

Minutes
Aurora Historic Review Board
Tuesday, January 23, 2024, 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Stuart A. Rodgers, City Recorder
STAFF ABSENT: None
VISITORS PRESENT: None

1. CALL TO ORDER OF THE AURORA HISTORIC REVIEW BOARD MEETING
Chair Jan Peel called the meeting to order at 7pm.

2. ROLL CALL

Chair Jan Peel-Present

Member Gayle Abernathy-Absent

Vice Chair Julie Sixkiller-Present

Member Richard Goddard-Present

3. VISITORS-NA

4. CONSENT AGENDA

a) Historic Review Board Minutes – November 28, 2023

Motion by Vice Chair Julie Sixkiller to accept the HRB minutes, seconded by Member Richard Goddard and passed.

5. CORRESPONDENCE

It was noted there was no correspondence but that there is a candidate for HRB membership who will be joining a regular meeting of the HRB in the near future. Chair Peel will request that Carina Cannon submit application materials for consideration.

6. NEW BUSINESS

a) Discussion on Code Enforcement in the Historic District

Based on Aurora Municipal Code 17.24.100, “All signs in the historic commercial overlay shall require approval by the Historic Review Board.” So no matter what sign a given business or other organization has out, a sign application must be submitted and a decision be on file. AMC 17.24.060 relates to use of banners as related to community events. It was noted that a flea market is a private event, unlike the pancake breakfast in connection with a community event like Aurora Colony Days.

AMC 17.24.060 C.4. Signs erected within or on a commercial property provided the signs do not obscure more than twenty (20) percent of any individual window glazing and no more than ten (10) percent of the total primary façade area provided the signs are erected not more than fifteen (15) days prior to a sale or other special event associated with a business located on the property and removed within one (1) day of completion of the sale or special event. The sign should be made of quality

material in keeping with historic character. It was noted that a-frames can only be a certain size. The conclusion was that Lisa Hand needs to join the HRB after she submits sign applications for all signs she is currently using or anticipates using for business-hosted events at the Legion Hall location, including a photo of each sign. This is to the sign applicant's advantage because as time passes and HRB members change up, there is a decision in writing providing approval.

It was noted that the term "banner" needs to be clarified, as well as how a community event is defined.

On a fence complaint, staff will follow up with Mayor Asher and complainant relative to a fence on Airport Road that has a compliance issue. The property owner is in the historic district but the home is not historic as with nearly every other home on the east side of the creek. If there were a paint problem – HRB understands that paint will wear and eventually have to be repainted, so no enforcement would be required in the meantime. The same with a fence which will eventually have to be replaced. Member Sixkiller's fence is not compliant either, but if she changed it she would have to make it compliant. It was determined that if the City Council got involved due to appeal of an HRB decision, it would not fly given a previous discussion involving Airbnb on the same property. It gets more expensive if the city seeks to enforce something that likely will not be approved at HRB or Council. In the spirit of a previous HRB decision involving a property owner on Liberty Street, the HRB wants to be consistent in trying to work with folks and not randomly enforce the code. One idea to balance the complaint out with the need for compliance is to invite the property owner to put in some rose bushes. If the owner had put the fence back to field fencing, no one would have noticed. It was noted there are no picket fences in the whole neighborhood of Kasel Court. If there are only hard fast rules, then the HRB is stuck between a rock and a hard place. Then the HRB does not need to exist to interpret anything and the City Recorder just enforces everything. It was recognized that the HRB's reputation is on the line, something acknowledged by the same complainant and that this would not look good for the HRB if overturned by Council. It was also noted that the property owner put a fence up right away for safety – not the prettiest or natural but an economical way to get something done timely. Once the fence weathers or patinas, it will look more natural. It was determined to establish through formal written HRB action at February's regular meeting that there was a complaint at the end and to note that the next fence built whether by current or future property owner needs to be replaced by code. A copy of those minutes will be placed in the property file.

b) HRB Member Recruitment-this item already discussed previously under Correspondence.

7. OLD BUSINESS

a) 2024 Certified Local Government (CLG) Grant Application – Possible Projects

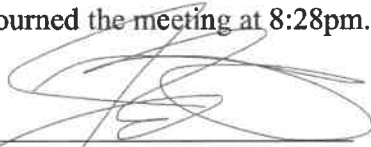
Chair Jan Peel spoke with Karen Townsend about restoration work of the railing at the Museum. She also spoke with Brian Asher about a chimney needing some restoration as part of an old washhouse on his property. Jennifer Burns, Director of the Aurora Colony Museum and Historical Society, noted her organization did some work on the Giesy Store staircase earlier this year to make it more safe. The museum is not sure what the staircase should even look like. There are some other projects of greater importance to the museum, namely, 1) the entryway railings to the museum ox barn and rise and run access in the near term, making it ADA compliant later on; the current entryway configuration does not match earlier photographs of the entrance; the doors and locking mechanism need replaced; a question for Kuri Gill is whether CLG funds could be used for this kind of universal access (wheelchairs, etc) project and whether it fits with historic restoration or preservation; there are ways to design such an access project in keeping with historical façade features and meet the spirit of national code requirements; lifting the

grade to help compensate for the rise to get into the museum could create foundation issues. And 2) Giesy

Store complex and annex roof (\$70-80k cost), which raised the question of whether CLG funds could be used in conjunction with outside grant funds. An old washhouse chimney located off Liberty Street lost some bricks at the top, and the base of the chimney needs repaired. The City Recorder will confirm with Kuri Gill at SHPO what needs to be submitted on the above projects. Staff will also look into the possibility of a Design Guidelines code project relative to cost and whether the CLG is a source of funds to do this. Staff will meet with Member Sixkiller next week on rearrangement of code sections (contributing, non-contributing, commercial, residential), to bring fences, windows, etc., under one categorical umbrella and check in on the feasibility of CLG funds for this as well as any code amendment needed. Would addition of pictures (a-frame, etc) require a code amendment? The plan would be for the HRB to make this Design Guidelines review a monthly review process. Changes to the code could be updated immediately and placed online and as addition to printed copies.

8. ADJOURN

Chair Peel adjourned the meeting at 8:28pm.



Julie Sixkiller, Vice Chair

ATTEST:



Stuart A. Rodgers, City Recorder