

CITY OF AURORA
OHIO
LANDMARK COMMISSION
Meeting Minutes
July 27, 2010

The Aurora Landmark Commission met in a regularly scheduled meeting on Tuesday, July 27, 2010, in the Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman John Kudley.

ROLL CALL:

Present:	Sue Sutton John Kudley Richard Fetzer Jeff Clark
Absent:	Melanie Miguel-Courtad
Also Present:	Ron Lowe, Advisor to Landmark Commission Susan Dombeck, Secretary

AMENDMENTS TO AGENDA:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of May 25, 2010 as printed.

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

OLD BUSINESS:

W. & S. HUBBELL – CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF 286 EGGLESTON, THE CAPTAIN JOSEPH EGGLESTON HOUSE

MOTION: To remove this item from the table.

Mr. Kudley moved for approval; Mr. Clark seconded, and the motion carried, 4-0, on a voice vote.

Mr. Kudley explained the situation with the house and said that the applicant is hoping to demolish it. Sue Tinlin, of Howard Hanna and agent for the owners, said that the house has been on the market for about a year and renovating it would be very costly. She stated that the land cannot be split into separate parcels because of its configuration. Discussion followed regarding the lot, and Mr. Lowe questioned whether or not consideration was given to requesting a variance to split the lot.

Mr. Lowe mentioned that an issue could be a future owner demolishing the house, creating a lot split and then constructing a contemporary building on the site. There was additional

conversation on the situation.

Resident Ted Rusnak said that there had been a discussion regarding the situation and the intent was not to try to move the house but to consider disassembling it from the inside, reuse the basic framework and anything salvageable and then place it further back on the lot.

Mr. Clark noted that he would vote no because he does not feel that people should be allowed to purchase historic homes and then let them fall into disrepair. He wondered what would happen if the Certificate of Appropriateness is denied, and Mr. Lowe responded that they could not demolish the house for six months, and the Landmark Commission could then work on a solution with the owner. After the six months, the owner can then approach City Council, who can either approve it or send it back to the Landmark Commission.

There was a discussion on the condition of the house and what, if anything, could be salvaged.

MOTION: To approve the issuance of a Certificate of Appropriateness for 286 Eggleston Road.

Mr. Kudley moved for approval; Mr. Clark seconded, and the motion carried, 3-1, on a roll call vote.

Yeas: Mr. Kudley, Mrs. Sutton, Mr. Fetzer
Nays: Mr. Clark

NEW BUSINESS:

THE FLOWER GALLERY, 220 SOUTH CHILLICOTHE ROAD – CERTIFICATE OF APPROPRIATENESS FOR MONUMENT SIGN

Susan Plebish, owner of the Flower Gallery, was present to answer questions. She explained that she is leasing the building, and that the sign was there from a previous business so they just changed the lettering. There was some conversation on the design of the lettering and it was suggested that she consider a border around the edge as well as making the letters bolder. Discussion on the design followed.

MOTION: To approve the issuance of the Certificate of Appropriateness with the condition that a border is added as indicated on the drawing by Mr. Lowe.

Mr. Kudley moved for approval; Mr. Clark seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Kudley, Mr. Clark, Mrs. Sutton, Mr. Fetzer
Nays: None

Per an inquiry by Mr. Lowe, Ms. Plebish described decals that are to be on the windows of the business. There was a short conversation on whether or not they would be considered signs

by the code. Mr. Kudley asked the secretary to have Mr. Hall visit the site and determine if they are considered signs.

SCRAP DYNAMICS CORPORATION – CERTIFICATE OF APPROPRIATENESS FOR WALL SIGN – 11 WEST GARFIELD ROAD

No one was present to represent the applicant. Mr. Lowe explained that the sign is facing east, and that the issue is that it is located on a covered porch with an arched ceiling. The sign is actually nailed across the front of the arch. He commented that the letters do not seem to be in proportion with the panel, and he has an issue with covering up the arch.

Referring to the two tenant panel signs on the agenda, Mr. Lowe stated that he had no issues with those signs. He felt a very simple wall sign would be better than the sign on the porch. Mr. Kudley and Mrs. Sutton thought that a ground sign would be better than on the building.

MOTION: To approve the Certificate of Appropriateness for the wall sign.

Mr. Kudley moved for approval; Mr. Clark seconded, and the motion was **DEFEATED**, 0-4, on a roll call vote.

Yeas: None

Nays: Mr. Kudley, Mr. Clark, Mrs. Sutton, Mr. Fetzer

Mr. Kudley asked that the applicant be notified to contact Al Hall, the zoning inspector, and Ron Lowe for guidelines as to the type of signs that are allowed.

SCRAP DYNAMICS CORPORATION – CERTIFICATE OF APPROPRIATENESS FOR TENANT PANEL SIGN 11 WEST GARFIELD ROAD (STATE ROUTE 82 ENTRANCE)

There was a brief discussion on the sign.

MOTION: To approve the Certificate of Appropriateness for the panel sign on SR82.

Mr. Fetzer moved for approval; Mr. Kudley seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Fetzer, Mr. Kudley, Mrs. Sutton, Mr. Clark

Nays: None

SCRAP DYNAMICS CORPORATION – CERTIFICATE OF APPROPRIATENESS FOR WALL SIGN – 11 WEST GARFIELD ROAD (STATE ROUTE 306 ENTRANCE)

MOTION: To approve the Certificate of Appropriateness for the panel sign on SR306.

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

Yeas: Mr. Fetzer, Mrs. Sutton, Mr. Clark, Mr. Kudley
Nays: None

TED RUSNAK – CERTIFICATE OF APPROPRIATENESS FOR STANDING-SEAM METAL ROOF (PATINA GREEN) – 152 NORTH BISSELL ROAD

Ted Rusnak presented photographs and samples of the color to be used on the roof. He used drawings to explain the project and a discussion ensued regarding the history of the house and the work previously done on the structure. Mr. Rusnak then presented a sample of material to show only the color to be used on the roof. He mentioned that there are a few houses in Hudson that have the same roof that is proposed.

Mr. Lowe explained that it is before this commission because the proposed materials are different than what is currently on the structure. He commented that the site is heavily wooded and there has been damage to the shingles. He added that the house was landmarked because of the people associated with the house, agriculture reasons, etc. Mr. Lowe said that he had no problem with changing the material of the roof to something that would last a long time.

Mr. Rusnak said that one of the reasons for the improvement is because the house is going on the market. He explained the condition of the current shingles and wanted to stop any further deterioration. He thought that the proposed material is a very acceptable alternative.

Mr. Lowe described situations and materials that were considered by the commission in the past. Mr. Rusnak said he removed three layers of roofing from the house.

Mr. Clark, who also sits on the Architectural Board of Review, stated that he told the members of that board about this submittal. He noted that Mr. Wehrenberg's response was that this roof would have to be reviewed by the Architectural Board of Review. There was a discussion on metal roofs and how they are made, and where houses with that type of roof are located in the general area. Additional conversation followed.

The Chairman asked Mr. Rusnak to submit samples of the materials to be used to the building department so that the members can see the actual materials. He suggested that a motion be made to grant the Certificate of Appropriateness pending the inspection and approval of the materials by each member and conditioned upon an appearance before the Architectural Board of Review if required. Mr. Rusnak agreed to provide the samples by the end of the week for the members' review.

MOTION: To approve the Certificate of Appropriateness for the standing-seam metal roof conditioned on the visual inspection and approval by the members of the samples of the roofing, gutters and downspouts and approval by the Architectural Board of Review if required.

Mr. Kudley moved for approval; Mr. Fetzer seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Kudley, Mr. Fetzer, Mrs. Sutton, Mr. Clark
Nays: None

MISCELLANEOUS:

STATUS OF HISTORIC MARKER FOR THE CHURCH IN AURORA – 156 SOUTH CHILLICOTHE ROAD

Mr. Lowe stated that the dedication is planned for September 19. The state said that a review will be done after there is a set dedication date and that they will try to do it quickly.

Mr. Lowe raised the subject of the Allstate sign on that building. He said the sign is not even nor does it match the approved drawing. He asked that the city's inspector visit the site to check the sign.

ADJOURNMENT:

Mr. Fetzer moved to adjourn at 8:37 p.m.; Mrs. Sutton seconded, and the motion carried, 4-0, on a voice vote.

John Kudley - Chairman

Susan Dombeck - Secretary
AUDIO TAPE ON FILE