

**HISTORIC REVIEW BOARD MINUTES
21420 MAIN ST. NE, AURORA OR 97002
October 23, 2014**

Staff Members Present: Kelly Richardson, CMC
City Recorder

Others Present: Bill Graupp, Aurora
Kuri Gill, State Preservations Office

The meeting of October 23, 2014 was called to order at 7:01 p.m. by Chair Abernathy.

Chairman Townsend takes Roll Call

Chairman Gayle Abernathy – Present
Member Bill Simon – Present
Member Merra Frochen – Present
Member Mella Dee Fraser – Present
Member Karen Townsend – Present

CONSENT AGENDA

- I. Historic Review Board Minutes – September 23, 2014, on pg 1 and 2
frees standing sign should be changed to free standing sign and on pg 2
the free standing sign was refaced with metal not made of metal.
- II. City Council Minutes --September 2014
- III. Planning Commission Minutes - September, 2014

A motion to approve the HRB minutes of September 23, 2014, with corrections made was made by Member Simon and is seconded by Member Frochen. Passed by all.

CORRESPONDENCE

- I. None

VISITORS

Anyone wishing to address the Historic Review Board concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Historic Review Board could look into the matter and provide some response in the future.

No comments

5. PRESENTATION

- A.** Kuri Gill with the State Preservations Office to present CLG Projects in the local area.

Certified Local Government, the city applied to become a certified local government you were accepted and so you are now eligible for grant process,

Oregon Heritage, is part of State Preservation office, Aurora now a CLG is encourage and supported and preserved, as a Federal Program through Parks Service, they are run differently in every state we determine who qualifies, we say preservation has to happen on the local level because you know your city. We require you meet 4 times a year, and you must have a Board of at least 3 people and a designation in their code and then a process to follow. A year ago Aurora applied and qualified, so now you get extra assistance from us and you can apply for grant money and certain projects you can do, it is a one to one match, the city match can be staff and hours spent on the project as well.

In general to be strong,

- Survey- to know what you have
- Public Education- to know why it is important
- Designation, what is in your district
- Treatment- what can you do with it.
 - Create a news letter, for everyone because it is an asset for the entire community
 - Packets and or pictures and character define features don't alter these items.

At this point Kuri begins a slide show and shows the board many different grant ideas from other cities.

Apply in November application due February 2015 funds available April 1 so really it's a 17 month process to complete the projects.

6. New Business

- A.** Discussion and or Action on Christ Lutheran Church Entry Remodel and Elevator Proposal 15029 2nd Street.

Pastor Craig Johnson, along with

Allan Kostic, presents the plan of the new church design as presented on the application. They point out the Issue of steps upon entering the building and circulation is a problem with so

many stairways to everywhere. It is a 3 storey building and no elevator. We are looking at the rearrangement of stairways to make access better. Better transparency upon exiting the building. So upon looking at the old 1800 church we thought let's bring back the old church steeple along with Code efficient stairwells inside of the building for the restrooms and to be ADA compliant.

The goal is to remove the bell tower and use the brick in planter areas and gathering spaces.

Pastor Craig, states that the accessibility is a main concern and because we didn't have that we would not qualify to be the disaster response area for the entire city because of fire life safety issues.

All the growth will be happening within the foot print of the existing building because there is no land for expansion. All of the work would be done on the church side of the sidewalk.

Materials goal is to match everything that is there exactly.

A few questions from the board are as follows

1. Height, it appears to be over the 35 foot height restriction.
2. Setbacks from the current sidewalk area in section 17.40.160 were not completely sure if this change would be allowed because of the new code standards.

The church is a massive building and it works because it flows well as a rolling hill and with the large expansion you are proposing it will become very dominant building and therefore take away from the other historic buildings.

Kostic, my first reaction, is that we did go through the code and we may have missed it but because of what you're telling me this would kill the project we simply can't just move it back.

Kostic, we may be able to look at the steeple situation however it is exactly what was there earlier. Board states that the fly zone was not there then and the former building was a very different style with the steeple built into it. Would there be a variance situation that may be granted.

Board states that it's their understanding that the city doesn't allow variances for setbacks.

Pastor Craig reiterates what the architect has stated earlier and the board explains;

Pastor, you need to understand that when the boundaries were drawn many buildings that are not historic were placed in to the district. Pastor Craig states we are trying to work with the building that we have. Currently we are trying to work in the box and we are just trying to comply and have a useful building as possible.

Chair Abernathy, I like what I see.

Townsend the height and setbacks are an issue at this point; I think that it's beautiful, however I think that in order for a decision to be reached you will need to scale it back some.

What about the following items

Windows, no change

Wood, stair case

Clear glass at this point in the stairwell

Flat Roof, slope is a question, on pg 430, code section, 17.40.150, C, flat roofs not regulated in this section.

The items that we need to address with the city planner are as follows,
Flat roof, height of steeple and setbacks.

A motion to table this application until November and a discussion with the Aurora City Planner can happen is made by Member Fraser and is seconded by Member Simon. All passed.

It is the consensus of the board to change the schedule of the following meetings due to the holiday season as follows. November 20 December 18th .

B. Discussion and or Action on Renovation and Expansion Application from Aurora Family Health 21348 Hwy 99E.

Applicant is pulling the application based on the fact that this is a conceptual conversation on the renovation only at this point and doesn't want a decision made at this time.

The Board clarifies that this is a structure just less than 1920 so it is a contributing structure. The proposed addition, would be in the rear correct? Applicant states yes the board goes on to clarify that supposedly you're not supposed to see from the right of way. It looks to me that it would fit according to section 17.40.020,

The applicant states next time I come I will have side views as well and address all of the materials as well.

7. Old Business

- A. Discussion and or action on Sign Inventory
- B. Discussion and or action on Historic Inventory list

No discussion on these old business items at this time.

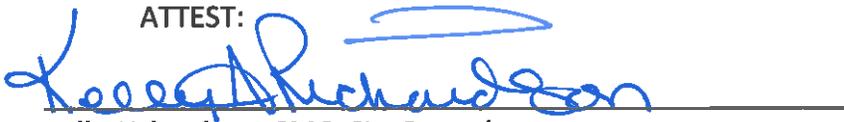
8. ADJOURN

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Chairman Abernathy adjourned the meeting of October 23, 2014 at 9:02 pm.



Gayle Abernathy, Chairman

ATTEST:


Kelly Richardson, CMC City Recorder