

Agenda
Aurora Historic Review Board
Tuesday, February 27, 2024, 7 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

To participate via Zoom:

<https://us02web.zoom.us/j/88513860391?pwd=ZUtTT0RWNnBCclRKYjFuaFBSMFJOdz09>

Meeting ID: 885 1386 0391

Passcode: 768365

1. CALL TO ORDER OF THE AURORA HISTORIC REVIEW BOARD MEETING

2. ROLL CALL

Chair Jan Peel

Co-Chair Julie Sixkiller

Member Gayle Abernathy

Member Richard Goddard

3. VISITORS

Anyone wishing to address the Aurora 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 Aurora Historic Review Board could look into the matter and provide some response in the future.

4. CONSENT AGENDA

a) Historic Review Board Minutes – January 23, 2024

5. CORRESPONDENCE-NA

6. NEW BUSINESS

a) 21611 Main St Mill Creek Market Sign Application

b) 21611 Main St Door Remodel Application

c) Discussion on Code Enforcement in the Historic District

Airport Road Fence Complaint – HRB Note for the Property File Record that Current or Future Owner to Abide by Code in Replacing Fence

d) HRB Member Recruitment

7. OLD BUSINESS

a) 2024 Certified Local Government (CLG) Grant Application Update

8. ADJOURN

Minutes
Aurora Historic Review Board
Tuesday, February 27, 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 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.

Jan Peel, Chair

ATTEST:

Stuart A. Rodgers, City Recorder

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

SIGN APPLICATION

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 (4th Tuesday 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 KATIE LARSEN Date 2.18.2024
Business Name MILL CREEK MARKET
Physical Address 21611 MAIN ST NE AURORA 97002
Mailing Address 28001 S MERIDIAN RD AURORA 97002
Phone 775 790 3620 Email millcreekmarket@gmail.com

Number of signs requested 2

Colors (please bring samples)

Background f8f7f2 (hexcode) ^{OFF} WHITE mfg/number _____
Trim BLACK mfg/number _____
Lettering BLACK mfg/number _____
Other Design Elements illustration of William Fry House

Type signs:

Freestanding sign(s)

Location SOUTH EAST CORNER OF BUILDING, SET 2-3' in front of building
Size (dimension) approx. 31" width, 32" height
Height from ground to top of sign approx 46" (can be custom built to any size)
Material of signs wood + metal (zinc w/ decal art)
Material of supporting structure wood
Font/size PALATINO; size 216 + AVANT GARDE; size 128

Wall sign(s)

Location above front door
Size (dimension) 36" wide x 18" height
Total wall area (façade) upon which the sign will be mounted (sq.ft) 3.53 sq ft
Total sign area (sq.ft) 3.53 sq ft
Material of sign wood frame, zinc w/ decal
Font/size PALATINO; sizes 275 + 344

*pd 25-
1003
(45 - Total)*

A-Frame sign(s)

Number of signs (see sign code) 1

Location(s) TO LEFT OR RIGHT OF FRONT DOOR

Size (dimension) _____

Material WOOD FRAME PAINTED WHITE

Font/size _____

Other type of sign _____

Location _____

Size (dimension) _____

Material _____

Font/size _____

Do your sign(s) requiring lighting?

Yes No

Proposed lighting _____

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.

2-18-2024

Date

K. Maebolousen

Signature of Applicant

SITE PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT

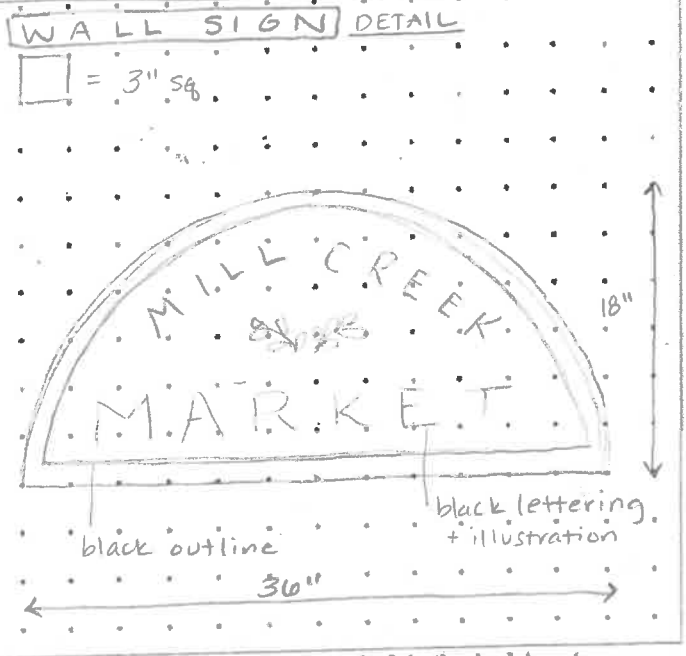
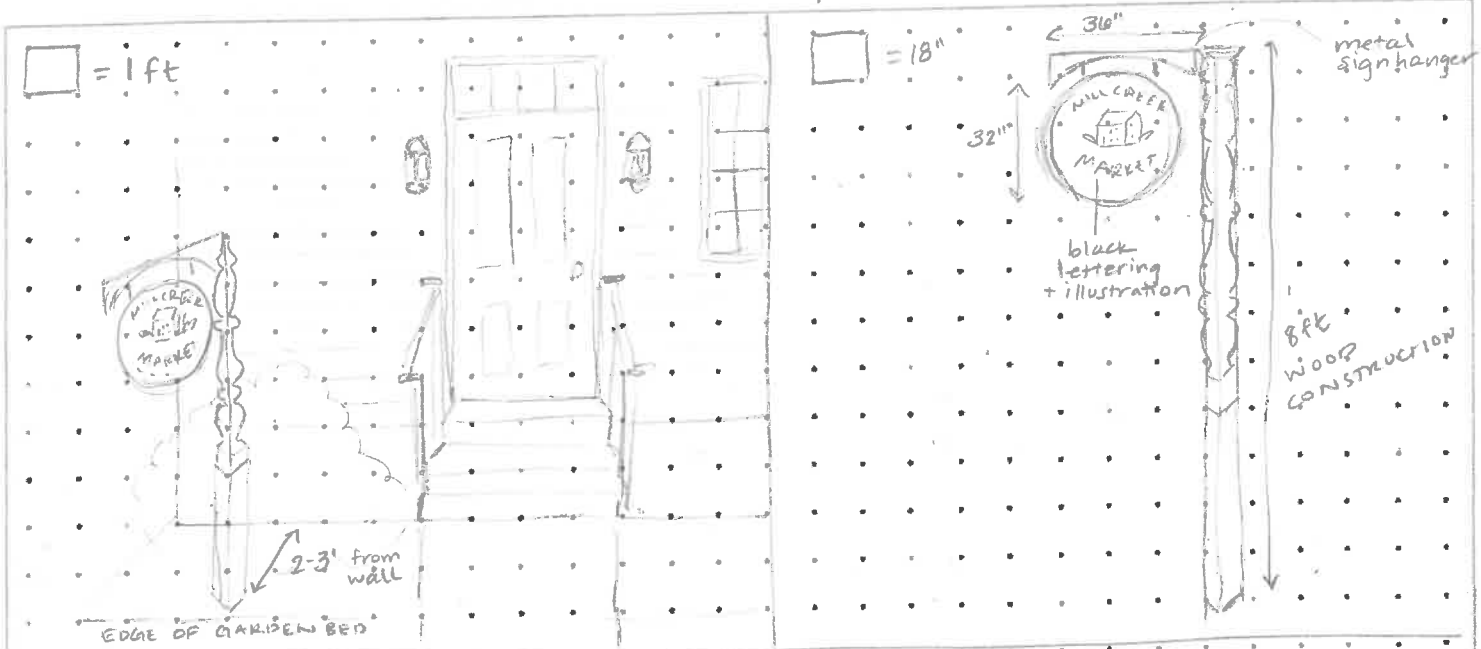
TWO (2) COPIES REQUIRED

Property Owner(s) Name: KATIE LARSEN Phone: 775 7903620
 Site Address: 21011 MAIN ST NE City: AURORA Zip: 97002
 Subdivision: AURORA ORIGINAL Lot: FR2 Block: 1 Manufactured Home Park: _____ Space: _____
 Assessor Map # (T-R-Sec-TL(s)): 041W12CR05100 Total # Acres: .04
 Zoning Designation: _____ Planning Map _____

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

- Drawn to Scale; 1 square = See below
- Feet Not Drawn to Scale: Total Acres _____

NORTH →



I certify that the above information is accurate to the best of my knowledge. I AM THE Owner or Authorized Agent

My telephone number is: 775 7903620 NAME (please print): KATIE LARSEN
 Applicant's Signature: Katie Larsen Date: 2-18-2024
 Applicant's Mailing Address: 28001 S. MERIDIAN RD City: AURORA Zip: 97002

FOR OFFICE USE ONLY

PLANNING: _____ Date: _____
 PUBLIC WORKS: _____ Date: _____
 BUILDING INSPECTION: Acceptable for Planning requirements only _____ Date: _____

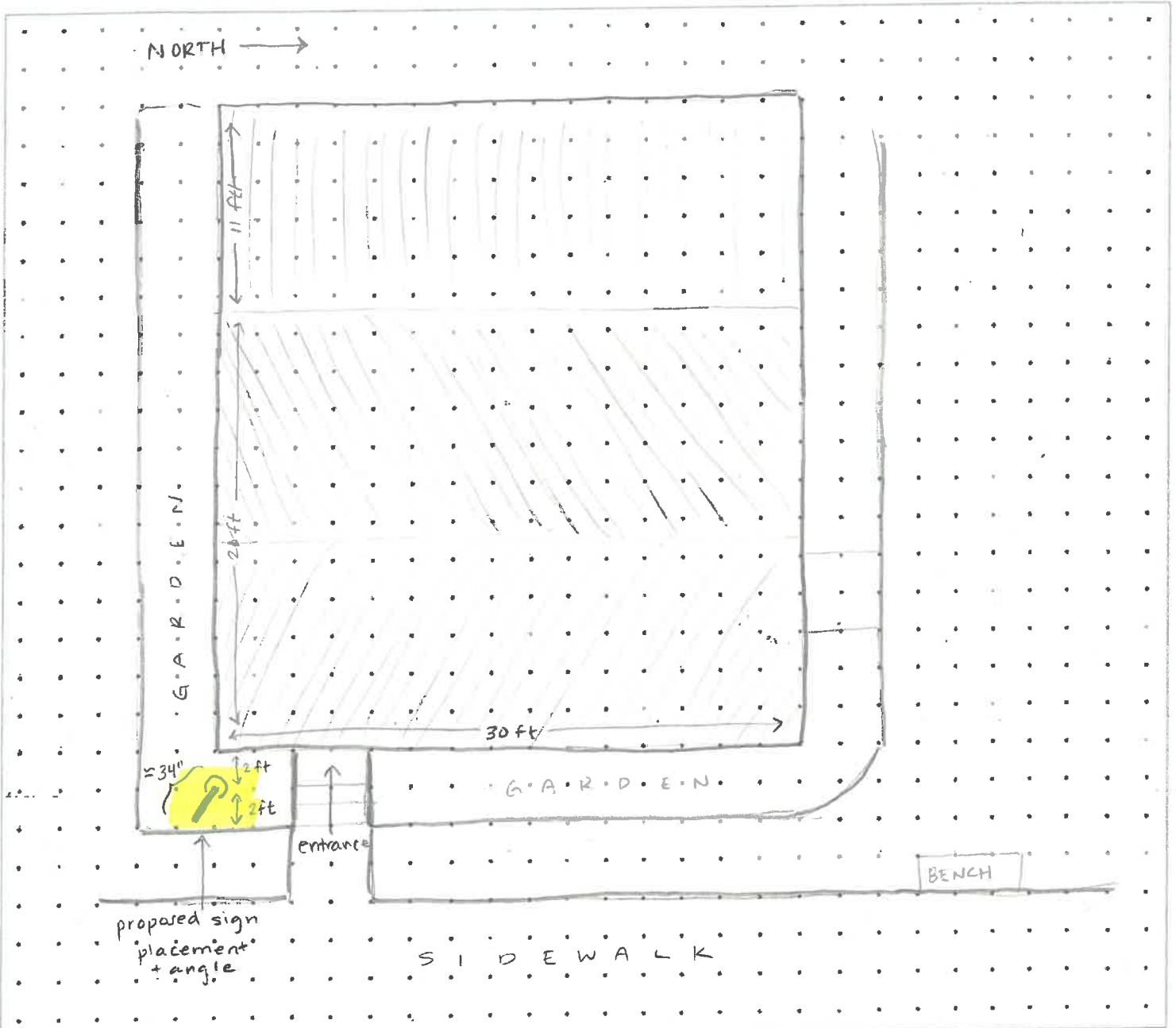
SITE PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT

TWO (2) COPIES REQUIRED

Property Owner(s) Name: KATIE LARSEN (TENANT) Phone: 775 790 3620
 Site Address: 21011 MAIN ST NE City: AURORA Zip: 97002
 Subdivision: AURORA ORIGINAL Lot: FR 2 Block: 1 Manufactured Home Park: _____ Space: _____
 Assessor Map # (T-R-Sec-TL(s)): 041W12GD05100 Total # Acres: .04
 Zoning Designation: _____ Planning Map: _____

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

- Drawn to Scale; 1 square = 2' x 2'
- Feet Not Drawn to Scale: Total Acres _____



I certify that the above information is accurate to the best of my knowledge. I AM THE Owner or Authorized Agent

My telephone number is: 775 790 3620 NAME (please print): KATIE LARSEN
 Applicant's Signature: Katie Larsen Date: 2.18.2024
 Applicant's Mailing Address: 28001 S MERIDIAN RD City: AURORA Zip: 97002

FOR OFFICE USE ONLY

PLANNING: _____ Date: _____
 PUBLIC WORKS: _____ Date: _____
 BUILDING INSPECTION: Acceptable for Planning requirements only _____ Date: _____

SITE PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT

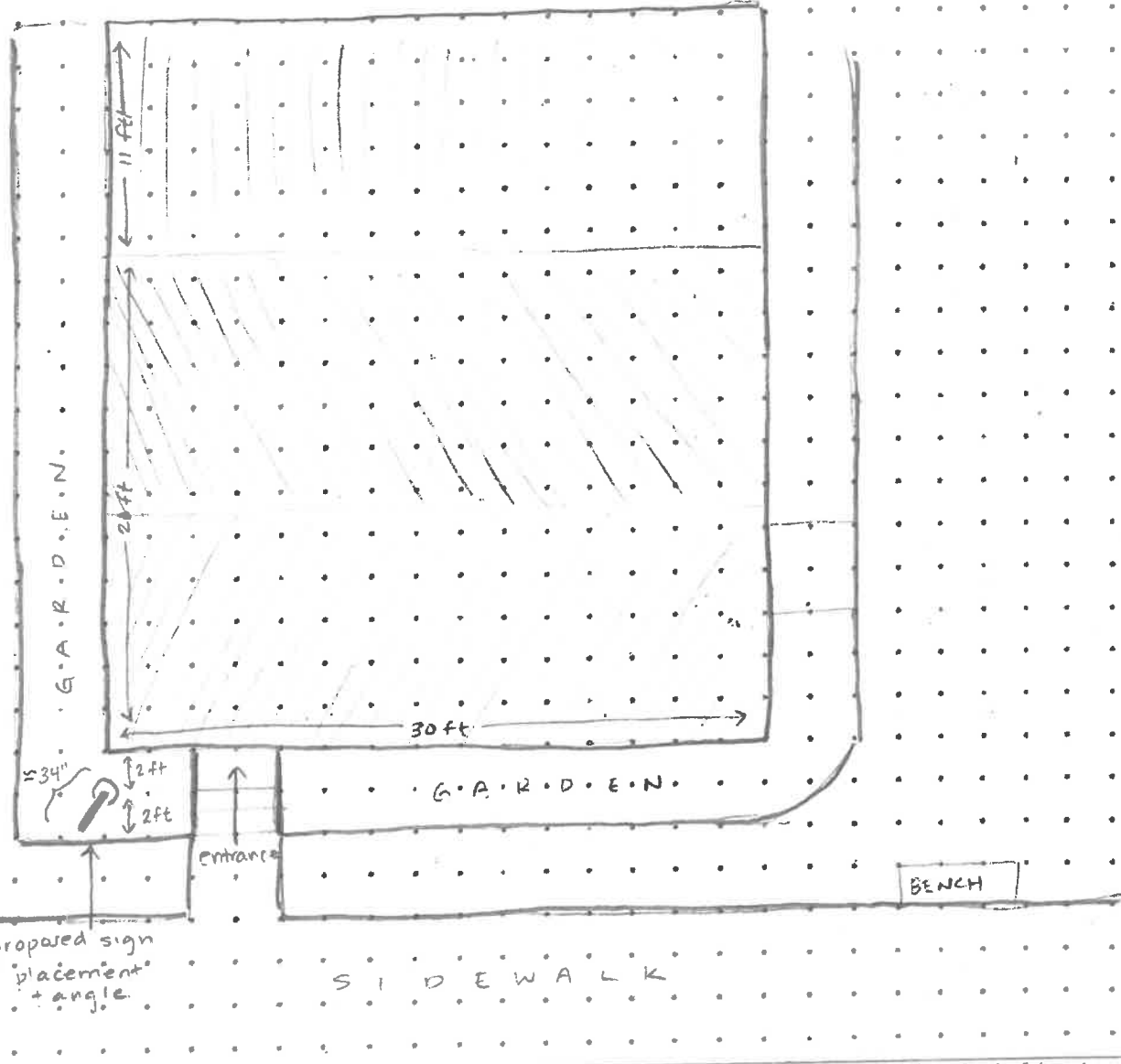
TWO (2) COPIES REQUIRED

Property Owner(s) Name: KATIE LARSEN (TENANT) Phone: 775 790 3620
 Site Address: 211811 MAIN ST NE City: AURORA Zip: 97002
 Subdivision: AURORA ORIGINAL Lot: FR 2 Block: 1 Manufactured Home Park: _____ Space: _____
 Assessor Map # (T-R-Sec-TL(s)): 041W12CD05100 Total # Acres: .04
 Zoning Designation: _____ Planning Map: _____

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

- Drawn to Scale; 1 square = 2' x 2'
- Feet Not Drawn to Scale: Total Acres _____

NORTH →



I certify that the above information is accurate to the best of my knowledge. I AM THE Owner or Authorized Agent

My telephone number is: 775 790 3620 NAME (please print): KATIE LARSEN
 Applicant's Signature: Katie Larsen Date: 2.18.2024
 Applicant's Mailing Address: 28001 S MERIDIAN RD City: AURORA Zip: 97002

FOR OFFICE USE ONLY

PLANNING: _____ Date: _____
 PUBLIC WORKS: _____ Date: _____
 BUILDING INSPECTION: Acceptable for Planning requirements only _____ Date: _____

FREESTANDING SIGN

PALATINO; SIZE 216

MILL

AVANT GARDE; SIZE 128

GIFTS

WALL SIGN

PALATINO; SIZE 275

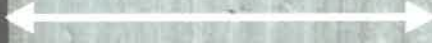
MIL

PALATINO; SIZE 344

M



16"
WIDE



22.5"

HEIGHT



14"

WIDE

47"
TALL

PROPOSED A FRAME SIGN

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 (4th Tuesday 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 2016 *City of Aurora Design Guide for Historic District Properties* and the *Title 17 Historic Preservation, Design Standards*, both of which are included in the manual which may already be in your possession. They are also available at City Hall and on the City's website, www.ci.aurora.or.us.

Obtain your Historic Inventory Number from the city or by address in the City of Aurora *Inventory of Historic District Properties*. Using this number, read the information on your property in the *Aurora Colony Historic Resources* manual.

Remember to include ALL aspects of the project that will be affected (windows, color, porch details, setbacks, etc.) and address them according to the Title 17 Design Standards and the Design Guide.

Name KATIE LARSEN Date 2.18.2024
 Business name (if applicable) MILL CREEK MARKET
 Physical address 21611 MAIN ST NE AURORA
 Mailing address 28001 S MERIDIAN RD AURORA (until Apr 1)
 Phone 775 790 3620 email millcreekaurora@gmail.com
 Type of project(s) List all Replace door

Historic Inventory Number: 73

Zoning: Residential Commercial
Type of structure: House Commercial Church
Style: Colony Victorian Craftsman
 Ranch Contemporary Other (describe) _____

Project specifics:

Painting: Base color _____ mfg/number _____
 Trim color _____ mfg/number _____
 Trim color _____ mfg/number _____

Design Standards used: _____

Please bring samples of colors you propose to use.

Staff Approved

 Date _____

pd # 20
 #1003
 @45 Total

SITE PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT

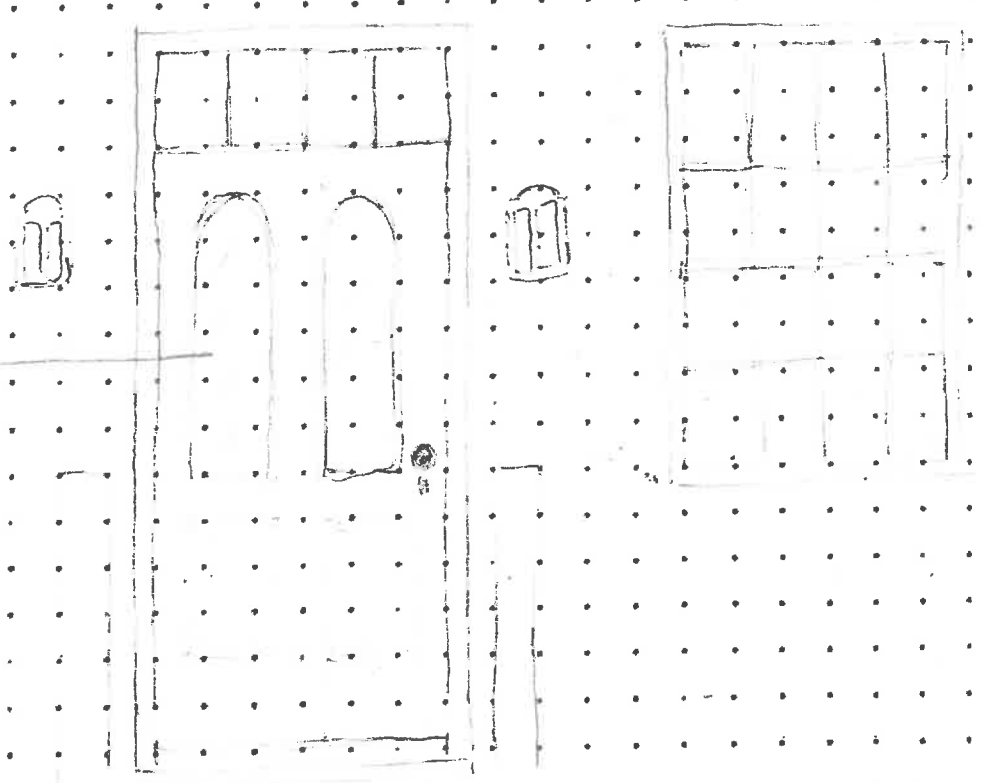
TWO (2) COPIES REQUIRED

Property Owner(s) Name: KATIE LARSEN Phone: 775 790 3620
Site Address: 21011 MAIN ST NE City: AURORA Zip: 97002
Subdivision: AURORA ORIGINAL Lot: FR2 Block: 1 Manufactured Home Park: Space:
Assessor Map # (T-R-Sec-TL(s)): 041W12C005100 Total # Acres: .04
Zoning Designation: Planning Map

SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

- Drawn to Scale; 1 square = 6"
Feet Not Drawn to Scale: Total Acres

NORTH ->



GLASS PANELS ALLOW FOR INCREASED VISIBILITY AND SAFETY UPON ENTERING AND EXITING THE BUILDING

FRONT STEPS

I certify that the above information is accurate to the best of my knowledge. I AM THE [] Owner or [] Authorized Agent

My telephone number is: 775 790 3620 NAME (please print): KATIE LARSEN
Applicant's Signature: KATIE LARSEN Date: 2-18-2024
Applicant's Mailing Address: 22001 S MERIDIAN City: AURORA Zip: 97002

FOR OFFICE USE ONLY

PLANNING: Date:
PUBLIC WORKS: Date:
BUILDING INSPECTION: Acceptable for Planning requirements only Date:

Aurora Colony Historic District Inventory

RESOURCE #: 73
COUNTY: Marion
ADDRESS: 21611 Main Street NE, Aurora, OR 97002
T4S R1W S12
ADDITION: Aurora
TAX LOT#: 041W12CD05200
Property ID: R97876

THEME: 19th Century Communal Religious Colony
CLASSIFICATION: Contributing
HISTORIC NAME: William Fry House
YEAR BUILT: 1874
ORIGINAL/PRESENT USE: Residential / Commercial



The William Fry House, built in 1874, is an excellent example of the characteristic house built in the village of Aurora during the Colony period and associated with a major Colony personage, William Fry, the blacksmith.

The house, which faces east at the northwest corner of Second and Main, is one and a half stories tall, two bays in depth and three in length. The three bays across the front are asymmetrically arranged, with the front door placed in the extreme left bay. The house is 32 feet wide and 22 feet deep with a one-story, 11 foot deep enclosed lean-to across the rear of the house. The gable roof is pitched at about 40 degrees and covered with wood shingles with a "laced" ridge. On the south end of the roof stands a 16-

Aurora Colony Historic District Inventory

inch by 32 inch fireplace chimney of brick with a corbelled cap. Evidence exists within the structure that a brick chimney to serve a stove was originally located within the north end of the house.

The eaves are boxed across the front and rear facades and have recessed soffits on the rake end which meet in a small triangular shaped box on the gable ends. The eave assembly has neither crown moldings nor bed moldings and there are no eave returns. The outer raking boards taper from six inches at the eave to four inches at the ridge. The siding, painted white, is of horizontal weatherboarding with an exposure of five to six inches. Both faces at the corner are covered with 1.125 inch by 3 inch vertical boards. At the base of the walls, there is a plain, 9 inch high water table with the upper edge beveled. Beneath the house, there is a full basement constructed of brick. Access to the basement is by means of an exterior stairway with brick walls, wooden steps and sloping access door at the north end of the house.

The double-hung windows are eight-over-eight on the first floor, six-over-six on the second floor rake ends, and six-over-three beneath the front eaves. The windows have plain surrounds with a narrow rectangular cap molding. The front door is four paneled with beveled intersections, but no molding. Over the door there is a four-light transom; a similar door at the rear of the house is now enclosed in the lean-to. There is a small stoop in front of the front door.

The building is in very good shape and almost completely intact in a historical sense, however, the first floor window sash has been changed from six-over-six to eight-over-eight. A patch on the southwest corner board indicates that the existing lean-to replaced a narrower lean-to. Interior doors on the back wall of the house suggest that the original lean-to consisted of an open porch on its southern end, and an enclosed room on its northern end. A number of careful restoration projects have been carried out on the house in the past few years: replacement of the main chimney's corbelled cap; reshingling the roof with laced ridge; and reconstruction of the rectangular wood gutters and downspouts in keeping with the type once found on Aurora houses. In 2014, the shingled roof was replaced with black composition roofing.

Ten feet behind the house to the west, there is a one-story, gable roof shed which has a ridge perpendicular to that of the house. At the far end of the 36 foot by 18 foot building, there is a garage size door of vertical boards carried by two rollers on an exterior mounted metal track. The eastern end wall has a door and a six-over-six, double-hung sash window. The roof is shingled and has a metal ridge cap. The shiplap walls are painted white. The shed appears to date from the Colony period. The yard is primarily planted with 20th century plants and in a 20th century layout. There is one older lilac, a plum tree and some berry bushes.

William Fry (1835-1909), the Colony blacksmith, came to Aurora in 1863. For over 40 years, from 1867 to 1909, he is described as a blacksmith in the business directories. His shop (Resource #77) stood a short distance north of the house. In the property distribution of 1872, he and his brother, Henry, received Lot 2, Block 1 in the "Original Plat of Aurora" bordered by Main and Second Streets and the railroad right-of-way. Both the shop and house were sited on the property. It is believed that the house was built in 1874. In the 1870 census, William is listed in the house hold of Andrew Voght, but in late 1870 or 1871, he married Anna Miller, the daughter of John Miller, and by the 1880 census they are listed as a separate household. A well respected Colony figure, on January 12, 1878, less than two weeks after Dr. Keil's death, William Fry was one of seven people who were appointed to administer the Colony's affairs. In July 1934, Anna Fry, then 95, stated that the house had been built for her in 1874 by her husband, William.

Aurora Colony Historic District Inventory

This building was identified as historically significant in Aurora's successful 1974 application to become a National Historic District.





Our Mission

Mill Creek Market is the newest shop in the heart of downtown Aurora. We're a modern take on how to shop for antiques and gifts, while still respecting Aurora's heritage and past.

Inside you'll find vintage and antique furniture, home decor and accessories, highlighting quality designs that will last another lifetime. Alongside the preloved treasures you'll meander through a selection of carefully curated gifts from skilled craftspeople and artisans.

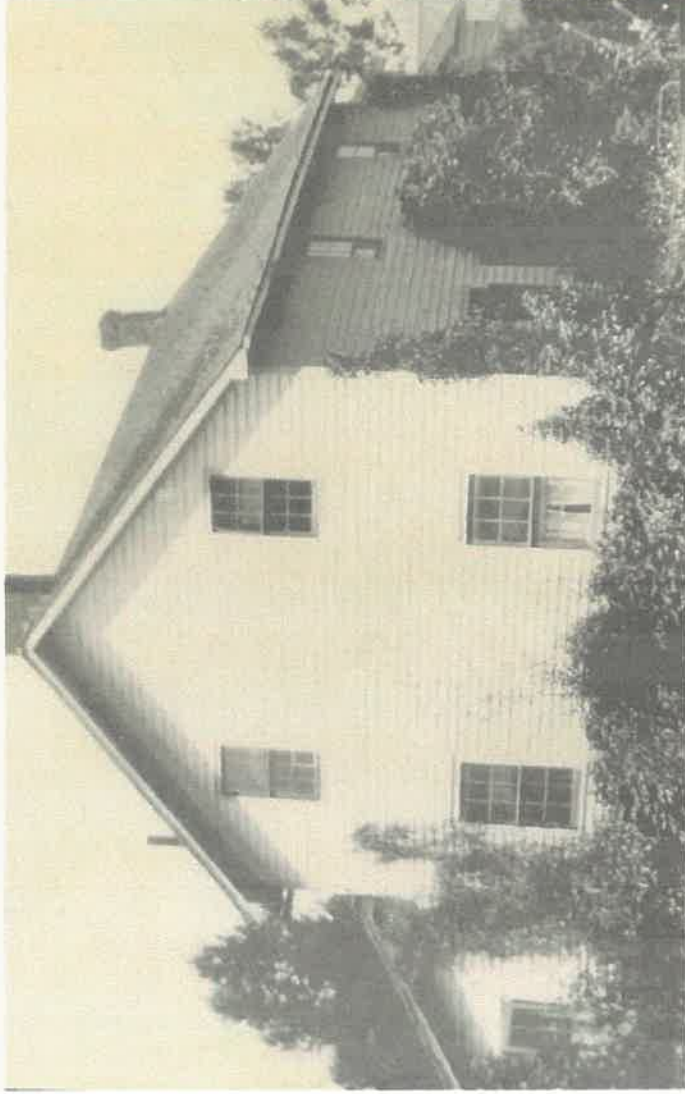
We're taking the shop back to Aurora's roots, where everyone created something - each person adopted an art form and shared their skills through weaving, woodworking, metalsmithing, and more. Our hope is to connect Aurora and its tourists with wonderful gifts with a story behind it.

We're a collective of companies and brands that will offer a unique take on shopping in Aurora, offering finds in store and through online channels.



The William Fry House

The William Fry House was built in 1874, and was the only residence on Main Street at the time. William resided here with his wife Annie and ran the town's blacksmith shop. In 1992, the home was converted to commercial use and remains an anchor of the Main Street Shopping District.



circa 1900



2016

Curb Appeal

Our overall goal for the building is to create more curb appeal while enhancing the historic integrity of the architecture.

A classic Saltbox home, we aim to keep the classic features of the home prominent, and add features to increase visibility and safety of guests.



Signage Part I

Replace Main Sign and Stanchion, aiming for a more simple design and appropriate size, angled so that the sign will be viewable from across the street as well as the sidewalks on either side.

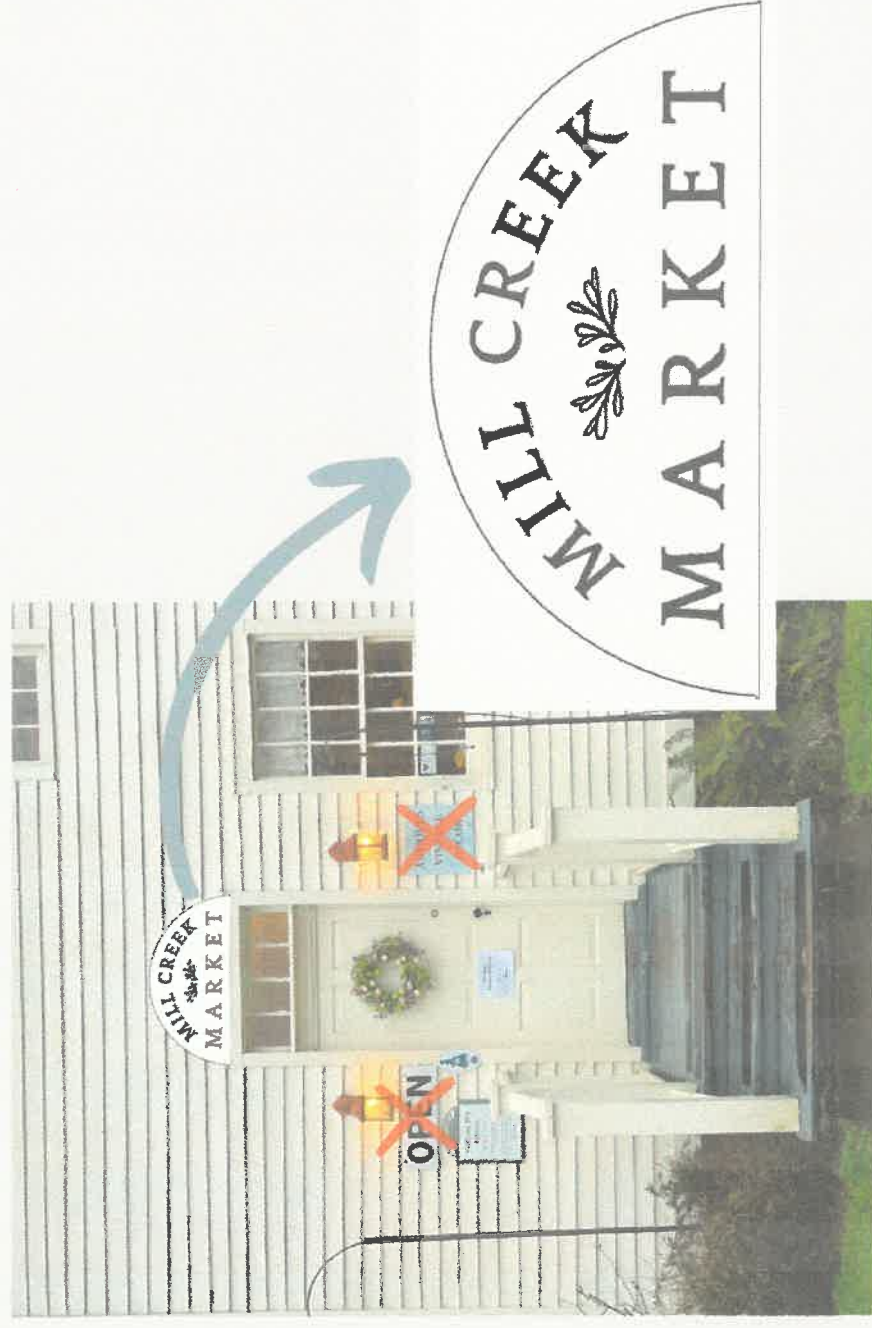
Construct a custom design similar to the photo in the right, or simplify with just a circle sign.



Signage Part II

Remove existing signs to the left and right of the door (retaining the historical marker), and replace with just one above the door.

The arched sign mimics common arched transoms found on traditional Saltbox homes, and allows for a lesser footprint of signage as opposed to a rectangular sign



Proposed Door Replacement

Install 1870s era paneled glass door for increased safety of visitors and staff, and to allow for a more inviting entryway.

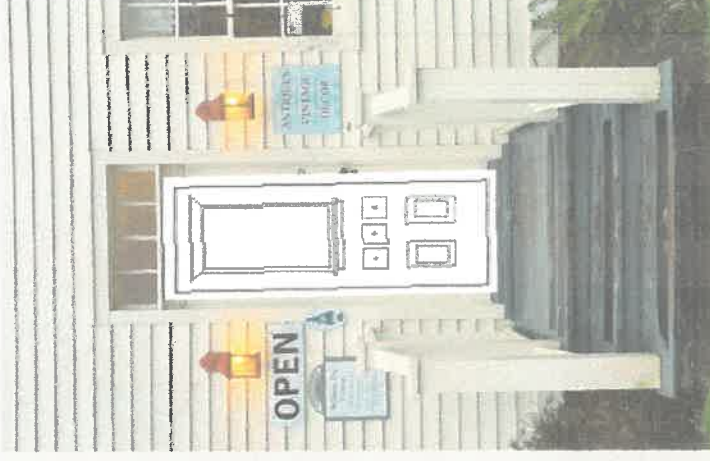
Examples:



circa 1860



circa 1870



(design pulled from the Aurora Historic District Design Standards)