

Minutes
Aurora Historic Review Board Meeting
Thursday, February 26, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, CMC City Recorder

STAFF ABSENT: None

VISITORS PRESENT: Tim Corcoran, Aurora
Spud Sperb, Aurora
Ken Hartley, Canby
Joseph Schaefer, Aurora
Reg Keddie, Wilsonville

1. CALL TO ORDER OF THE HISTORIC REVIEW BOARD MEETING

The meeting of February 26, 2015 was called to order by Chair Abernathy at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Chair Abernathy – Present
Member TBA
Member Frochen – Present
Member Fraser – Present
Member Townsend - Present

3. CONSENT AGENDA

- a) Historic Review Board Meeting Minutes – January 22, 2015, there were two corrections to the minutes in the presentation by Joseph Schaefer, concept one was to replace the building as close to original, and concept two wanted better detail regarding HRB comments that they would prefer one large building mass rather than separate buildings and closer to the front of the property.
- b) City Council Minutes – January, 2015
- c) Planning Commission – January, 2015

A motion to approve the Historic Review Board minutes of January 22, 2015, as corrected made was made by Member Townsend and is seconded by Member Fraser. Passed by all.

4. CORRESPONDENCE - NA

5. 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 were made during this section.

Chairman Schaefer from the Aurora Planning Commission informs the Board that there will be a hearing on proposed code language/text amendment regarding Medical Marijuana Dispensaries and would like the Board to voice any concerns that you may have and I will take them back to the Planning Commission or you can attend the April hearing. Specifically the Planning Commission would like to know your comments regarding allowing in the Historic Commercial zone as we have state all commercial zone. Chair Abernathy expresses her concern and requests the Planning Commission hold off on this issue as she works closely with OLCC and knows of some tax related and enforcement issues. Chair Schaefer however informs them that the moratorium is almost over so we need to move forward on this. Also Chair Schaefer states I believe you may be speaking about recreational not medical. There are various opinions stated against allowing this by members ranging from smell to regulations concerns. It is the consensus of the board to have this placed on their March agenda for discussion to supply more detailed comments to Planning.

6. NEW BUSINESS

- a) Discussion and or Action on Sign Application for the Aurora Family Dental Office at 21668 Hwy 99E owners Richard Davenport. As the applicant is not in attendance and the application as presented is not in compliance with the code however rather than not approve his application lets require him to attend the April meeting to address our questions. City Recorder Richardson will send a letter to the applicant.
- b) Discussion and or Action on Possible Tree Removal at the corner of 2nd and Main. Applicant Aurora Colony Historical Society. Applicant Reg Keddie. The applicant Reg Keddie informs the board that they feel as though these trees are a safety hazard and could continue to damage the newly remodel of the porch on the Giesey store. The board asks if it would be both trees and the applicant states yes. There is a brief discussion regarding what would replace the open area on the porch the applicant states that they were thinking of a bench and possibly a railing or both. The board likes some type of shrubbery and possibly a bench.

A motion is made to approve the removal of both trees and that a low growing type shrub at a 4 foot minimum planted this year and possibly a bench is made by member Townsend and is seconded by member Frochen. Motion passed by all.

There is also a discussion regarding additional questions the board had regarding the first application on the porch remodel. First question regarding the porch is lighting and the applicant informs the board that through research we have found the lights to have been a part of a previous remodeling back when the building was occupied by PGE and so we will remove those can lights. Mr. Sperb then addresses the board regarding the issue with the sidewalk. He informs the board that both he and the contractor thought they were doing as the board asked which was to match the existing. We now realize through this discussion that the board wanted us to install what was compliant now as the new sidewalk standard however we

now don't know what to do as we are not in compliance. A city employee came out to the site however he had not been shown the minutes so therefore he didn't want to argue with the contractor so he did not enforce anything, The board states well it is unfortunate however let's not point blame at this point and come up with a solution for everyone.

It is the consensus of the board and in agreement with the Historical Society if for any reason the sidewalk needs any type of repairs they would then remove the sidewalk and observe the new sidewalk standard.

- c) Discussion and or Action on Addition Application from Tim Corcoran and Aurora Family Health 21348 Hwy 99E. Mr. Corcoran confirms that this is indeed the application as last time I appeared before the board was just discussion. My proposal to use the building as the clinic and the Miller house as the birthing center. The applicant states at this time I don't believe it would be an increase of use as far as vehicular traffic just a relocation of patients. The board states the carport would need to come down and the applicant agrees. The applicant informs the board that there will be other hoops to jump through with Planning and a rezoning of the property but this is my first step in the process.

List of items,

Roof, black shingle types exactly the same as the Miller house. As per code 17.40.150 #5 Commercial Contributing.

Paint, white as per code 17.40.120 A1

Windows exactly the same which is wood. 17.40.190 A 1, 2, &3

Doors, board changes what is applied for after discussion and in compliance with code section 17.40.050 A2 and is acceptable because it is on the new section rather than old and on the back side. The old side door is fine because it is just relocated to new position.

Foundation, is fine according to 17.40.080 A1

Basement is ok as presented the door location is discussed briefly and determined that it would need to be on the rear of the building.

A motion is made to accept the application as presented regarding roof, foundation, windows and paint along with the existing ADA approved door and a new door on the backside of the addition proposed by board member Townsend and is seconded by board member Frochen. Motion passed by all.

The applicant informs the board at a later date I will address the porch.

7. OLD BUSINESS

- a) Discussion and or Action on the porch restoration project at 21581 Main Street regarding the sidewalk issue. This was discussed in new business during the tree removal discussion.
- b) Discussion and or Action on Historic Inventory, Chair Abernathy informs Member Townsend that she located the book she was looking for with all of Townsend's changes in it.
- c) Discussion and or Action on Sign Inventory, briefly discuss the action items and letters that need to go out. The Colony Pub, The Grocery store, along with Christa's Café, Aurora Artisan, Wild West Antiques either have multiple issues or no application on file for what is displayed so letters need to go out to address these issues.

- d) Discussion and or Action on CGL Grant Application. Member Townsend informs the board that the application has been completed and submitted the projects submitted were
1. The Historic Guideline rewrite
 2. Updating and combining the two inventories
 3. Pre-Application conferences

Action: Chair Abernathy will send a letter of support for SB 565

8. ADJOURN

Chairman Abernathy adjourned the meeting of February 26, 2015 at 8:50 pm.


Gayle Abernathy, Chairman

ATTEST:


Kelly Richardson, CMC
City Recorder