

CITY OF AURORA
OHIO
Landmark Commission
Meeting Minutes
July 21, 2016

The Landmark Commission met in a scheduled meeting Thursday, July 21, 2016 in the Council Chambers at City Hall. The meeting was called to order at 6:31 p.m. by Chairman Jeff Clark.

ROLL CALL: Present: Jeff Clark, Chairman
Tim Holder
John Kudley, Vice Chairman
Absent: Lauren Broderick, Vice Chairman
Jason Coleman
Ronald Lowe – Architectural Advisor
Also Present: Meredith Davis, Asst. Director, Planning, Zoning, & Building
Richard Fetzer, Historical Society Advisor
Marie Lawrie, Secretary

AMENDMENTS TO THE AGENDA:

None

APPROVAL OF MINUTES:

There were not enough members present at the meeting who were in attendance on June 16, 2016 to adopt the minutes. They will be considered at the next meeting.

NEW BUSINESS:

ARTISTIC DESIGN HOMES, 64 S CHILLICOTHE RD PORCH ADDITION

Mark Horne, of Artistic Design Homes was present at the meeting. The homeowners were seeking a Certificate of Appropriateness to put an addition on the main entrance to their home. The main entrance to the home is located on the south side of the residence. The steps just inside the door are very steep. The homeowner has fallen and broken her leg. The plans call for a redesign of the stairs and a 108 square foot enclosed front foyer. This will also provide a closet in the new space. The contractor will reuse as much of the original materials as possible. The front door will open in the opposite direction. All materials will match including the foundation, siding, and shingles. The new front door material is to be determined, however, the door will match in style to the current front door. Mr. Horne was asked to add door design and side light details to the drawings at the Building Department as soon as available.

There was a discussion pertaining to the design of the gable. It was suggested that freeze board be added for aesthetic appeal. The contractor agreed to this change.

MOTION: To issue a Certificate of Appropriateness with the freeze board added to the gable and the notations for front door design and side light added to the plans

Mr. Kudley moved, Mr. Holder seconded, and the motion carried on a 3-0 roll call vote.

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

Nays: None

HOME APPEAL, 29 MAPLE LANE REPLACEMENT WINDOWS

Michael Malda, President of Home Appeal was on hand to answer questions. Homeowner Lori Decesare was also present. The applicant was seeking a Certificate of Appropriateness to install 16 double hung, 5 awning and 3 fixed light windows. The Polaris windows were described as low profile, vinyl, sash windows that would keep the traditional look of the historic home. The windows will not interfere with the inside or outside trim. The windows are double-glazed, insulated, and have a lifetime warranty against seal failure. The homeowner reported that 1/3 of the windows currently in the home are cracked and some are non-functioning. The shutters on the home will not be disturbed. Polaris has been manufacturing windows in Ohio since the 1940's.

There was a discussion pertaining to the current muntin configuration of 16 over 8 versus the proposed configuration of 6 over 6. The manufacturer can make other grid configurations. The grids are inside the window of this product. The homeowner was not in favor of more grids, stating that the window might look busy. Mr. Holder stated that the 6 over 6 grid configuration would not follow the normal recommendation of replacing exact with exact, but would be in keeping with other windows in the historic district. Mr. Fetzer stated that this is a very important building to Aurora's history. He felt strongly that the home should maintain as much original character as possible.

Mr. Malda was asked to email a sample of 6 over 6 grid pattern next to the 8 over 8 grid pattern for comparison. He will superimpose an image of the 8 over 8 grid pattern onto the photograph of the front elevation of the house. It was stated that some windows might be permitted with 6 over 6 grid pattern.

Deb Conti, 234 S Chillicothe Rd was present at the meeting to make public comment. She wondered if having some windows constructed with 8 over 8 grids and some windows permitted to stay 6 over 6 would result in a room inside the house that would have non-matching grid patterns. She recommended that they cut a sample of each configuration to compare.

MOTION: To postpone the project pending renderings and a special meeting

Mr. Kudley moved, Mr. Holder seconded, and the motion carried on unanimous voice vote.

MISCELLANEOUS:

 Overlay District Comments

Deb Conti, 234 S Chillicothe Road was present to make public comment on the Overlay District idea. She asked if the homeowners in the area were aware of the plans. She commented that she is aware that other historic districts in other cities have deteriorated and is in favor of the Overlay District idea. She stated that it would give her some flexibility with her property. Her home is zoned commercial and she was not aware of that until she visited the Building Department to inquire. The Overlay District plan would allow her to sell it as commercial or residential. It was explained to Ms. Conti that the Overlay District plan will be included on future agendas. The meetings are open to the public and she is welcome to come and make public comment at those meetings.

 School of Music, Landscaping

Mr. Clark inquired about the time frame for the landscaping of the School of Music. Ms. Davis explained that the secured landscaper did not complete the job and the owners have had to secure a new landscaper. The City Arborist recommended that they wait until fall to plant.

ADJOURNMENT:

MOTION: To adjourn the meeting

Mr. Kudley moved to adjourn at 7:28 p.m. Mr. Holder seconded, and the motion carried on a unanimous voice vote.

Jeff Clark, Chairman

Marie Lawrie - Secretary