

CITY OF AURORA  
OHIO  
**LANDMARK COMMISSION**  
Meeting Minutes  
June 28, 2011

The Aurora Landmark Commission met in a regularly scheduled meeting on Tuesday, June 28, 2011, in the Council Chambers of Aurora City Hall. Chairman John Kudley called the meeting to order at 6:30 p.m.

**ROLL CALL:**

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

Also Present: Ron Lowe, Advisor to Landmark Commission  
Susan Dombeck, Secretary

**AMENDMENTS TO AGENDA:**

There were no amendments to the agenda.

**APPROVAL OF MINUTES:**

Mr. Lowe noted that page three of the minutes needed a correction. He stated that the motion at the top of the page, at the end of 1), should read “replacing the existing dormer window” instead of “replacing the existing cornice”.

**MOTION: To approve the minutes of May 24, 2011 as corrected.**

Mr. Clark moved for approval; Mrs. Sutton seconded, and the motion carried, 5-0 on a voice vote.

**NEW BUSINESS:**

**D. COLOMBO, 50 SOUTH CHILLICOTHE ROAD – NEW ROOF INSTALLATION**

Mr. Lowe stated that the owner is replacing the roof with certainteed shingles, but submitted two separate colors for consideration. He said that either color would be acceptable, but that he preferred the silver birch to the hunter green. Both Mrs. Courtad and Mr. Clark chose the silver as well.

Dan Molnar, of Phoenix Roofing, represented Mr. Colombo. He presented samples of the two shingles for the members to compare. The board felt that the green would be too much since the house is green as well, and chose the silver for the color of the shingle.

**MOTION: To approve the silver birch color for the roof.**

Mrs. Courtad moved to approve; Mr. Fetzer seconded, and the motion carried, 5-0, on a roll call vote.

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

**OLD BUSINESS:**

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

Mr. Kudley mentioned that Parks and Recreation is looking for a recommendation from this commission regarding the report on the Harmon buildings. With regard to the large barn, he said that keeping it repaired for public safety would cost approximately \$30,000. Upgrading the structure for light storage, which is how it is currently used, would cost approximately \$60,000. Mr. Kudley added that a complete restoration would cost \$350,000.

Regarding the carriage house, Mr. Kudley noted that to repair it for public safety would cost about \$15,000 and an upgrade for light storage would cost \$40,000. A complete restoration of the structure would cost approximately \$180,000.

Mrs. Sutton told the members that she visited the site and presented photographs that she took of the buildings. Mr. Clark began a discussion on whether repairs would be done with appearance and time period in mind or be made with any materials available, specifically the foundation.

Mr. Clark, referring to the carriage house, was against using blocks and felt the repair should reflect the character of the building. Further conversation ensued on options to consider. Mr. Clark suggested having detailed repair plans presented later. Mr. Kudley recommended choosing the second option for both buildings, that being to upgrade the structures for light storage use. The other members agreed.

**MOTION: Regarding the barn, to upgrade the structure for light storage at the estimated cost of \$60,000.**

Mr. Clark moved to approve; Mr. Fetzer seconded, and the motion carried, 5-0, on a roll call vote.

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

**MOTION: Regarding the carriage house, to upgrade the structure for light storage at the estimated cost of \$40,000.**

Mr. Clark moved to approve; Mr. Fetzer seconded, and the motion carried, 5-0, on a roll call vote.

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

Discussing the carriage house, Mr. Lowe mentioned asking for a wall section, which is information for the foundation, siding and overhang, when they apply for a Certificate of Appropriateness. The members agreed to include that in a motion. More conversation followed regarding how to do some of the repairs.

**MOTION: To have historically appropriate repairs done, especially with regard to the foundation, and to request a wall section of the repairs when applying for a Certificate of Appropriateness.**

Mr. Fetzer moved to approve; Mr. Clark seconded, and the motion carried, 5-0, on a roll call vote.

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

**MISCELLANEOUS:**

Mr. Kudley raised the subject of the sign at Scrap Dynamics. Mr. Lowe confirmed that the sign is still in place, but the request about checking the sign went to the city's zoning department. Mr. Kudley requested a status report from the department on that sign.

Mr. Clark wondered why Alan Shorr, the Law Director, was not present. Mr. Kudley explained that he already had plans for the evening. The members decided to have Mr. Kudley invite Mr. Shorr to attend their meeting in August.

Mr. Fetzer asked about the drawings previously reviewed for 170 South Chillicothe. He began a short conversation on the railing design. Ms. Dombeck advised him that the Architectural Board of Review looked at it as a preliminary plan only, and it must return for a final review.

Mr. Kudley explained that there was a Council meeting regarding an exterior maintenance code, and a short conversation followed.

Some of the members commented about the new door on the building and noted that it did not come before this commission for approval. Mr. Kudley agreed to send a memo to the Mayor and Council requesting that, in the future, the city have the Landmark Commission review any changes first, just as the city requests the public to do.

The members talked about the Sutton Insurance building and the current work and repairs to that building. Mr. Lowe explained what he discussed with the owner as well as the necessary work.

**ADJOURNMENT:**

Mr. Fetzer moved to adjourn at 7:22 p.m.; Mrs. Sutton seconded, and the motion carried, 5-0, on a voice vote.

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John Kudley - Chairman

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Susan Dombeck - Secretary  
AUDIO TAPE ON FILE