

CITY OF AURORA
OHIO
Landmark Commission
Meeting Minutes
January 21, 2021

The Landmark Commission met in a scheduled meeting on Thursday, January 21, 2021 via the internet application Zoom. John Kudley called the meeting to order at 6:30 p.m.

ROLL CALL: Present: Jason Coleman
Tim Holder
John Kudley
Also Present: Denise Januska, Director, Planning, Zoning & Building Division
Meredith Davis, Ass't. Director, Planning, Zoning & Building Division
Ron Lowe, Advisor to Landmark Commission
Marie Lawrie, Secretary
Jeff Clark, Citizen Representative

AMENDMENTS TO THE AGENDA:

None

ORGANIZATIONAL:

Mr. Kudley suggested that elections should be postponed until all member seats are filled.

Mr. Kudley explained that although the Mayor had reappointed Jeff Clark to the Landmark Commission, his appointment had not yet been confirmed by City Council. His reappointment will be considered on Monday, January 25, 2021 at the City Council meeting.

He further explained that the Mayor has appointed Brad Duguay to fill the membership seat that is both representative to the Landmark Commission and to the Architectural Board of Review. That appointment has not yet been confirmed by City Council. That appointment will also be considered on Monday, January 25, 2021.

MOTION: To postpone elections until the next meeting

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

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

Nays: None

ADOPTION OF MINUTES:

MOTION: To adopt the minutes of the November 19, 2020 meeting

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

OLD BUSINESS:

282 S Chillicothe Rd, Kyle and Barbara Mitchell – Addition

Kyle and Barbara Mitchell, homeowners attended the Zoom meeting. Also in attendance was their architect, Neil Safran. They were seeking a Certificate of Appropriateness to construct a 1,000 square foot addition to their home, which would include a 3-car garage, a mudroom, a screened-in porch, a dining room expansion, and an upper level deck area.

Mr. Safran stated that he had a phone conference with Mr. Lowe, Advisor to the Landmark Commission earlier in the day. The conversation addressed comments he received pertaining to the revision that was submitted for this project. He explained that he and his clients took the suggestions of the Landmark Commission from the last meeting into consideration and revised the plans. One suggestion of the commission was to revise the covered staircase to the second-level deck. At the request of the Mitchell family, he revised the plans to include a spiral staircase inside the garage. With this new staircase, a dormer was added to the south elevation to provide headspace. He stated that a dormer and cupola were also added to the north elevation to create the look of a detached barn. Board and Batten siding and carriage-style doors were added to the project.

Mr. Safran explained that at the suggestion of the commission, a storage area has been added to the upper level of the garage. He said for this purpose, attic trusses have been included in the revision.

Mr. Kudley asked Mr. and Mrs. Mitchell for their comments. Mrs. Mitchell stated that at the last meeting she asked the board members if they would be able to approve the plans if the covered staircase was eliminated and windows were added to the project. She said that she knew there was some concern about the small dormer on the south side. She said she hoped to work through that concern and get approval for her project.

Mr. Kudley asked Ron Lowe, Landmark Commission Advisor for his comments. Mr. Lowe stated that the architect had provided the west elevation, as requested by Mr. Clark. He also provided revised drawings of all other elevations. He said he was impressed with the drawings, which were a great improvement.

Mr. Lowe explained that he had questions about the dormer for the staircase and the overall scale of the addition. He stated that he did speak with Mr. Safran in the afternoon about his concerns and that an L-shaped staircase and a knee-wall were discussed. However, it was determined that such a staircase would present a problem opening the door to the mudroom.

Mr. Lowe explained that colors and materials were discussed including gray board and batten siding, roof shingles to match the existing home and all other colors in general to match the existing house. He described the screened porch portion of the addition to be a transition between the original historic home and the new addition much like the project at Demming Financial on New Hudson Road. Mr. Lowe explained that the brackets on the north side of the garage associated with the overhang of the roof may be large in size

and may need to be reduced or eliminated, as you may bump your head on them. Finally, he asked the members to look over the various styles of windows included in the project.

He asked the commission to look over the revised drawings and determine if they could give a preliminary approval on this concept so that the architect could move forward with the construction drawings. He stated that final approval would be needed when the construction drawings were submitted with exact window sizes and exact colors and materials, including brick or stone to grade. He said that the project would need approval from the Architectural Board of Review as well as a Certificate of Appropriateness from the Landmark Commission. He explained that the ABR would need all the exact sizes, colors and materials in order to give their approval.

Mr. Kudley asked Mr. Lowe if there was anything he thought should be revised. Mr. Lowe stated that he would like to see the commission consider the windows of the project and have a basic agreement on sizes and styles. He also asked the commission to consider the brackets. Finally, he asked the commission to determine if a second dormer was needed to bring balance to the south elevation.

Mr. Kudley asked Mr. Coleman for his comments. Mr. Coleman stated that he was impressed with the revision. He said his concern at the first meeting was the covered staircase. He said he was not in favor of the garage height being raised and thought the south dormer was added for a purpose and he considered it a good compromise.

Mr. Kudley asked Mr. Holder for his comments. Mr. Holder stated that he agreed with Mr. Coleman. He also stated that he was not sure if the curved windows on the west elevation were appropriate. Mr. Holder was in favor of the lighting on the drawings.

Mr. Kudley asked Mr. Clark for his comments. Mr. Clark said he liked everything about it. He further stated that he was okay with or without the brackets. He suggested possibly having 2 brackets instead of 4 brackets. Mr. Clark stated that the curved windows were nice. Finally, he stated that the lighting, cupola, and board and batten were nice improvements.

The commission reviewed the project elevation by elevation. There were no major objections. Windows were discussed in detail. Mrs. Mitchell stated that there are various window styles on the existing house. She said that the intent was to follow that pattern.

MOTION: To issue a Certificate of Appropriateness for the preliminary plans for 282 S. Chillicothe Road, Kyle and Barbara Mitchell, Addition with the condition that the applicant returns to Landmark Commission with detailed construction drawings, when ready

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

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

Nays: None

Mr. Safran inquired about the deadlines for upcoming Landmark and Architectural Board of Review meetings. He stated that he might be prepared to submit for the February meeting. He said that even the March meetings would provide ample time to begin the project in the spring.

MISCELLANEOUS**✚ Landmark Commission Guidelines**

The board members are still considering this agenda item, although nothing was ready for this meeting. It was decided to leave this item on the agenda and return to it at a future meeting.

✚ Triangle Landscaping

Mr. Clark stated that he would like to know what type of landscaping is planned for Pioneer Park where the recent road project was completed. Ms. Davis stated that she was in contact with the Service Director. Mr. Stark indicated that grass and some plantings would complete that area. There was no drawing to show details.

ADJOURNMENT:

MOTION: To adjourn the meeting.

Mr. Coleman moved to adjourn at 7:08 p.m. Mr. Holder seconded, and the motion carried 3-0 on a roll call vote.

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

Nays: None

John Kudley - Acting Chairman

Marie Lawrie - Secretary