

CITY OF AURORA  
OHIO  
**LANDMARK COMMISSION**  
Meeting Minutes  
May 24, 2011

The Aurora Landmark Commission met in a regularly scheduled meeting on Tuesday, May 24, 2011, in the Council Chambers of Aurora City Hall. The meeting was called to order at 6:30 p.m. by Chairman John Kudley.

**ROLL CALL:**

Present:	Sue Sutton John Kudley Melanie Miguel-Courtad Jeff Clark* (*arrived 6:59 p.m.)
Absent:	Richard Fetzer
Also Present:	Ron Lowe, Advisor to Landmark Commission Karen Mitchell, Liaison to Aurora Historical Society Susan Dombeck, Secretary

**AMENDMENTS TO AGENDA:**

There were no amendments to the agenda.

**ORGANIZATIONAL:**

**MOTION: To nominate John Kudley for Chairman for 2011.**

Mrs. Courtad moved for approval; Mrs. Sutton seconded.

**MOTION: To close the nominations for Chairman.**

Mrs. Courtad moved for approval; Mrs. Sutton seconded, and the motion carried, 3-0 on a roll call vote.

Yeas: Mrs. Courtad, Mrs. Sutton, Mr. Kudley  
Nays: None

**MOTION: To nominate Richard Fetzer for Vice Chairman for 2011.**

Mrs. Sutton moved for approval; Mr. Kudley seconded.

**MOTION: To close the nominations for Vice Chairman.**

Mr. Kudley moved for approval; Mrs. Courtad seconded, and the motion carried, 3-0 on a roll call vote.

Yeas: Mr. Kudley, Mrs. Courtad, Mrs. Sutton  
Nays: None

**APPROVAL OF MINUTES:**

**MOTION: To approve the minutes of October 26, 2010 as printed.**

Mrs. Courtad moved for approval; Mrs. Sutton seconded, and the motion carried, 3-0 on a voice vote.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**VINE & DINE CATERING, 170 SOUTH CHILLICOTHE – EXTERIOR ALTERATIONS**

Mr. Lowe explained that the applicant plans some exterior alterations. Those changes are: 1) removal of a window on the west elevation; 2) the addition of a kitchen exhaust fan on the back below the ridge; and 3) the addition of some handrails along the front porch.

Mark Gilles, the project's architect, represented the applicant. He stated that the reason for the type of handrail chosen is to try to minimize the intrusion on the house, and he showed the members the catalog for the product. He explained that an ornate type of rail would take away from the appearance, and with this product only the frame would be seen and not the 1/8" thick stainless steel cables. Mr. Gilles said that it is a contemporary style so it would minimize intrusion with the history of the house. He reiterated that they are trying to minimize the appearance so there is not as much of an impact.

There was a short conversation on the colors. Mr. Lowe asked about the location of the exhaust fan. Mr. Gilles responded that they do not yet have a kitchen layout but they are trying to put the fan on an opposite side from the two roads. It would be in the courtyard area and below the ridgeline, so it would not be visible from either road. Mr. Gilles said that the exhaust may be moved a foot or two in either direction as shown on the plan, but it would still be in that basic location.

Mr. Gilles told the members that the exhaust would not be the industrial stainless steel color, but as close to the roof color as possible.

Scott Roitblatt, the applicant, stated that they would have a sandwich, ice cream or coffee type shop and not a fine dining restaurant. There was additional discussion on the layout of the site. It was determined that other exterior alterations as well as signage would come back before the Landmark Commission for review.

Per an inquiry by Mrs. Courtad, Mr. Gilles explained that the handrails would probably be silver because the colors silver and black have a tendency to be less obvious, whereas white handrails would become a focal item.

**MOTION: To approve the items as indicated on the drawing: 1) the vent on the side of the building replacing the existing cornice; 2) the exhaust fan is to match the color of the roof and be placed below the ridgeline; and 3) the handrail, with all three items receiving a final plan approval.**

Mr. Kudley moved for approval; Mrs. Courtad seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Kudley, Mrs. Courtad, Mrs. Sutton  
Nays: None

#### DISCUSSION OF THE STRUCTURAL CONDITION SURVEY OF EXISTING BARN BUILDINGS

*Mr. Clark arrived during this review.*

Mr. Lowe briefly reviewed the information in the survey. He stated that he attended a few of the past Building and Grounds Committee meetings with Richard Fetzer. That committee tried to obtain pricing to stabilize the structures and they wanted ideas on uses for the buildings. Mr. Lowe felt that stabilizing the structures is the best thing to do now. He said that when they attended the Building and Grounds Committee meetings, they suggested that the committee consider leasing buildings to private groups and having them use their own money to rehabilitate the structures.

Referring to the Spring Hill Farm house, Mr. Lowe described it as overgrown. His opinion was that the city should stabilize the buildings and then let private groups lease and rehabilitate them for some type of use. Mr. Kudley explained that Spring Hill has easements and can't be used to make money. Mr. Kudley explained the restrictions for that site and gave some details.

A long discussion followed on the condition and the work involved of both the barn and carriage house at 1157 Page Road. Additional conversation followed on how to obtain the funds to keep the buildings intact.

Mr. Kudley said that Parks and Recreation would move their equipment to the Spring Hill barn. Those employees would probably work out of the house. He said any money spent should be to repair it for public safety.

Mr. Kudley said that the carriage house would need more funds to preserve it as a historic building than just to protect it for public safety. Further conversation followed regarding using it for storage. Mr. Lowe pointed out that the main subject is raising funds for the projects.

Mr. Lowe wondered if all of the city properties had restrictions on their use. Mr. Kudley stated that there was some conversation on leasing out Ray Harmon's site as a working farm. He said that someone had expressed an interest in leasing it but he does not know the status.

Mr. Kudley explained that the current legal opinion is that the city cannot have renters on the properties. Mr. Lowe said that his idea was not for renters. Mrs. Courtad noted that other cities have leased out properties for \$1.00 and let those groups do much of the work. Mr. Clark added that the city does lease some properties. Mr. Kudley explained that some city employees, who

are in city owned houses, are there because those were prior arrangements. The current Law Director feels that the city is not in a position to be a landlord.

Mr. Kudley stated that his thought was to have a management company take care of the properties and let them deal with the issues that come up. Mr. Lowe told the members that he has received calls during the last few months regarding interests in various uses of the properties. Mr. Kudley pointed out that Spring Hill Farm is the only one with restrictions attached.

Mrs. Courtad suggested having the Law Director attend the next meeting to give a presentation on why the city can't lease those properties and what can be done with those sites, and the others agreed.

**MOTION: To request the Law Director to attend the next meeting and be prepared to discuss possible uses and the legal ramifications thereof.**

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

**MISCELLANEOUS:**

There was no miscellaneous business.

**ADJOURNMENT:**

Mrs. Courtad moved to adjourn at 7:16 p.m.; Mrs. Sutton seconded, and the motion carried, 4-0, on a voice vote.

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John Kudley - Chairman

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Susan Dombeck - Secretary  
AUDIO TAPE ON FILE