

AGENDA  
Historic Review Board  
City Council Chambers – 21420 Main Street NE, Aurora  
Thursday, 7:00 pm  
August 28, 2014

**1. CALL TO ORDER BY CHAIRMAN**

**ROLL CALL**

**2. CONSENT AGENDA**

A. Minutes:

- I. Historic Review Board Minutes – July 24, 2014
- II. City Council Minutes July 2014
- III. Planning Commission Minutes July 2014

**3. CORRESPONDENCE**

I.

**4. 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.

**5. NEW BUSINESS**

- A. Discussion and or Action on Sign Application for CANVAS 21561 Main Street NE
- B. Discussion and or Action on Application for Giesey Store Restoration Project 21281 Main Street.
- C. Discussion and or Action on Fee Schedule Recommendations.

**6. OLD BUSINESS**

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

**7. ADJOURN**

**HISTORIC REVIEW BOARD MINUTES  
21420 MAIN ST. NE, AURORA OR 97002  
July 24, 2014**

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

**Others Present:** None

The meeting of July 24, 2014 was called to order at 7:08 p.m. by Vice Chairman Townsend.

**Chairman Townsend takes Roll Call**

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

**CONSENT AGENDA**

**A. Minutes**

- I. Historic Review Board Minutes – June 26, 2014
- II. City Council Minutes June 2014
- III. Planning Commission Minutes June 2014

A motion to approve the HRB minutes of June 26, 2014, was not made because verification was needed on some corrections. Tabled until the August meeting.

**CORRESPONDENCE**

- I.

**VISITORS**

Mayor Graupp informed the group that we are officially in the Oregon Main Street Program and that there will be a 3 board work session in September.

**5. New Business**

**A. Discussion and or Action on Portico/Porch Application at 21883 Airport Rd. Stephen Braun.**

Applicant Draws a picture on the board and shows the location of the porch which is on the south side and is over the door last approved on the original house.

After a brief discussion with the applicant since the siding and roofing materials proposed are the same our only concern is that on pg 429 B #1 additions should only be on rear elevations, I am not sure if this is an addition. Additions should be compatible with design and materials proposed. This is a contributing structure and you are proposing fiberglass columns and as we sympathize as to the cost involved they need to be wood as the originals are wood and such a significant structure in town. The applicant asks if it would be ok to change it to wood square post beams as that would be more cost effective. Our concern is not with the design rather just the materials used so yes it would be fine.

Motion to approve the application is amended with the change that there will not be fiberglass columns but instead either a basic wood cantilever brace to support the porch or wood columns or wood supports that would go to the porch floor is moved by Simon and Seconded by Fraser. Passed by all.

**6. OLD BUSINESS**

- A. **Discussion and or action on Sign Inventory**, there is a brief discussion regarding the form that Member Townsend is proposing to use and everyone agrees on the form. It is decided to date each picture as well.

- Discussion begins regarding Krista's Café 21620 Main Street because they did not apply for a paper sign on the door it is decided a letter should go out regarding it. The wall sign is in compliance. (send letter)

Letters need to go out from the city but through the HRB. The letters will all go out at once.

- Aurora Artesian, 21680 Main Street to our knowledge no one has applied for a sign.
- (send letter) the sign is plastic cortex stapled onto the wood sign it is in non-compliance.
- 21610 Main Street for the Main Street Mercantile we need to check the file to see if they have applied for the following,
  - Aboard, wood
  - lettering on windows
  - wood painted sign over doorway
  - Parapet sign on south side of building.
- 21617 Hwy 99E CANVAS lettering on window is in compliance, (no action)
- 21627 Back Porch Vintage, printing on window has been approved.
  - The Aboard is not consistent with the original application. (send letter)

Location is also reviewable because when they made application a ruling on location was considered.

The other form is the painting application.

**B. Discussion and or action on Historic Inventory list,** There is a brief discussion regarding the proposed categories as follows:

1. Numerical list of 1 to 100 for example.
2. Address
3. Historical Name
4. Historic Overlay Designation
5. Historic Listing if a landmark or not
6. Height
7. Year constructed
8. Materials used to construct
9. Architectural use
10. RLS Date when they were here last
11. Tax lot and map information

Staff is happy with the paint form.

The Board is recommending to PC for language regarding percentage of items allowed out on the front façade or front yard and this is attracting thieves so Townsend will put together a memo to the PC regarding this issue.

Letter to Deer Creek Mercantile letting them know they need to apply for a temporary use permit.

## **7. ADJOURN**

**Chairman Abernathy adjourned the meeting of July 24, 2014 at 8:35 pm.**

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Karen Townsend, Vice Chairman

ATTEST:

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Kelly Richardson, CMC City Recorder

**Minutes**  
**Aurora City Council Meeting**  
Tuesday, July 08, 2014, at 7:00 P.M.  
City Council Chambers, Aurora City Hall  
21420 Main St. NE, Aurora, OR 97002

STAFF PRESENT: Kelly Richardson, City Recorder  
Pete Marcellais, Marion County Deputy  
Mary Lambert, Finance  
Darrel Lockard, Public Works Superintendent  
Dennis Koho, City Attorney

STAFF ABSENT: None

VISITORS PRESENT: Tom Potter, Aurora  
Bill Simon, Aurora

1. Call to Order of the City Council Meeting

The meeting was called to order by Mayor Bill Graupp at 7:00 p.m.

2. City Recorder does roll call

Mayor Graupp – present  
Councilor Sallee- present  
Councilor Brotherton -present  
Councilor Sahlin – present  
Councilor Vlcek – present

3. Consent Agenda

- I. City Council Meeting Minutes – June 10, 2014
- II. Planning Commission Meeting Minutes –June 2014
- III. Historic Review Board Minutes –May 2014

**Correspondence**

- I. Oregon's Medical Marijuana Program Overview from League of Oregon Cities General Council.

Motion to approve the consent agenda as presented was made by Councilor Sallee and is seconded by Councilor Vlcek. Motion Approved by all.

**4. Visitors**

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

Byron Schriever 14980 Seal Rock, Presents to the Council a much lighter filter in color and cleaner than in times past and informs the council that he is presently surprised and encouraged that it will continue for the better.

Mayor Graupp comments that we are still working on water quality at all times.

Ron VanKleef, 20787 Yukon Street. speaks to the council regarding the Keil Park road situation again and asks if there is any updated information regarding when the roads will be finished in the subdivision. Councilor Sahlin informs the couple that after the last time they brought it to council he looked at the development agreement and it is open ended there is nothing in there regarding a timeline other than when the subdivision is completed. City Recorder Richardson did contact him last time and they gave an estimated completion date in 2015 nothing more specific than that.

Richardson is asked to contact G.Cam again to see if they have any more information regarding the issue.

**5. Mayor's Report,**

**A. Mayor Graupp**

Presents to the Council the Oregon Main Street concept and agreement it is a great program that can help us and guide us in economic development in the Historic District. They have three levels of participation exploring, doing and participating So with that said I am asking for the consensus of the council to form a committee and begin exploring and start reviewing our options and sign the agreement as such. Let me make clear this is not a grant program this is a training type atmosphere.

The Council gives consent for the Mayor to sign the agreement with Main Street Oregon.

Also the Planning Commission has brought forth their recommendation to move forward with the proposed text amendment in the commercial zone. The council agrees to move forward.

**6. Discussion with Parks Committee, Nothing at this time.**

**7. Discussion with Traffic Safety Commission, NA**

**8. Reports**

**A. Marion County Deputy Report – (not included in your packet)**

- We successfully executed our Safety Enforcement over the weekend focusing on red light violators along with pedestrian enforcement and cell phone violations.

- We will be having our National Night Out for those of you interested in attending.

**B. Finance Officer's Report – Financials ( included in your packets)**

1. Revenue & Expense Report
- 2.

We are gearing up for audit I have contacted Ignacia Palacios, CPA to get an idea of when we can begin.

No more questions from Council.

**C. Public Works Department's Report – (included in your packet)**

1. Monthly Status Report (Storm Water)
2. Monthly Status Report (Water)
3. Parks Report, OSU Tree Report
4. Sewer Dept Report

- Everything at the plant is going well
- as far as our water we are running 6 to 7 hours a day I would say we would need to see 12 or higher before we start having issues.
- Our part time employee is working out well

Councilor Sallee asks about job descriptions and Lockard informs her that we are still working on a balance.

**D. City Recorder's Report (included in your packet)**

- Informs Council that noxious vegetation letters are beginning to be sent out and Councilor Vlcek clarifies that our house needs to be in order as well.

**E. City Attorney's Report – (not Included in your packet)**

- The Eddy property at this point is still moving forward.
- Orchard View Development there has been some paperwork that has not been properly filed regarding HOA and this is something that needs to be done before any work there can be done.

**10. Ordinances and Resolutions & Proclamations**

- A. Discussion and or Action on Resolution Number 690 Resolution For New Bank Account Signers.

A motion is made to approve Resolution Number 690 by Councilor Sahlin and is seconded by Councilor Brotherton. Passed by All.

**11. New Business**

- A. Discussion and or Action on RFP for Park and Planter Strips Maintenance.

A motion to approve the park RFP from Living Color at \$935 a month with a full year schedule including park and triangle areas on 99E. is made by Councilor Sahlin and seconded by Councilor Brotherton. Passed by all.

Councilor Vlcek, asks if it is the same 935 a month even in the slower months. (yes)  
Do we have auto renewal, no not at this time.

**12. Old Business**

**A. NA**

There is a brief discussion regarding updating various job descriptions.

**13. Adjourn**

Mayor Graupp adjourns the July 08, 2014 Council meeting at 7:53 pm.



Bill Graupp, Mayor

ATTEST:



Kelly Richardson, CMC City Recorder

**Minutes**  
**Aurora Planning Commission Meeting**  
Tuesday, July 01, 2014 at 7:00 P.M.  
Aurora Commons Room, Aurora City Hall  
21420 Main St. NE, Aurora, OR 97002

**STAFF PRESENT:** Kelly Richardson, City Recorder  
Renata Wakeley, City Planner

**STAFF ABSENT:** NONE

**VISITORS PRESENT:**

**1. Call to Order of Planning Commission Meeting**

The meeting was called to order by Planning Chair Joseph Schaefer at 7:00 p.m.

**2. City Recorder Did Roll Call**

Chairman, Schaefer -	Present
Commissioner, Willman	Present
Commissioner, Gibson	Present
Commissioner, Graham	Absent
Commissioner, Fawcett	Absent
Commissioner, Weidman	Present
Commissioner, Rhoden-Feely	Present

**3. Consent Agenda**

**Minutes**

- I. Aurora Planning Commission Meeting –June 03, 2014
- II. City Council Minutes – May, 2014
- III. Historic Review Board Minutes – Not ready at this time.

A motion is made by Commissioner Willman to approve the consent agenda as presented and seconded by Commissioner Weidman. Motion Approved by all.

**Correspondence**

- I. **League of Oregon Cities Legal Overview on Medical Marijuana Article.**  
Chair Schaefer requests that this topic be on the August agenda for discussion again.

**4. Visitor**

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

**No one spoke during this section**

**5. New Business**

**A. None**

**6. Old Business**

**A. Discussion and or Action regarding Manufacturing in Commercial zone and other Potential Text Amendments to the Code.** Did we want to hold off on amendments because of cost and or do we need to move forward.

- There is a brief discussion regarding whether or not to expand the code regarding food carts to include other areas of town. It is suggested to do some research but for now give it a year as is.
- Next month agenda items discussion regarding check lists and procedure for various applications such as, temp uses, variances, lot line adjustments ect.

**7. Commission Action/Discussion**

**A. City Planning Activity (in Your Packets)**  
Status of Development Projects within the City.

- Memo from City Planner outlining other potential text amendments to the code.
- Asks PC about non remonstrance agreements for sidewalks.
- Carports Garages loosen the rule or do it on a case by case basis, Consensus case by case.
- Tents and canopies, I think this is really an HRB thing. Lead the charge and get input and thoughts.
- Move forward with text amendment for Manufacturing in the commercial zone.

**8. Adjourn**

c

**Chairman Schaefer adjourned the July 1, 2014 meeting at 7:33 pm**

  
\_\_\_\_\_  
Chairman, Schaefer

**ATTEST:**

  
\_\_\_\_\_  
Kelly Richardson, City Recorder

City of Aurora  
HISTORIC REVIEW BOARD  
Application for Certificate of Appropriateness

SIGN APPLICATION

CASH  
15-  
receipt  
#79527

**IMPORTANT:** In order for your application to proceed in a timely basis, this form and the required attachments **MUST** be completed in full. If your application is incomplete, no decision will be made and your request will be delayed. Please turn in the complete application at least **ONE WEEK** prior to the meeting (4<sup>th</sup> Thursday of each month) so that board members can become familiar with your property and project. It is helpful, but not required, if you can attend the meeting.

*You will need to refer to the City of Aurora Municipal Code for Signs in the Historic District which can be obtained at City Hall.*

Name M. Michelle Brooks Date 8.21.2011  
Business Name CANVAS  
Physical Address 21561 MAIN ST  
Mailing Address 21320 MAIN ST NE  
Phone 503.750.0297 Email michelleba@gmail.com

Number of signs requested 1

Colors (please bring samples)

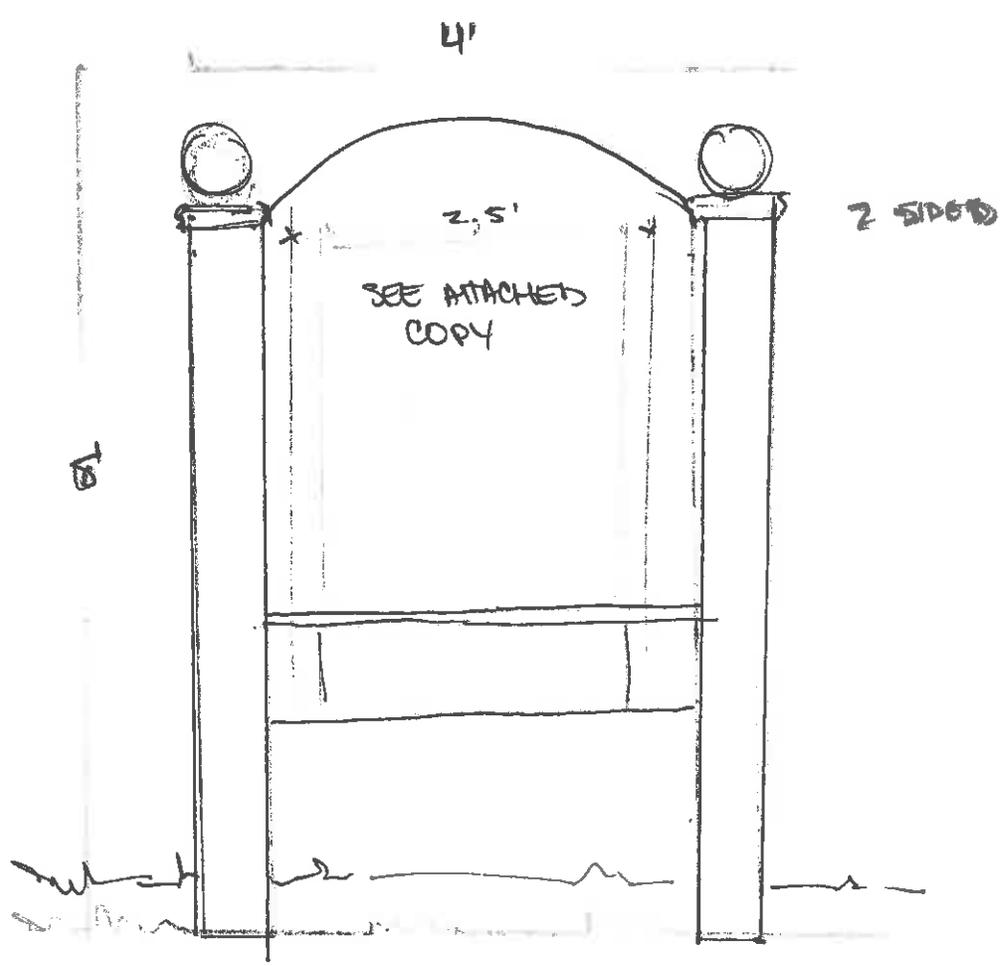
Background WHITE mfg/number \_\_\_\_\_  
Trim WHITE mfg/number \_\_\_\_\_  
Lettering BLACK mfg/number \_\_\_\_\_  
Other Design Elements PINK AQUA

Type signs:

Freestanding sign(s)  
Location ANGLED IN FRONT YARD LEFT ; FACED HOUSE  
Size (dimension) 4 x 5  
Height from ground to top of sign 5  
Material of signs WOOD  
Material of supporting structure PT WOOD  
Font/size 2.5" WIDE BASKETVILLE OLD

Wall sign(s)

Location \_\_\_\_\_  
Size (dimension) \_\_\_\_\_  
Total wall area (façade) upon which the sign will be mounted (sq.ft) \_\_\_\_\_  
Total sign area (sq.ft) \_\_\_\_\_  
Material of sign \_\_\_\_\_  
Font/size \_\_\_\_\_



2.5'

# CANVAS

jewelry for the home

antiquities  fine art  found objects

ALWAYS BUYING

21607 HWY 99 E NE



SET AT ANGLE FOR VIEWING DOWN MAIN ST. + 99

**PROJECT INFORMATION FORM CHECKLIST**

City of Aurora, Oregon  
**HISTORIC REVIEW BOARD**  
Application for Certificate of Appropriateness

\_\_\_\_\_ City of Aurora Planning Application and/or Sign Application  
\_\_\_\_\_ Certificate of Appropriateness Application (Including applicable site plan, drawings, samples, etc).

1. Site plan, not less than 8 x 10 drawn to scale showing location and dimensions of proposed project (s).
2. Drawings, conceptual sketches, elevations may be required depending on project.
3. Samples of paint colors, mfg #; manufacturer's photos of building materials, etc.
4. Signs: a scale drawing of the proposed sign showing the following:  
Dimensions of signs  
Samples of lettering font for each size of letter  
Sample of text

\_\_\_\_\_ All sign applications submitted must conform to the city sign ordinance requirements prior to application to the Historic Review Board.  
Date Approved: \_\_\_\_\_

\_\_\_\_\_ Fee Paid: (To City Planning Department)  
\_\_\_\_\_ Fee(s) for Certificate of Appropriateness Application \_\_\_\_\_

Information to be submitted by \_\_\_\_\_. The next Historic Review Board meeting is scheduled on Thursday, the \_\_\_\_\_ day of \_\_\_\_\_, at 7:00 P.M. in the Council Chambers.

To expedite the processing of the application, the Historic Review Board requests the applicants to be present at the meeting. Questions by board members not addressed on the application may result in the decision being held over until the next meeting.

**In order that the Historic Review Board has the opportunity to study your proposal and view the property, please have your complete application submitted by the due date above. Thank you!**

Hrb\historic review board application checklist.doc.  
Approved by Aurora City Council: February 1, 2005

**HRB City of Aurora  
Fee Schedule**

Resolution 294 establishes policy by which Staff will collect fees and refer applicants to HRB for review. Items that are not included in this list may be added by staff and appropriate fee collected.

<u>Work to be Done</u>	<u>Meet with HRB</u>	<u>Fee</u>
Paint Building same color	No	N/A
Paint Building different color	Yes	\$10.00
Repair fence (same size & style)	No	N/A
New/Repair fence (new style)	Yes	\$10.00
Move fence (same size & style)	Yes	\$10.00
Repair Exterior (no change)	No	N/A
Repair Exterior (with change)	Yes	\$10.00
Re roof (same style & color)	No	N/A
Re roof (new style & color)	Yes	\$10.00
Landscaping-small flowers/shrubs	No	N/A
Landscaping-large shrubs/trees	Yes	\$10.00
Decks, Patios, Patio Covers & /Awnings	Yes	\$10.00
Driveways, Pathways, Sidewalks, Parking	Yes	\$10.00
★ Major Remodel, Relocating Historic Structures (>\$2,000)	Yes	\$30.00
Minor Remodel (<\$2,000)	Yes	\$20.00
New Residential Construction	Yes	\$50.00
New Commercial/Industrial Construction	Yes	\$100.00
Barn/Shop Construction	Yes	\$50.00
Exterior Security	Yes	\$10.00
Sign Repair (no charge)	No	N/A
Sign (new or changed)	Yes	\$15.00
Tents, Canopies and Structured Booths	No	\$10.00
Yard Art	Yes	\$10.00
Special Seccession of HRB	Yes	\$50.00

For all administrative decisions Staff shall forward all pertinent data and samples to the next meeting of HRB for informational purposes.

Staff and HRB will review this policy semi-annually and make adjustments as required.

City of Aurora  
**HISTORIC REVIEW BOARD**  
Application for Certificate of Appropriateness

**PROJECT INFORMATION SHEET**

**IMPORTANT:** In order for your application to proceed in a timely basis, this form and the required attachments **MUST** be completed in full. If your application is incomplete, no decision will be made and your request will be delayed. Please turn the complete application in at least **ONE WEEK** prior to the meeting (4<sup>th</sup> Thursday of each month) so that board members can become familiar with your property and project. It is helpful, but not required, if you can attend the meeting.

You will need to refer to the *City of Aurora Guidelines for Historic District Properties*, which may be obtained from City Hall.

Name Guy "Spud" Spurb Date 8/2/14  
Business name (if applicable) Giesy Store  
Physical address 21281 Main St  
Mailing address \_\_\_\_\_  
Phone 503-509-3523 email spudspurb@gmail.com  
Type of project(s) List all Repair existing front porch and balcony - Remove, regrade and replace existing sidewalk

**Zoning:**  Residential  Commercial  Church  
**Type structure:**  House  Commercial  Craftsman  
**Style:**  Colony  Victorian  Craftsman  
 Ranch  Contemporary

Other (describe) \_\_\_\_\_

**Project specifics:**

**Painting:** base color \_\_\_\_\_ mfg/number \_\_\_\_\_  
trim color \_\_\_\_\_ mfg/number \_\_\_\_\_  
trim color \_\_\_\_\_ mfg/number \_\_\_\_\_

Guidelines used. Item/page(s) 09910 pg 4 & Project Specifications

*Please bring samples of colors you propose to use.*

**Fencing:**  Picket  Stock  Privacy  
 Other (describe) \_\_\_\_\_

Dimensions: Height 28" Length 42'

Color white

Material wood

Location (as shown on site plan) Front Property Line & Sidewalk

Guidelines used: Item/page(s) 02820 pg. 2 of Project Specifications

Roofing:     Cedar Shingle     Composition  
 Other (describe) \_\_\_\_\_ mfg/number \_\_\_\_\_  
 Color \_\_\_\_\_  
*(You MUST bring a sample that is sufficiently large to show what the total roof will look like to insure that it appears as a solid color.)*  
 Guidelines used: Item/page(s) \_\_\_\_\_

Landscape: Plantings \_\_\_\_\_  
 Trees \_\_\_\_\_  
 Tree Removal \_\_\_\_\_  
 Guidelines used: Item/page(s) \_\_\_\_\_

Other type of project(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please note Guidelines used (Item/page(s)) for each separate project listed.

Attach the following in order for your application to be accepted:  
 1. Site plan drawn to scale with project location shown.  
 2. Elevations, including dimensions.  
 3. Photograph of property is helpful but not required.

I have completed the application in full and included the above attachments. I understand that any changes or deviations from the presented materials proposed in this application must be submitted and re-examined by the Historic Review Board for final approval.

\* 5/12/14 \_\_\_\_\_  
 Date

\*  \_\_\_\_\_  
 Signature of Applicant

# Aurora Colony Museum: Restoration of Gieseey Store Porch.

General Notes Attachment to the Drawings, Sheets 1-4 of 4 Sheets.

- 1 These notes are supplementary to the four sheets of 11x17 project drawings and with them comprise the set of Construction Documents.
- 2 The scope of work for this project includes the following:
  - 2.1 Restoring and rebuilding the ground floor, second floor, and overhanging attic soffit and eaves.
  - 2.2 New porch foundation and foundation drainage.
  - 2.3 Replacement of sidewalk and grade correction to intercept and divert surface water away from the building, and to replace broken sidewalk paving.
    - 2.3.1 Owner's Option: Price sidewalk paving repair and replacement as a separate item to be included or omitted as Owner decides.
  - 2.4 Replace or restore existing original moldings, trim, railings and elements of balustrades, columns, and sound structural framing wherever practicable and approved by Architect.
    - 2.5.1 Where replacement is required, replace in kind unless otherwise shown.
    - 2.5.2 In kind includes: Material and size. Wood species, grade, profile, and dimension. Visual appearance as originally installed.
    - 2.5.3 Verify lines and levels of porches. Restore and rebuild to make straight, level, and with uniform slopes as indicated or as approved by Architect. This is existing historic construction and may not resolve to completely uniform lines and levels without loss of historic elements.
  - 2.6 Structural reinforcing and fastenings as shown.
  - 2.7 Consult with the Owner for times and periods: Provide and maintain safe public access to the store entrance during the work and at agreed public access periods.
    - 2.7.1 Schedule work phases and activities with Owner to accomplish this.
  - 2.8 Submit a plan to Owner for approval of all demolition work and for all temporary shoring and support attendant to the rebuilding and restoration of the porches and attic.
  - 2.9 Painting of all new work and work disturbed existing painted finishes and adjacent surfaces.
    - 2.9.1 Surface preparation for new painting and repainting.
    - 2.9.2 Full repainting of all existing work to be repaired and repainted, full surface of any single element or contiguous area or surface. No spot touch-up painting.

## Technical Specifications:

- 02300 Earthwork:  
Excavate footings down to undisturbed subgrade earth; to a minimum depth of 12" below any existing grade.  
Do final excavation to bearing surface by hand tools.  
Backfill with clean earth and granular material, and compact to optimum density as placed.  
Remove all non-carthen trash and debris.

Aurora Colony Museum: Restoration of Gieseey Store Porch. Architect Alfred Staehli, FAIA/em.

02620 Subdrainage:

Remove existing raindrain piping from under porch and in basement. Close and fill holes in existing basement walls.

Lay new perforated drain interceptor pipe, connect existing raindrain downspouts, and run new raindrain pipe under new porch sub slab out below grade at north side to daylight or drywell as indicated.

02750 Plain Concrete Paving (Separately Priced for inclusion at Owner's option):

Remove existing front sidewalk paving from SE corner of Keil Store front to north of Giesey Store, including all cracked or broken sections.

Replace with new concrete sidewalk graded to drain away from the Giesey Store with a 2% side slope to the east. Match existing work finish and scoring, City of Aurora standards as applicable.

Install expansion joint strips where sidewalk paving abuts porch foundation and at not more than 20-ft. intervals in lengths of sidewalk paving.

02820 Fences and Gates:

Remove, save, and reinstall as indicated.

Restore or replace in kind missing or damaged elements.

02905 Planting and Lawn Restoration:

Save and protect existing as practicable. Restoration and replanting will be by Owner.

03310 Structural Concrete:

Reinforced normal weight structural concrete poured in place.

Forms to make accurately placed concrete to required dimensions and surfaces, preservative treated lumber and plywood for all forms which must be buried in place.

Place and tie reinforcing as shown, with minimum 3" concrete cover between earth and footing faces.

Smooth troweled/floated finish on top surface for setting wood sleepers. Core drill or chip small recesses for lag screw heads under column bearing plates. Smooth formed as-cast face for installation of new step framing and finish, with grout cleaned or sacked finish on north exposed face.

05500 Miscellaneous Metal Work:

Make steel bearing plates for bottom ends of first story columns and for top ends of second story columns.

Make steel plate bearing boxes to join top ends of first story columns and bottom ends of second story columns. Welded steel plate boxes have top and bottom surfaces and east and west side plates, and are open on north and south faces. Weld on beam hangers and ledge plates as shown, AWS standards to fully develop strength of joints.

Drill for fastenings as shown.

Clean and shop prime paint each unit after fabrication.

Fasten bearing plates, boxes, and attachments with lag or wood screws as indicated, pre-drilled holes in wood or concrete as needed, and using appropriate expansion anchors in concrete substrate.

**06100 Rough Carpentry:**

Minimum lumber grade, #2&Btr DF/L. Other grades as shown: New 2-2x10 Sel. Struct. grade headers on N&S ends of second floor balcony.

Fully nail/screw all framing anchors using the approved Simpson fastenings unless

otherwise indicated on Drawings.

Remove and replace in kind all rot damaged or structurally split and unsound existing framing members.

Stagger butted end joints in continuous fascia and header members, with no more than two pieces in any single stick of multi piece fascia/header members. Make butted joints only at supporting beam or column bearing points.

Nail laminate multiple stud, beam, fascia, and header members with 16d common nails staggered at 4" or 6" on centers as detailed.

**06200 Finish Carpentry & Millwork:**

Architectural Woodwork Institute Quality Standards "Custom" Grade for new restoration work and repair of existing, for a painted finish.

Match existing millwork materials and profiles, and custom mill finish, trim, and moldings as required. Full replacement of decking or soffit T&G may be stock patterns similar to the existing.

Have all existing to be reinstalled and new millwork and trim fully prime painted and dry before its installation, including additional prime painting of all field cuts. See Painting section for related painting requirements, paints and workmanship standards.

Before prime painting work, have all material clean, scraped, and sanded smooth. Old well adhered paint does not need to be removed if remaining on the surface after thorough scraping, hand wire brushing, and sanding. No paint removal to bare wood is required.

Concealed nailing or finish screws where possible, and set heads where face nailed, for spackle filling. Hot dip galvanized nails for all face nailing; and HD Galv., helix, or ring shank hidden nailing of decking.

Install continuous screened vent strips in balcony soffits, one each end of soffit sections between north and south end headers and the two beams at column lines.

Vent the first floor deck sleeper space with cut vent slots in the end apron finish boards, and protect the openings with #8 mesh galvanized hardware cloth screening stapled inside.

**06210 Wood-Epoxy Restoration (WER):**

For wood columns and for other existing finish and trim which is sound and repairable for continued use in place or reinstallation, minor splits, knot holes, and a damaged edge or end.

Not for structurally damaged framing members, to be replaced in kind or reinforced as

Architect approves.

Clean and remove soft or punky wood from rot damaged sections by hand and power tools:

Trimming with a saw. Cutting out with chisels or gouges. Cutting out with a drill and burr bit. Having a clean void in the original material which may still contain a small amount of rotted material which can be consolidated with the epoxy primer.

Dry the cleaned cavity using hot air and a blower so that the cavity and adjacent wood material has a MC=15% or less.

Use Abatron WoodEpox products: Low viscosity primer and preservative one full wet coat thoroughly brushed into all damaged areas, cracks, and cavities. Allow to cure as mfr. recommends. Mix and fill holes, cracks, and cavities with WoodEpox putty compound, in multiple layers as needed for large cavities, sufficient to permit dressing and finishing to the correct size, profile, and finish. Allow to cure. Shape, dress, and finish restored areas, ready for installation and paint finish. Route a pattern of 1/2-inch grooves at 1-in. o.c. across the bottom bearing ends of each column to allow moisture at the column base to dissipate. Note that pre-drilling of lag screw holes is required for the reinstallation of wood columns.

#### 06220 Balcony Railing and Balustrade Restoration:

Remove and save existing rails and balusters where in sound and restorable condition, for reinstallation when column and deck reinstallations are complete.

WER repair existing sound members for reinstallation. See 06210 above.

Make new rails, milled to match the existing, to replace the existing where new column spacing exceeds the length of rails removed.

Clean surfaces for repainting. Remove all old fastenings.

Provide ten (10) turned replacement balusters for needed replacements and spares (4-6 replacements estimated to be needed).

Verify method and fastenings to be used for the reinstallation of balustrades between columns and end columns and walls; Architect's detail to be provided.

Install block supports at third points of bottom rails between columns and column and wall spans.

#### 07100 Dampproofing and Waterproofing:

Apply one (1) heavy brush coat followed when dry by one(1) trowel coat of black dampproofing to the south end outside face and to the front east face of the first floor sub-deck foundation wall following form removal and surface is dry as coating mfr. recommends.

No coating on north outside face.

#### 07920 Joint Sealants;

Seal and caulk joints in exterior mill work, joints where decking and soffits abut building walls, around the base joints of columns with decking, and all other locations where necessary to stop water and insect entry into the structure.

Use with appropriate backing rod material for control of depth of sealant.

No sealant and caulk use where joint is improperly made, scribed, and fitted, to cover poor carpentry workmanship.

Material: Acrylic Latex with silicone type, paintable.

Installation: Following prime painting of work, well made joints, cleanly finished and dressed, with no sags, runs, or smears of compound.

#### 09910 Exterior Painting:

Existing work: Repainting of existing porch walls, columns, soffits, and existing trim to remain in place. No painting of existing finish hardware which remains unpainted.

Repainting of the front gable only where existing work is repaired or replaced: Moldings and trim. Casing of beams. Eave boxing. Horizontal fascia.

New work complete, including back priming of concealed faces, edges, and cut ends before installation.

Materials: Paint materials as listed on the approved schedule of the Painting and Decorating Contractors Association for Oregon and Washington.

Submit the list of materials proposed for use for Architect's review and approval.

Furnish all paint materials in the Manufacturer's original labeled containers.

Primer paint for wood shall be oil base, long oil slow drying type for maximum penetration on old previously painted and weathered wood surfaces. If a "control" primer is provided, mix it with an additional pint of boiled linseed oil per gallon of primer to make it penetrating and slow drying. Use unmodified "control" primer only on new wood surfaces, not weathered or previously painted.

Application Schedule:

One (1) brush coat long oil primer on all previously painted surfaces followed by,

Two (2) brush applied finish coats of acrylic latex house paint on siding, or

Two (2) brush applied finish coats of acrylic latex semi-gloss trim enamel on columns and trim work.

Two (2) brush applied finish coats of oil base or acrylic latex semi-gloss porch and deck enamel on wood decking and steps top surfaces, risers, and edges; with non-slip abrasive added to the finish coat of paint on stair treads.

For new replacement boards and trim material, the unmodified oil base control primer may be used for the first coat of primer. Apply a second coat of primer to all exposed surfaces of new pre-primed materials after their installation.

Colors are to match the existing.

16000 Electrical:

Replace existing lighting wiring complete as shown on Drawings. Wiring in EMT from existing point of connection to new fixture device boxes. Provide blank covers for all unused device boxes. Install device boxes with substantial support, solid blocking or heavy duty hanger for a rigid installation capable of supporting a heavy lighting fixture.

Rehang any existing lighting fixture, or hang new (historic style) fixture as provided by Owner.

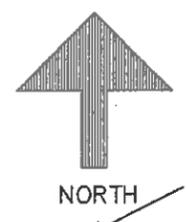
END

AURORA COLONY MUSEUM  
RESTORATION OF GIESEY  
STORE PORCH

ALFRED STAHLI, FAIA  
ARCHITECT/PLANNER  
ARCHITECTURAL C  
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SITE & EXISTING  
FLOOR PLANS  
SHEET N/O.1/4  
SCALE-1/100  
DATE 06.12.04



NORTH SIDE  
AUTO PARKING

GRAVEL PAVED ROADWAY

INFORMATION SIGN

24-IN. DIAM. FIR TREE

ROUGH LAWN

TRANSVERSE  
BLDG. SECT.  
SIMILAR

2X12 PLANK TREADS ON 2X12 CARRIAGES  
WITH 2X6 RISER BOARDS.  
OPEN ENDS.

RESTORE EAVES & SOFFIT.  
2-RAIL BALUSTRADE WITH TURNED  
BALUSTERS AT +/-140.0mm C/C.

1X4 T&G FLOORING  
W/PAINTED FINISH.  
2X8 JOISTS AT +/-0340.0mm. C.C.  
THERE ARE UNDETERMINED POST  
& PIER INTERMEDIATE SUPPORTS  
UNDER FLOOR FRAMING.  
PERIMETER GROUTED CMU FOOTING WALLS  
ON N., S., & E. SIDES---TO BE VERIFIED.

2X10 JOISTS @ +/- 0340.0mm C.C.  
LONGITUDINAL (NS).  
Two layers of T&G flooring with  
2-LAYERS BUILDING PAPER.  
1X4 T&G DECKING TRANSVERSE  
TO JOISTS W/PAINTED FINISH.

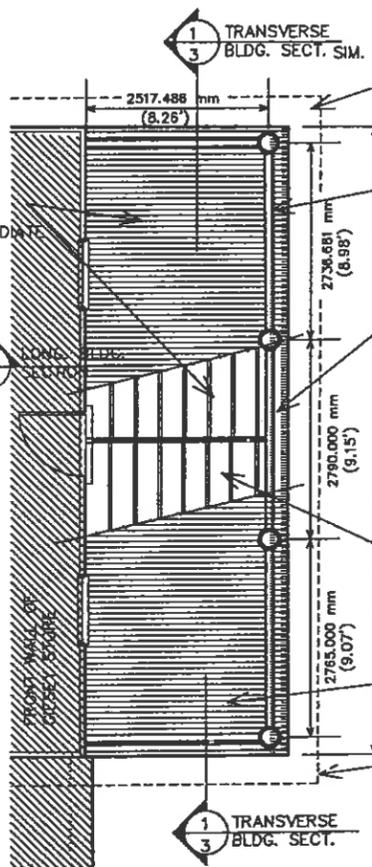
RESTORE EAVES AND SOFFITS.  
REBUILD AS NEEDED TO  
MAKE SOUND AND CLOSE OPENINGS.

REBUILD PORCH (1)  
REMOVE EXIST.  
ABANDONED SIGNAL BOX. (2)  
YARD HYDRANT & ROOF  
DRAIN INLETS ARE  
NOT SHOWN HERE. (1)  
(2) SEE

LANDSCAPED FRONT  
YARD W/PICKET FENCE.

PICKET  
FENCE

LANDSCAPED YARD



PORCH DECK:  
2X10 JOISTS @ 0340.0mm C.C.  
JOISTS ORIGINALLY CONTINUOUS  
FULL DECK LENGTH W/O INTERMEDIATE  
SUPPORT (BEAMS).  
PRESENTLY 1-MID SPAN BEAM  
OF 2-2X10s HAS BEEN CUT-IN.  
BM. END & JOIST-BM. CON-  
NECTIONS ARE MADE WITH  
NAILED JOIST HANGERS.  
NO BOLTING TO WALL-TIMBER

1  
3  
TRANSVERSE  
BLDG. SECT. SIM.

2  
2  
REBUILD BALCONY.

1  
3  
TRANSVERSE  
BLDG. SECT.

2 2ND FLOOR BALCONY PLAN  
1 1/100 EXIST. CONDITION.

1 1ST FLOOR PORCH & YARD PLAN  
1 1/100 EXIST. CONDITION

GENERAL NOTES:

Intent of this project:  
Restore and Rebuild the Giesey Store porch.  
Field verify all dimensions and details.  
Verify all levels and grades: Make to have  
2% slope drain to east on all porch decks  
and on sidewalk paving as shown.

See other notes on Drawings for work  
to be specially observed by Architect before  
covering or enclosing.

The Work is limited to the First and Second floor  
porches and to the overhanging gable soffit  
and eaves.

There is related foundation and site work, drainage  
and sidewalk pavement grade correction  
and replacement. Porch lighting replacement.  
There are no changes to occupancy and use.

The objective of this project is to restore the  
exterior appearance of the building as previously  
restored, and to replace and rehabilitate the porch  
structure in accordance with the  
provisions of the Oregon Structural Specialty  
Code as applicable to Historic Landmark Buildings.

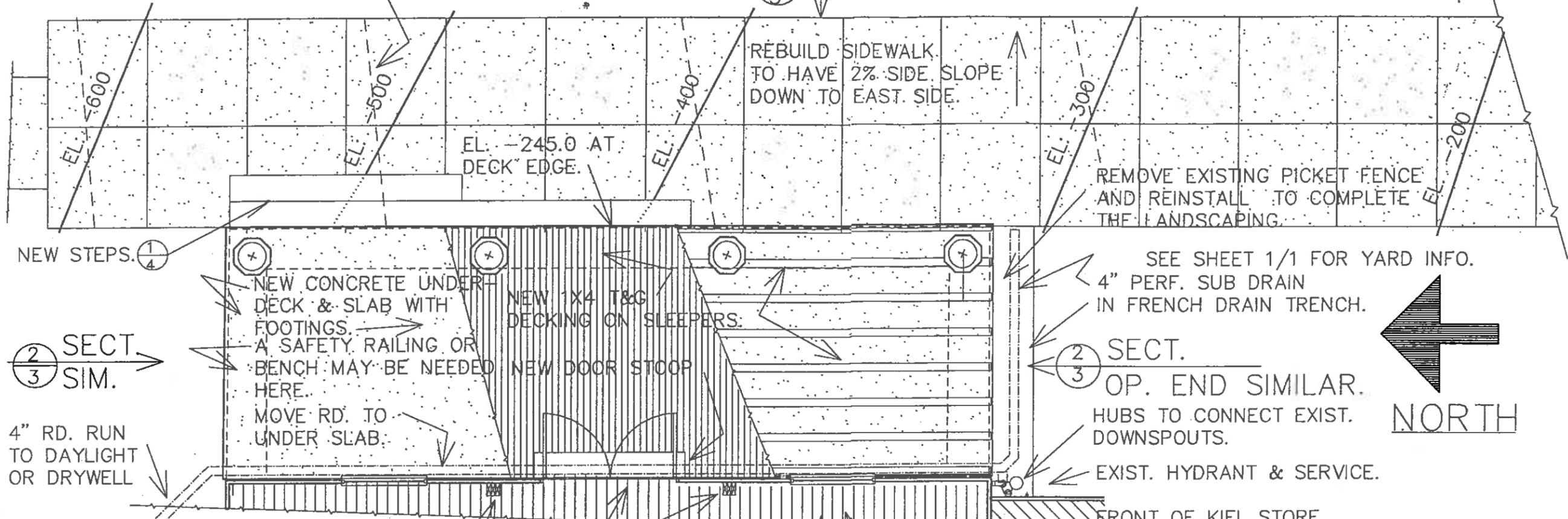
Save existing original materials and workmansip  
as possible. Match original materials in kind, profile,  
section, and grade, unless otherwise indicated  
on Drawings or approved by Architect.

See Key Notes and Outline Specifications on attached  
printed sheets.

APPROX. EXIST. CONTOURS  
1% SLOPE TO WEST.

SECT. 1/3

SEE SHEET 1/4 FOR LAWN AND CURB.



2/3 SECT. SIM.

4" RD. RUN TO DAYLIGHT OR DRYWELL

1/2 NEW 1ST FL. PLAN

BASE ELEV; 00.0mm AT DOOR SILL.

SECT. 1/3

PLANK FLOOR IN FRONT OF GIESEY STORE.

NEW BALCONY PLN.

2/2 SECT.

SEE DETAILS SHEET 3/4. NEW PARALAM BM. AT COL. LINES.

SEE DET. 1/3 & 4/4 FOR ADDED STRONG-BACKS OVER ATTIC JOISTS.

2/2 STEEL SUPPORT BOX @ EA. BALCONY CONNECTION.

3-2X10 FRONT BM, NAIL L.M. MAX. 1 JOINT PER MEMBER.

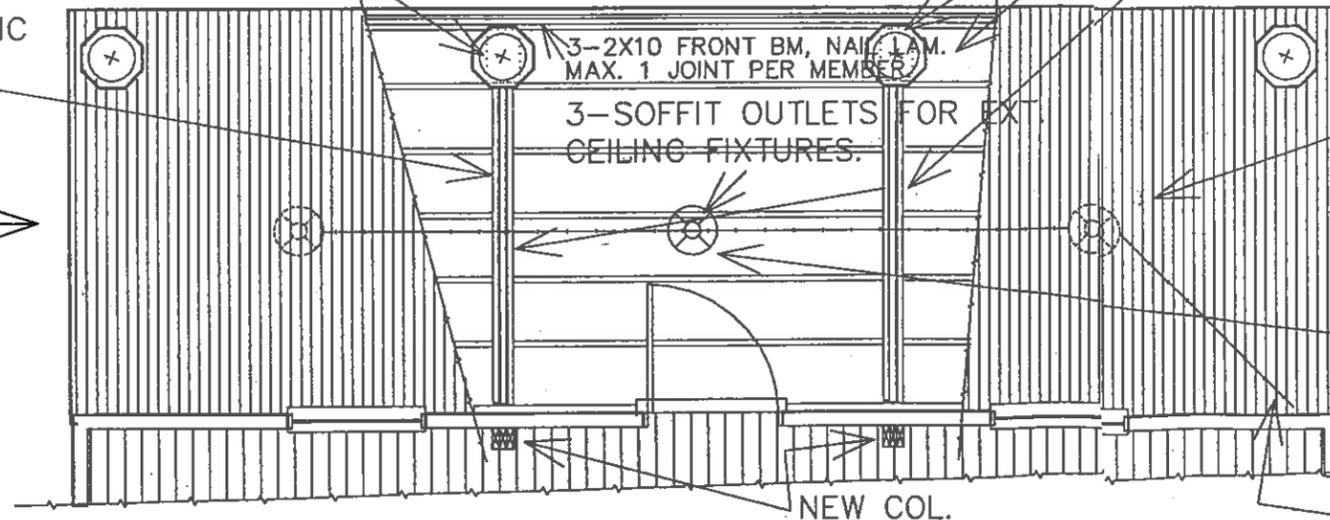
3-SOFFIT OUTLETS FOR EX. CEILING FIXTURES.

NEW PAINTED 1X4 T&G DECKING ON 2X10 JOISTS, 16" CC.

2/3 SECT. SIM.

2/3 SECT. OP. END SIMILAR

REMOVE EXIST. BM. & CENTER LENGTHS OF JOISTS. INSTALL NEW JOISTS.



SCALE - 1:50



REGISTERED ARCHITECT

937 ALFRED M. STAHLI

ALFRED M. STAHLI ARCHITECTURAL C

317 SE 49th AVENUE PORTLAND, OREGON 97216

PHONE 236-3515 FAX PHONE FIRST

AURORA COLONY MUSEUM RESTORATION OF THE GIESEY STORE PORCH

AURORA, OREGON

NEW PLANS. SHEET 2/4 SCALE 1:50

DATE: 06.12.04

NOTE: ITEMS NOTED TO BE VERIFIED SHOULD BE OBSERVED IN THE FIELD BY THE ARCHITECT.

VERIFY CONDITION OF EXIST. FRAMING MEMBERS & REPLACE ALL DETERIORATED.

EXTEND NEW FOOTINGS DOWN TO FIRM AND UNDISTURBED BEARING SOIL, MIN. OF 12" BELOW EXISTING GRADE & DECK SLAB.

EXIST. ROOFING, GUTTER, & EAVE. REPAIR/REPLACE TRIM & FINISH TO CLOSE OPENINGS AND REPAIR DISPLACED MEMBERS ONLY ABOVE PORCH.

RESTORE BALUSTRADE & RAILS, W.E.R. SYSTEM & NEW FASTENINGS.

NEW FACIA & TRIM TO MATCH ORIGINAL.

AT EA. SLEEPER SPACE: 1X4 VENT SLOT W/#8 GALV. SCREEN INSIDE.

COARSE WASHED DRAIN SAND/GRAVEL

TOPSOIL FILL

EXIST. UNDISTURBED EARTH.

PERM. DRAIN FABRIC

NEW 4" PERF. DRAIN TILE @ MIN. 2% SLOPE DOWN TO WEST & NORTH

2 SO. END SECTION  
3 (NO. END SIMILAR)

U210-3 AT EA. END.  
LAG SCREW 1/2"x4" STAGGERED 6" O/C ALONG HEADER JOIST ALL ALONG.

CUT TO EXTEND STRONG BACK THROUGH OVER GIRT.

3-2X6 NAIL LAM. COL. W/ W/16d @ 4" o.c. STAGGERED A35-4 EA. SIDE, T&B.

3-2X6 NAIL LAM. COL. W/ W/16d @ 4" o.c. STAGGERED A35-4 EA. SIDE, T&B.

EXIST. R.S. 1"x12 WALL PLANK'G. EXIST. INT. FINISH & FLOORING OF 1ST FLOOR.

2X8 FLOOR FRAMING

EXIST. CMU WALL

VOID.

1:20 SCALE

ATTIC LEVEL A

2ND FLOOR LEVEL B

GROUND FLOOR LEVEL C

FILL w/ 2X BLOCKING. NAIL LAM. w/16d @ 6" o.c. STAGGERED.

EXIST. +/- 12X12 GIRT ALL AROUND

DF/L #2 OR BTR: NAIL LAM w/ 16d @ 6" o.c. STAGGERED.

ADD 3-2X10 STRONG BACK AT TWO INNER COL. LINES.

U210-3 JOIST HANGER AT EA. END.

TS18 WITH 7-16d EA. SIDE & EA. END OF STRAP.

PLANK CEILING DECKING.

RESTORED EXIST. PORCH COLUMN.

1X4 T&G DECKING, PAINTED.

EXIST. 2X10 JOISTS W/ LUS210

1X4 E&CV T&G CEILING.

STEEL TIE BOX WITH MIU49 HANGER WELDED TO BLDG. SIDE.

CONNECTOR BOX @ EA. COLUMN

DETAIL OF BEARING PLATE 1

RESTORED COLUMN

GROUND FLOOR LEVEL

NEW DECKING ON PT-1X4 SLEEPERS

NEW REINF. CONCRETE DECK SLAB ON COMPACTED FILL.

1/2" EXP. JT. FILLER

PERIM. FOOTING

1 NEW PORCH  
3 E-W SECTION



AURORA COLONY MUSEUM  
RESTORATION OF THE GIESEY  
STORE PORCH  
AURORA, OREGON

ALFRED STAEHLI, FAIA/EA  
ARCHITECT/PLANNER  
ARCHITECTURAL CONSERVATOR  
817 SE 42ND AVENUE  
PORTLAND, OREGON 97216  
(503) 253-3515  
FAX: (503) 253-3517

SECTION  
DETAILS  
SHEET 3/4  
SCALE 1:20  
DATE: 09.12.04

TYPICAL TOP/BASE COLUMN DIAMETER.

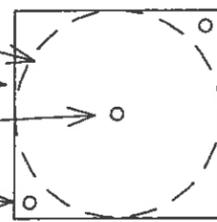
5/8"x9"x9" STEEL PLATE---VERIFY SIZE TO MATCH COL. BASE & TOP DIAMETERS.

1-13/16" DIAM. HOLE FOR 1-3/4"x4" L.S. INTO CTR. OF COL. TOP & BASE, PRE-DRILLED HOLE.

2-SDS 1/4"x4-1/2" W.S. INTO SOLID TIMBER OR BLOCKING AT TOP OVERHANG CONNECTION. BASE CONNECTION @ CONCRETE, 2--1/4"x4-1/2" WEDGEALLS @ CONCRETE BASE.

SUBMIT SHOP DRAWINGS OF STEEL BEARING PLATES AND BOXES FOR DIMENSION AND FABRICATION VERIFICATION.

BASE CONNECT. @ CONCRETE.  
2 - 1/4"x4-1/2"  
WEDGEALLS.  
AT WOOD, 2 - 1/2" X 4"  
SCREWS.



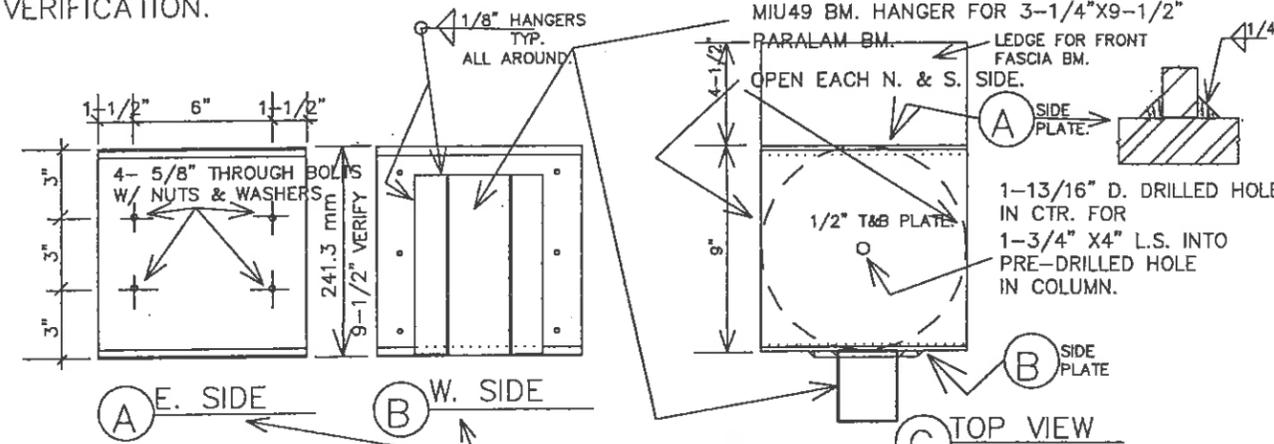
1 STEEL BEARING PLATE  
4 NTS.

NOTES:

SECOND FLOOR CEILING BELOW JOISTS IS NOT SHOWN. DETAILS OF EAVES, GABLE, AND BOXING OF BEAMS IS NOT SHOWN.

THERE IS ATTIC WALKWAY PLANKING ON TOP OF JOISTS. THE PLANKING IS NOT FULL AND THERE IS CONSIDERABLE MUSEUM COLLECTION MATERIAL CLUTTERING THE ATTIC---AVOID DISTURBING THIS MATERIAL

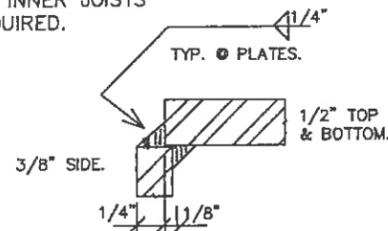
ATTIC WORK IS ONLY THE INSTALLATION OF THE TWO ADDED STRONG BACKS.



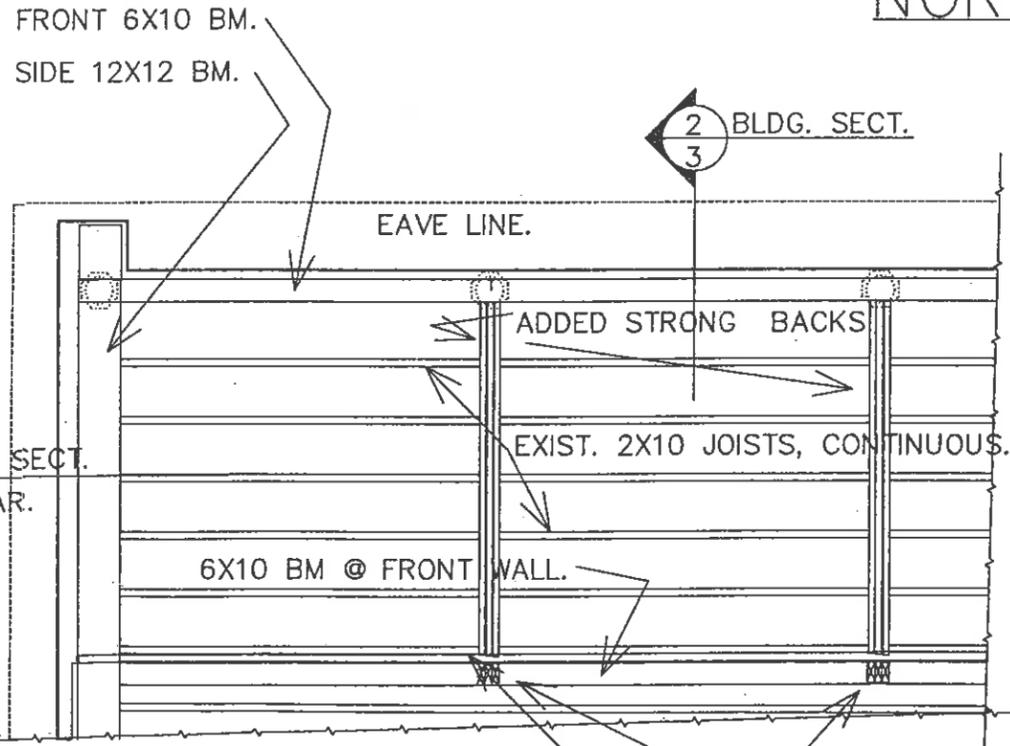
2 STEEL BEARING BOX  
4 NTS.

DRILL SCREW HOLES IN E&W SIDE PLATES AS SHOWN FOR 15-#10X3-1/2" W.S., EACH OF 3-BOXES. SCREW SIDE PLATES TO FRONT HEADER JOISTS & TO INNER JOISTS OR BLOCKING AS REQUIRED.

3-BALCONY LOCATIONS. 9"x9" SQUARE IN PLAN, 9-1/2" HIGH WITH WELDED 3/8" SIDE PLATES BETWEEN. VERIFY ACTUAL FABRICATED HEIGHT & ALLOW FOR SHIMS TO ADJUST BALCONY LEVELING.



1 BLDG. SECT.  
3 SIMILAR.



TOPS OF WALL PLANKS EXTEND UP TO RAFTERS IN SOME AREAS.  
NEW POSTS ADDED BELOW.

4 PARTIAL ATTIC FRAMING PLAN  
4

1X4 T&G DECK ON P.T. 2X4 SLEEPERS ANCORED TO CONC. SUB DECK.

1X FINISH RISER BOARDS/APRON TO FIT.

12" CLEAR TREAD WIDTH, FROM 2X6 + EDGED 2X8 PLANKS SPACED 1/4" APART FOR DRAINAGE AND VENTING. LAY CUP SIDE DOWN.

REINFORCED CONCRETE SUB DECK.

P.T. 2X6 NAILERS AS NEEDED.

1/2" EXP. JOINT STRIP.

CONC. SIDEWALK PAVING.

P.T. 2X4 NAILER LAGGED TO CONCRETE OR SHOT/SET.

P.T. CARRIAGES. NOTE DRAINAGE CUTS.

3 FRONT STEP DETAIL  
4 SCALE: 1-20  
6"x12" RISE/RUN FRONT STEPS SIM. TO EXISTING.

SCALE - 1:50

RESTORED ARCHITECTURE  
ALFRED STAELI, FAIA/LEW  
ARCHITECT PLANNER  
ARCHITECTURAL C  
317 SE GRAND AVENUE  
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ALFRED M. STAELI  
AURORA COLONY MUSEUM  
RESTORATION OF THE GIESEY  
STORE PORCH  
AURORA, OREGON

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ATTIC & DET.  
SHEET 4/4  
SCALE 1:50  
1:20  
DATE: 09.12.04

## HRB City of Aurora Fee Schedule

Resolution 294 establishes policy by which Staff will collect fees and refer applicants to HRB for review. Items that are not included in this list may be added by staff and appropriate fee collected.

<u>Work to be Done</u>	<u>Meet with HRB</u>	<u>Fee</u>
Paint Building same color	No	N/A
Paint Building different color	Yes	\$10.00
Repair fence (same size & style)	No	N/A
New/Repair fence (new style)	Yes	\$10.00
Move fence (same size & style)	Yes	\$10.00
Repair Exterior (no change)	No	N/A
Repair Exterior (with change)	Yes	\$10.00
Re roof (same style & color)	No	N/A
Re roof (new style & color)	Yes	\$10.00
Landscaping-small flowers/shrubs	No	N/A
Landscaping-large shrubs/trees	Yes	\$10.00
Decks, Patios, Patio Covers & /Awnings	Yes	\$10.00
Driveways, Pathways, Sidewalks, Parking	Yes	\$10.00
Major Remodel, Relocating Historic Structures (>\$2,000)	Yes	\$30.00
Minor Remodel (<\$2,000)	Yes	\$20.00
New Residential Construction	Yes	\$50.00
New Commercial/Industrial Construction	Yes	\$100.00
Barn/Shop Construction	Yes	\$50.00
Exterior Security	Yes	\$10.00
Sign Repair (no charge)	No	N/A
Sign (new or changed)	Yes	\$15.00
Tents, Canopies and Structured Booths	No	\$10.00
Yard Art	Yes	\$10.00
Special Secession of HRB	Yes	\$50.00

For all administrative decisions Staff shall forward all pertinent data and samples to the next meeting of HRB for informational purposes.

Staff and HRB will review this policy semi-annually and make adjustments as required.