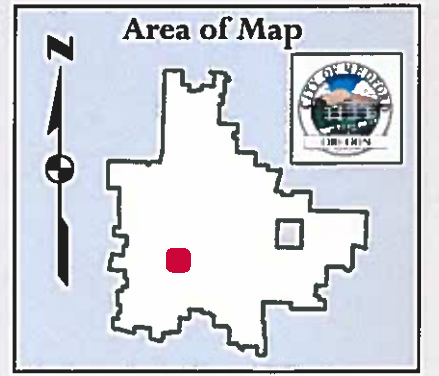
File Numbers:
HC-15-106

Applicant:
R. V. Properties, Inc

Map/Taxlot:
371W30BC TL 3200



	Subject Area
	Medford Zoning
	UGB
	Tax Lots
	Central Business
	Historic Overlay





City of Medford

Approval Criteria

10.258 Historic Review, Approval Criteria.

Approval of Historic Review applications shall require findings that the proposal is consistent with the indicated approval criteria:

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(2) Exterior Alteration and/or New Construction. The approving authority (Landmarks and Historic Preservation Commission) shall approve an Historic Review application for exterior alteration and/or new construction within an Historic Preservation Overlay after consideration during a public hearing, if findings can be made substantiating that the proposal is consistent, or can be made consistent through the imposition of conditions, with all of the following criteria:

(a) It has been demonstrated that the proposed exterior alteration and/or new construction is consistent with the purposes of the Historic Preservation Overlay in Section 10.401; and,

(b) It has been demonstrated that the proposed exterior alteration and/or new construction will preserve the historic character, form, and integrity of the historic resource; and,

(c) It has been demonstrated that the proposed exterior alteration and/or new construction is consistent with the most current version of the The Secretary of the Interior's Standards for the Treatment of Historic Properties; and,

(d) It has been demonstrated that the proposed exterior alteration and/or new construction is compatible with the historical and architectural style of the historic resource, of adjacent historic properties, and of the historic district within which it is located, if any. Assessment of compatibility may include consideration of the design, arrangement, proportion, detail, scale, color, texture, and materials, and the way new features will be differentiated from the old; and,

(e) It has been demonstrated that the proposed exterior alteration and/or new construction is consistent with all other applicable provisions of this Code.

(3) Minor Historic Review. The Planning Director shall approve a Minor Historic Review application for alteration of roofing materials, exterior colors, or sign face design for an existing sign if the proposal conforms to approval criteria adopted by the Landmarks and Historic Preservation Commission.

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[Added, Sec. 6, Ord. No. 2006-199, Sept. 7, 2006.]

10.401 Historic Preservation Overlay, Purpose.

The Medford Historic Preservation Overlay is a zoning designation that may be applied to properties, public or private, within the City. It is the purpose of the Historic Preservation Overlay to protect, enhance, perpetuate, and improve those buildings, structures, objects, sites, and districts that are of local, regional, statewide, or national historic significance. The Historic Preservation Overlay is a critical element of Medford's residential and commercial revitalization strategy, and a keystone in the broader economic and community development strategy.

More specifically, the Historic Preservation Overlay is intended to:

- (1) Affect and accomplish the protection, enhancement, perpetuation, and improvement of such buildings, structures, objects, sites, and districts that represent elements of Medford's cultural, social, economic, political, or architectural history;*
- (2) Safeguard Medford's historic, aesthetic, and cultural heritage as embodied in such buildings, structures, objects, sites, and districts;*
- (3) Complement the National Historic Preservation Act and National Register of Historic Places;*
- (4) Encourage private owners and public citizens to understand the value of such buildings, structures, objects, sites, and districts, thus creating incentives for preservation;*
- (5) Foster civic pride in the beauty and accomplishments of the past;*
- (6) Protect and enhance Medford's visitor and tourist attractions, and support and stimulate business and industry;*
- (7) Promote the use of such buildings, structures, objects, sites, and districts for the education, pleasure, and public welfare of the residents of Medford;*
- (8) Further the provisions of Statewide Planning Goal 5 (to protect natural resources and conserve scenic and historic areas and open spaces); and,*
- (9) Implement the Medford Comprehensive Plan.*

[Replaced, Sec. 10, Ord. No. 2006-199, Sept. 7, 2006.]