

**CITY OF AURORA
LANDMARK COMMISSION
MEETING MINUTES
AUGUST 24, 2010**

The Aurora Landmark Commission met in a regularly scheduled meeting on Tuesday, August 24, 2010, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman John Kudley.

ROLL CALL:

Present: Jeff Clark
 Richard Fetzer
 John Kudley
 Melanie Miguel-Courtad
 Sue Sutton

Also Present: Ron Lowe, Landmark Commission Advisor
 Karen Mitchell, Aurora Historical Society Liaison
 Judy Conkling, Secretary Pro Tem

AMENDMENTS TO AGENDA:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of July 27, 2010, as submitted

Mr. Fetzer moved; Mrs. Sutton seconded, and the motion carried, 4-0-1, on a voice vote. (Mrs. Courtad abstained.)

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

SCRAP DYNAMICS CORPORATION, 11 WEST GARFIELD ROAD – DISCUSSION OF ACTION ON WALL SIGN

No representative was present. Mr. Lowe explained the sign was installed without going through the approval process; a letter was forwarded to the business owner requesting that he apply for a sign permit. Mr. Lowe stated he will follow up with Zoning Inspector Al Hall.

TED RUSNAK, 152 NORTH BISSELL ROAD – CERTIFICATE OF APPROPRIATENESS FOR STANDING-SEAM METAL ROOF

At last month's commission meeting, Mr. Rusnak was given partial approval with the understanding he would provide a color sample to the Building Department so commission members could view the proposed color. This procedure was followed; however, there were not enough votes approving the "patina green" color. This evening Mr. Rusnak provided a roof sample of a slate gray, standing-seam metal which he believes would be very appropriate and would complement the historical character of the house.

Mr. Clark noted the proposed material has been in production since 1850 and could have been used on historic houses in the past. In response to Mrs. Sutton's concern that the roof will appear glossy when the sun shines on it, Mr. Rusnak responded the roof will be a reflective metal material. Mrs. Sutton also mentioned she prefers much darker roofs on historic residences. In response to Mrs. Courtad's question regarding the life of the roof, Mr. Rusnak replied the life expectancy of a standing-seam metal roof is fifty years versus twenty years for an asphalt roof. Mrs. Mitchell agreed the material and color would be appropriate for the house. Mr. Lowe commended Mr. and Mrs. Rusnak for preserving the integrity of the historic residence.

MOTION: To approve a slate gray standing-seam metal roof for the residence at 152 North Bissell Road

Mr. Clark moved; Mr. Fetzer seconded, and the motion carried, 4-0-1, on a roll call vote.

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

Nays: None

Abstain: Mrs. Courtad*

*Mrs. Courtad abstained because the roofing contractor is Courtad, Inc.

SANO PROPERTIES ("SUBTLE" RESTAURANT), 204 SOUTH CHILLICOTHE ROAD – CERTIFICATE OF APPROPRIATENESS

Jack Burge, Holsman Signs, presented a sign rendering for Subtle Restaurant which will be located in the former Christopher's Bistro site. Mr. Burge explained the signage will be installed within the existing frame which was previously approved by Landmark Commission.

The top portion of the sign will be an oval-shaped, free-hanging panel with the "Subtle" logo and "2010" underneath the logo. The panel will be attached to the top of the frame with metal chains similar to those used for swing sets. The bottom section ("Restaurant & Spirits") will be a separate panel attached to the frame.

The consensus was that the "Subtle" graphic is acceptable. A discussion ensued relative to the "2010" underneath the logo which could be misconstrued as the address. The commissioners agreed that "est." should be added or that "2010" should be removed from the sign.

Mr. Lowe remarked that the lettering on the bottom panel (Restaurant & Spirits) is rather contemporary for an historic property; Mr. Clark agreed that is rather avant-garde; he suggested a seraph style would be quite readable and more appropriate.

Mr. Burge noted that if the commission were not to approve the sign this evening, it would be the end of September before final approval is granted; this would be a hardship for the proprietors since the restaurant will be opening shortly. There is a temporary banner affixed to the frame; however, it is inadequate signage which is difficult to read.

Mr. Burge agreed to create a few sample mockups of the panel which he will submit to the building department Thursday morning for review and approval by Landmark Commission members prior to the Architectural Board meeting on Thursday evening.

MOTION: To approve the sign for Subtle contingent on the following: (1) that the top panel be hung by black metal chains from the top of the frame, (2) that "est." be added in front of "2010" or "2010" be completely removed from the sign, and (3) further contingent upon a seraph font for the bottom panel being submitted for final approval by the commission

Mr. Kudley moved; Mrs. Sutton seconded, and the motion carried, 5-0, on a roll call vote.

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

Nays: None

*Mrs. Courtad exited the meeting at 8:10 p.m.

MISCELLANEOUS:

DISCUSSION OF ALLSTATE WALL SIGN, 12 WEST GARFIELD ROAD

Mr. Lowe noted the sign approved at the July meeting was not an accurate depiction of what was actually installed on the front of the building. Mr. Burge noted this is the Allstate sign which was on the building across the street; it was previously approved by Landmark Commission and Architectural Board.

Mr. Kudley stated he is fine with the sign as presented in the August 16, 2010, picture since the building sits among the trees and it would be difficult to determine where the entrance is without this sign. He further noted the initial drawing showed a sign which was too small for the site.

Mr. Fetzer stated the building is landmarked but is not in the Center District; the previous owner did not want the property included in the district. It was the consensus of the commission that the sign installed on the building is acceptable.

With respect to signage for historic properties, Mr. Clark suggested consideration be given to including a section in the sign code which pertains to historic properties. Mr. Kudley noted the sign code is being reviewed and this could be a consideration.

MOTION: To approve the amended sign rendering dated August 16, 2010, for the Allstate sign at 12 West Garfield Road

Mr. Kudley moved; 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:

Mr. Clark asked about the decals in the windows of The Flower Gallery; Mr. Lowe responded he will investigate this issue.

Mr. Clark reported he has been contacted by residents who expressed disappointment in Landmark Commission's approval of the demolition of the historic house on Eggleston Road. The Landmark Commission Ordinance, Chapter 183, refers to the "delisting" of an historic property prior to issuance of a demolition permit. He suggested this may be the more acceptable process for the commission to follow.

Mr. Clark recommended the commission consider landmarking some other properties in the city. Mr. Lowe provided a brief history of the process used when the Train Station District was established. He suggested a list be compiled of properties to be considered for landmarking. He also proposed speaking with the City Arborist relative to a tree planting project in the Center District.

Mr. Lowe provided an update on the status of the historic marker for the Church In Aurora. The foundry is way behind schedule so no delivery date is available at this time.

ADJOURNMENT:

Mr. Kudley moved to adjourn at 8:45 p.m.; Mrs. Sutton seconded, and the motion carried, 4-0, on a voice vote.

John Kudley, Chairman

Judy Conkling, Secretary Pro Tem