

City of Aurora
Ohio
LANDMARK COMMISSION
MEETING MINUTES
May 15, 2008

The Aurora Landmark Commission met in a regularly scheduled meeting on Thursday, May 15, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Vice Chairman Richard Fetzer.

ROLL CALL:

Present: Richard Fetzer
Melanie Miguel-Courtad
Sue Sutton
Tom Spape
Absent: John Kudley
Also Present: Ron Lowe, Landmark Commission Advisor
Karen Mitchell, Liaison, Aurora Historical Society
Judy Conkling, Secretary Pro Tem

AMENDMENTS TO AGENDA:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the April 17, 2008, meeting as submitted

Mrs. Courtad moved; Mrs. Sutton seconded, and the motion carried, 3-0-1, on a voice vote. (Mr. Fetzer abstained.)

NEW BUSINESS:

RUGTIME, 220 SOUTH CHILLICOTHE ROAD - GROUND SIGN

Mr. Jonathan Fields, owner, and Mr. Phil Koepf, architect, were in attendance to discuss the proposed sign. Mr. Fields also provided two alternative designs for consideration this evening.

A lengthy discussion followed regarding the various proposals. In response to Mrs. Courtad's question concerning the exclamation point included in the design, Mr. Fields replied that it is part of the RugTime logo.

Mr. Jeff Clark, 60 East Pioneer Trail, recommended that the Commission take a very conservative approach in its review of the sign. Mrs. Sutton concurred that a conservative design would be preferable since the property is located in the Center Historic District.

Mr. Lowe noted the Commission previously approved installation of large windows on the front elevation of the building to open it up. He further commented he believes the sign design will detract from the building itself. Also, the proposed sign has no relationship to other signs in the district. In conclusion, he stated he feels the sign as designed would be a detriment to the building as well as to the district.

With respect to the logo which includes an exclamation point, Mr. Lowe related he has no issue with this; the Allstate sign next door contains a red logo on a white background. He proposed a white sign with black or green graphics for the RugTime sign.

Mr. Spape suggested postponing a decision until the complete color package has been submitted and approved for the building exterior. Mr. Fields reported he hopes to have Landmark Commission and Architectural Board approval this month so that he can proceed to the Board of Zoning Appeals in June for a variance. In response to Mrs. Courtad's question, Mr. Fields stated he hopes to open the store at the end of June/middle of July.

Ms. Mitchell asked if Mr. Fields would consider a black and white sign; Mr. Fields responded he would be amenable to this suggestion. Mr. Lowe recommended that the applicant take note of other signs in the district; e.g., The Church in Aurora, Three Elysabethe's, the Chamber of Commerce, the Music School, etc.

Mr. Koepf asked for the Commission's opinion relative to the brick base depicted in one of the proposals. Mr. Spape and Mrs. Courtad spoke in favor of the brick base; Mr. Lowe noted there is no face brick on the building. Mr. Spape remarked that as liaison between the Commission and Architectural Board, it was his understanding a sign permit application would be submitted once the building alteration was completed and all colors approved.

MOTION: To approve a certificate of appropriateness for the original submittal for a post sign for RugTime

Mrs. Courtad moved; Mrs. Sutton seconded, and the motion was **defeated, 0-4**, on a roll call vote.

Yeas: None

Nays: Mrs. Courtad, Mrs. Sutton, Mr. Fetzer, Mr. Spape

CHET EDWARDS HOME FURNISHINGS, 182 SOUTH CHILLICOTHE ROAD - POST SIGN

Mrs. Mary Sensibello, Chet Edwards, stated the proposed sign is an update of the current post sign. Mr. Lowe noted the gray border around the sign and the elimination of gold lettering. He stated the sign is very attractive; it will be a fine addition to the district. He requested that the gray trim around the sign match the gray post on which it will be mounted.

MOTION: To approve a certificate of appropriateness for a post sign for Chet Edwards

Mr. Spape moved; Mrs. Courtad seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Spape, Mrs. Courtad, Mr. Fetzer, Mrs. Sutton

Nays: None

THE BABY & KIDS SHOP, 178 SOUTH CHILLICOTHE ROAD - ENTRANCE WALL SIGN

Mrs. Diane Trescott, The Baby & Kids Shop, stated she would like to revise the sign submittal by placing "The Baby & Kids Shop" on one line and eliminating the word "entrance" and the arrow. Mrs. Trescott noted the proposed sign would be located on the loading dock elevation; the actual store entrance is on the south elevation.

Discussion ensued about locating the sign over the entrance on the south side of the building. The Commission concurred that placing a sign over the entrance would be acceptable but noted that it will need to be reviewed by the Zoning Inspector to ensure the size and location conform to code.

MOTION: To grant a certificate of appropriateness to approve an entrance wall sign with the following changes and conditions: (1) relocation of the sign from the east elevation to the south elevation over the main entrance, (2) removal of the arrow and the word "entrance," (3) The Baby & Kids Shop to be on one line, and (4) the colors to complement the post sign

Mr. Spape moved; Mrs. Courtad seconded, and the motion carried, 3-1, on a roll call vote.

Yeas: Mr. Spape, Mrs. Courtad, Mrs. Sutton

Nays: Mr. Fetzer

THE BABY & KIDS SHOP, 178 SOUTH CHILLICOTHE ROAD - POST SIGN

Mrs. Trescott explained that the building is landlocked and situated behind the Chet Edwards store so the post sign is necessary to identify the business from the roadway. Mrs. Trescott stated she would like to take the current building sign and place it on the post. She further noted that The Baby & Kids Shop sign will be on the inside of the post sign; the Chet Edwards sign will be nearest to the street.

MOTION: To approve a certificate of appropriateness for a post sign for The Baby & Kids Shop

Mrs. Sutton moved; Mrs. Courtad seconded. Following further discussion, this motion was withdrawn.

Mr. Lowe pointed out that the individual store signs are very attractive; however, when placed on the same post, there is no proportion or relationship between the signs. Thus, he recommended the signs be of equal size and be trimmed with a gray border which would provide conformity. A brief

discussion followed concerning an alteration to the post which would be required to accommodate both signs.

MOTION: To withdraw the previous motion and table The Baby & Kids Shop post sign

Mr. Spape moved; Mrs. Sutton seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Spape, Mrs. Sutton, Mrs. Courtad, Mr. Fetzer

Nays: None

OLD BUSINESS:

288 SOUTH CHILLICOTHE ROAD - UPDATE ON DRIVEWAY

At Mr. Lowe's request, Mr. Mark Horne, Artistic Design Homes, appeared before the Commission to discuss the turnaround in the front of the newly constructed residence at 288 South Chillicothe Road.

Mr. Lowe reported that the issue arose because the next door property owner appeared before the Commission with a request to include a turnaround in the front of his property. He explained the issue is on the agenda this evening for discussion purposes.

Mr. Horne provided a copy of the as-built site plan which was submitted to the Engineering Department. He explained that a site plan was submitted with the house plans, but the configuration of the driveway had to be altered because of a telephone pole on the property. As part of this reconfiguration, a turnaround was included for safety reasons. Mr. Horne emphasized this is a turnaround only, not a parking space.

Mr. Lowe remarked that the Commission missed reviewing the site plan when it reviewed the aesthetics of the new house at 288 South Chillicothe Road. He spoke with Planning, Zoning & Building Division staff who indicated the turnaround was not an issue with the City. Mr. Lowe recommended the Commission be more vigilant in the future.

The Commission briefly discussed discouraging front turnarounds in the Historic District. Mr. Spape pointed out that both property owners referred to the cement pads as turnarounds, but the issue of parking keeps arising; there is a big difference in terminology. In conclusion, Mr. Lowe recommended this matter be further discussed when all Commission members are present.

SEWARD-GILES CEMETERY UPDATE

Mr. Lowe reported the cost of the historic marker for the cemetery will be increased by \$175.00 if the lettering is to be gold leaf. It was the consensus of the Commission that the lettering on the sign should be gold leaf.

MOTION: To authorize Mr. Lowe to negotiate with the contractor and use money from

the budget for gold leaf lettering on the sign

Mrs. Sutton moved; Mrs. Courtad seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mrs. Sutton, Mrs. Courtad, Mr. Fetzer, Mr. Spape

Nays: None

214 SOUTH CHILLICOTHE ROAD - SIGN ON RED BARN

Mr. Lowe reported there is a sign on the front elevation of the red barn which he does not remember being approved by the Commission.

MOTION: To explore the history of this sign to determine if the proper approvals were received

Mrs. Courtad moved; Mrs. Sutton seconded, and the motion carried, 4-0, on a voice vote.

LANDMARK COMMISSION MEETING DATE

A brief discussion occurred relative to the possibility of changing the Commission's regular meeting schedule to the fourth Tuesday of the month, because three Commission members are also members of the Aurora Historical Society which meets the third Thursday of the month. This issue will be further discussed at the next regular meeting.

ADJOURNMENT:

Mr. Spape moved; Mrs. Sutton seconded, and the meeting was adjourned at 9:08 p.m.

Richard Fetzer, Vice Chairman

Judy Conkling, Secretary Pro Tem