

CITY OF AURORA
OHIO
Landmark Commission
Meeting Minutes
September 19, 2019

The Landmark Commission met in a scheduled meeting Thursday, September 19, 2019 in the Council Chambers at City Hall. John Kudley called the meeting to order at 6:30 p.m.

ROLL CALL: Present: Jeff Clark, arrived late 6:32 p.m.
Jason Coleman
Tim Holder
John Kudley
Thomas Shrout
Also Present: Meredith Davis, Ass't. Director, Planning, Zoning & Building Division
Ron Lowe, Advisor to Landmark Commission
Marie Lawrie, Secretary

AMENDMENTS TO THE AGENDA:

None

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of the August 15, 2019 meeting

Mr. Coleman moved; Mr. Holder seconded, and the motion carried on a 4-0 roll call vote.
Yeas: Mr. Coleman, Mr. Holder, Mr. Kudley, Mr. Shrout
Nays: None

OLD BUSINESS:

290 S CHILLICOTHE ROAD, JAMES AND MELISSA SKOLARIS, DEMOLITION OF DETACHED GARAGE AND REAR ENTRY PORCH

James and Melissa Skolaris, homeowners were present at the meeting. They were seeking a Certificate of Appropriateness to demolish a deteriorating detached garage in order to construct a new building. They were also seeking to remove a rear entry in order to add an addition to the rear elevation of the home. Mr. Kudley stated that the plans submitted were well done. Mr. Lowe stated that there is nothing historical about the existing garage. Mr. Lowe recommended approval for the demo and construction of a new garage based on the submitted plans for the new structure.

MOTION: To issue a Certificate of Appropriateness for the demolition of the detached garage and the rear entry porch

Mr. Coleman moved, Mr. Shrout seconded, and the motion carried on a 5-0 roll call vote.
Yeas: Mr. Coleman, Mr. Shrout, Mr. Clark, Mr. Holder, Mr. Kudley
Nays: None

290 S CHILLICOTHE ROAD, JAMES AND MELISSA SKOLARIS, DETACHED GARAGE

The applicants discussed the replacement detached garage. The garage will feature a white carriage-style garage door, and a white man-door with a white trimmed window. Other windows on the structure will be white trimmed. Vinyl siding and shingle color will match the residence. The siding will be 4 over 4 to match the siding on the home. The columns of the carport section will be painted white. The base of which will be either white or the color of the home. Foundation will be split-face block, as it is not very visible from the road. There was a discussion about the foundation block of the home. When the addition is constructed, the board would like the residents to use foundation block to match the home. It is still available. Sconces will be added to the garage as outlined on the plans. The membership asked the applicants to inform them if they change their mind on any of the color choices.

MOTION: To issue a Certificate of Appropriateness for the detached garage, as submitted

Mr. Clark moved, Mr. Coleman seconded, and the motion carried on a 5-0 roll call vote.

Yeas: Mr. Clark, Mr. Coleman, Mr. Holder, Mr. Kudley, Mr. Shrout

Nays: None

290 S CHILLICOTHE ROAD, JAMES AND MELISSA SKOLARIS, FRONT ELEVATION CHANGES

The applicants discussed the front elevation changes with the members. The front steps will be reconstructed wider than existing. The front porch will not be demolished, it will simply be renovated. The columns, railings, and posts will be white. The base on the columns will be either white or the color will match the home. Whatever color pattern is decided upon, the house and garage posts will match. Mr. Clark asked if balusters were required by code. The drawings for the railings on the front stairs did not show balusters. Balusters will be added to the drawing to match the porch.

MOTION: To issue a Certificate of Appropriateness with changes, as noted and discussed at the meeting

Mr. Clark moved, Mr. Coleman seconded, and the motion carried on a 5-0 roll call vote.

Yeas: Mr. Clark, Mr. Coleman, Mr. Holder, Mr. Kudley, Mr. Shrout

Nays: None

290 S CHILLICOTHE ROAD, JAMES AND MELISSA SKOLARIS, DRIVEWAY EXTENSION

The applicants discussed the driveway extension plans with the members. Two options were submitted. Landscaping plans were included. The homeowner made it known that option #2 was their preferred design. Mr. Kudley stated that backing out onto the main road was deemed unsafe and that the commission would be willing to work with the homeowners for an approval of a turn-around. Mr. Holder stated that he still preferred no parking in the front at all. Mr. Clark agreed. Mr. Lowe reminded the membership

that the initial plan was submitted as a “U” shaped driveway and with the need for a solution that would allow the residents to pull out onto State Route 43 facing forward. The commission asked the applicants to return with options to construct a turn-around with a patio-style design in mind. There was a discussion about the two options and about what materials the turn-around would be constructed of. Mr. Skolaris had not yet priced out the building material options. It was stated that patio pavers would create the look that was favorable, however; the pavers may sink where tires sit on them. Asphalt was strictly forbidden as a building material for this project. Stamped concrete was determined to be an option that may hold up better for the applicant. Mr. Coleman was in favor of option #2. Mr. Shrout was in favor of stamped concrete or patio pavers. It was stated that the applicant is investing substantial money into their property, which would help the entire district. It was also discussed that the applicants would be signing an easement for the city sidewalks, which would complete that section of pedestrian sidewalks. This sidewalk easement would be in keeping with the Master Plan and the Connectivity plan, both of which are beneficial to the landmarked district. The membership would like to be informed of which building materials and colors are chosen. The homeowners signed the sidewalk easement during this meeting.

MOTION: To approve a Certificate of Appropriateness in accordance with the Aurora Codified Ordinances for the Amended Plan (Courtyard Option #2), for the front yard area at 290 S. Chillicothe Road, Aurora, Ohio, on the condition that the applicant approve and sign an Easement Agreement with the City of Aurora granting the City an access Easement to construct a pedestrian sidewalk along the front yard

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

Yeas: Mr. Kudley, Mr. Coleman, Mr. Clark, Mr. Holder, Mr. Shrout

Nays: None

Mr. Kudley thanked the applicants for working with the commission to come up with an agreeable solution and for signing the sidewalk easement.

MISCELLANEOUS:

Letter to Dick Fetzer

The letter of thanks to Mr. Fetzer for his years of service to the Landmark Commission was signed by the membership.

ABR – Solar Panels

Mr. Kudley informed the commission about an upcoming appeal to council on behalf of a resident who intends to install solar panels on the front elevation of the roof. Architectural Board of Review turned this application down. Mr. Shrout explained that the board did not have any issue with the solar panels, except that they were not in favor of the installation on the front elevation, due to aesthetics. Mr. Shrout stated that the board had no issues with solar panels on the rear elevation. Mr. Kudley asked that Planning and Zoning look into forbidding installation of solar panels within the historic district on the front elevation of landmarked homes/buildings.

 108 S. Chillicothe Road – Windows

The windows for this address were discussed. Black trimmed windows were approved; however, the members did not realize that the energy efficient windows would have a tint to them. They will ask future applicants for more information about their windows before an approval is given. This being said, the work being done to this home is considered a major improvement.

ADJOURNMENT:

MOTION: To adjourn the meeting.

Mr. Coleman moved to adjourn at 7:34 p.m. Mr. ShROUT seconded, and the motion carried on a unanimous voice vote.

John Kudley – Vice Chairman

Marie Lawrie - Secretary