

**HISTORIC REVIEW BOARD MINUTES  
21420 MAIN ST. NE, AURORA OR 97002  
September 26, 2013**

**Staff Members Present:** Kelly Richardson, City Recorder

**Others Present:** John Marvin, Newberg  
Bill Graupp, Aurora

The meeting of September 26, 2013 was called to order at 7:01 p.m. by Chairman Townsend.

**Chairman Townsend takes Roll Call**

Chairman Karen Townsend – Present  
Vice-Chair Gayle Abernathy – Present  
Member Bill Simon – Present  
Member Merrra Frochen – Present  
Member Mella Dee Fraser – Present

**CONSENT AGENDA**

**A. Minutes**

I. Historic Review Board Minutes – August 22, 2013, Board members agree that on pg 2 Abernathy comment and generalization comments are not necessary in the minutes. It is agreed to stick to more of an action minute style. Notes are given to City Recorder, Richardson. The August 29, 2013 meeting Fraser was absent and Frochen was present.

II. Planning Commission Minutes – August, 2013

III. City Council Minutes – August, 2013

A motion to approve the HRB minutes of August 22, 2013, with corrections stated/given in notes, was made by Member Simon, seconded by Member Fraser and passed unanimously.

A motion to approve the August 29, 2013 Special meeting with the changes stated was made by member Frochen and seconded by member Simon and passed unanimously.

There is a brief discussion on Food Carts in the Historic District,

- Currently we do not allow drive through
- Food Carts for events or celebrations would be acceptable

- Food Carts would need to be associated with a primary business already in town
- What would the HD require
  - Uniformly painted
  - Well kept
  - Signage would need to be appropriate
  - Location would need approval
  - Each application would need to be reviewed
- Storage, not sure it would be appropriate next to the business where it can be seen.

**CORRESPONDENCE**

- I. **Email invitation from Heritage Outreach, (is added by Chairman Townsend)**  
Discussion is that we would hope to see the City Council apply for Certified Local Government status because it will help with grants and funding sources for the Historic District.

Member Abernathy and Chairman Townsend would like to attend the rest of the group will look at their schedule along with Mayor Graupp.

**VISITORS**

No one spoke.

**5. OLD BUSINESS**

- A. NA

**6. NEW BUSINESS**

- A. **Discussion and/or action on new home construction application from John and Sarah Marvin at 21825 Airport Road AKA tax lot 504.**

**Applicant explains the significance of the property to him,**

- Property is special to me because I used to fish there when I was young.

Board members discuss some of the items in the new code that has not been approved that would be different than the current code,.

- New Code the roof pitch would need 8/12 if a new application is presented beyond October.
- New Code maximum of 8 feet in length, for garage door.
- New code, Garage, set back behind the façade not the dominant façade feature.
- The ridge line at this point is the only thing that is disqualifying it from approval for tonight under the current code.

- One other item if it goes longer under a new application where it is subject to the new guidelines it would need to have the window vertically orientated.

#### **Siding,**

- LP Smart Horizontal Lap siding.  
Upper part is hardy plank shingles

Is this a wood composite, as far as I know it would be composite wood?

What is smart trim molding, composite trim #6 wrapped windows on front, (Bullet) 97 of our guidelines pg 65. So the window can be composite but the trim must be made of wood as per our guidelines.

Appropriate as presented

#### **Windows,**

- Vinyl material. Sliders.  
Windows in the Historic District are really not correct style for the district. However if wrapped in wood trim on both the windows and doors. (Applicant) I will do the front window for sure however what would be appropriate to accomplish the remainder of the windows. 6 months is discussed.

Appropriate as presented.

#### **Roof Color,**

- Composition roof
- Close to all one color black
- Appropriate as presented

#### **Paint**

- Main body color, Stone Lion
- Shingles, Foothills
- Trim, Incredible White
- Appropriate colors as presented.

#### **Door,**

- Is ok as presented,

Pg 57 infill structure. Chairman Townsend reads this page as written, on pitch of roof.

#### **No more discussion**

Motion to approve the application as presented with two conditions as discussed to revise the architectural plan with a break in height of the primary ridge line of 35 feet with a change in height, Second condition to wrapping the windows with wood including all the way around the house, is made by member Simon and seconded by Member Frochen. Passes Unanimously.

Richardson will look into the time frame for wrapping windows. 6 month from approval of move in.

Applicant asks about a hip roof design to see if it would be acceptable, I (Townsend) think you would need to check with builder for cost although they are acceptable.

(Townsend) I do believe that there is really some leeway because it really is a wooded lot and you won't be able to see the house by the road.

**B. Discussion and/or action on paint color list.**

- Member Abernathy has presented a note book to organize the color list.
- I see a lot of problems with people wanting to take colors home the discussion is to not allow the applicant to remove items from the binder.
- It will need to be broken up into sections.
- They like what they're seeing so far.

**C. Discussion and/or action on goals for the upcoming year.**

**Action list,**

1. Paint list
2. Encourage City to apply for Cert Local government
3. Inventory, the new one from SHPPO
4. Guidelines go through in November and December
5. First of the year resume the sign review.

**Fraser will be gone next month**

**The meetings for the holiday schedule will be as follows; November 21<sup>st</sup> and December 19<sup>th</sup>**

**ADJOURN**

A motion to adjourn was made at 8:50 pm by Member Simon, seconded by Member Frochen and passed unanimously.

  
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Karen Townsend, Chairman

ATTEST:  
  
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Kelly Richardson, City Recorder