



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of March 4, 2014

Members present: Co-Chairs Jon McLoughlin and Jim Mattis, James Manning, Thane Eddington, Robert Rothwell, and Chris Sherland

Members absent: Adam Petersen

Staff present: Sara Javoronok, Associate Planner/Staff Liaison
Tom Soppe, Associate Planner

**REGULAR MEETING
CALL TO ORDER**

Co-chair McLoughlin called the meeting to order at 7:02 p.m. in the Bolton Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

APPROVAL OF MINUTES

Mr. Manning **moved** to approve the Minutes of January 21, 2014. Mr. Rothwell **seconded** the motion and it **passed** 5:0:1.

BUSINESS MEETING

Co-Chair McLoughlin introduced CUP-13-03/ DR-13-07/VAR-13-12/VAR-13-13/MISC-13-07/VAR-14-02 – Youth Music Project. The HRB provides recommendations to the Planning Commission on projects involving properties within the Willamette Falls Drive Commercial District that are not historic properties. For the applicant, co-founders of the Youth Music Project Dave Bany and Sally Bany were present. Jean Pierre Veillette and Garrett Martin of Siteworks DesignBuild and Michael Moyers of PLACE Studio also represented the applicant. Mr. Soppe gave a brief presentation on the project describing the proposed changes and required variances. Staff recommended approval of the project with the exception of the variance for the font.

Mr. Veillette explained the desire for the usage of the font, specifically the brand identity for all of their students and their parents, particularly in finding the place. Mr. Rothwell commented that not being able to use the font did not seem to prevent others from recognizing the site since there was also a proposed guitar, staff, and other music related elements. Mr. Manning stated that every business on the street had branding that has followed the requirements and that approving this would set a precedent. The applicant further explained the rationale behind the font choice, including that the building was not historic.

Mr. McLoughlin stated that the HRB decision would set precedent and supported the overall proposal as an improvement to the site. The HRB discussed their options and whether to deviate from staff's recommendation. The HRB discussed recommending approval of the

variance and the finding. Mr. Sherland stated that from a commercial real estate point of view the second generation use of a church is difficult, it was in a difficult location, and that it was not a contributing structure. Mr. Eddington stated that it was unique use and that it was an atypical and ahistoric structure and the font was part of the branding for the program. A motion was made by Mr. Mattis to recommend approval of the project because it was ahistoric structure, subject to staff's recommended conditions of approval 1-3, but not 4. The motion was seconded by Mr. Manning and approved 4:2. Mr. Mattis and Mr. Manning voted against.

BUSINESS FROM THE HISTORIC REVIEW BOARD

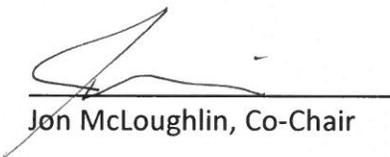
Mr. Mattis updated the group on the work of the Willamette Falls Heritage Area Coalition. The Coalition is getting closer to completing its feasibility study to submit for obtaining Federal designation as a heritage area. Progress was also being made in submitting information to become a State Heritage Area. Mr. Mattis also provided information on the Section 106 meeting that he attended with staff and other interested parties. This process would be an extended conversation. He also discussed the initial meeting of the Arch Bridge/Bolton Center Advisory Committee stating that the group discussed and modified the boundaries of the primary and secondary areas that would be studied as part of the project.

REPORT FROM STAFF

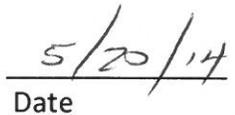
No report.

ADJOURNMENT

There being no other business, Co-Chair McLoughlin adjourned the meeting at 7:52 p.m.


Jon McLoughlin, Co-Chair


Jim Mattis, Co-Chair


Date