

CITY OF AURORA
OHIO
Landmark Commission
Meeting Minutes
January 16, 2020

The Landmark Commission met in a scheduled meeting Thursday, January 16, 2020 in the Council Chambers at City Hall. Jeff Clark called the meeting to order at 6:35 p.m.

OATH OF OFFICE:

Prior to the start of the meeting, Marie Lawrie, Secretary of the Landmark Commission administered the Oath of Office to Tim Holder.

ROLL CALL: Present: Jeff Clark
Jason Coleman
John Kudley, arrived late at 6:52 p.m.
Tim Holder
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

ORGANIZATIONAL:

Mr. Clark opened the floor for nominations of Chairman.

Jason Coleman nominated Jeff Clark for Chairman. Tim Holder seconded the nomination. Hearing no further nominations, Mr. Clark closed the nominations.

MOTION: To elect Jeff Clark as the 2020 Landmark Commission Chairman

Mr. Coleman moved, Mr. Holder seconded, and the motion carried on a 3-0-1 roll call vote.

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

Nays: None

Abstentions: Mr. Clark

Mr. Kudley was not yet present at the meeting. It was decided to wait until his arrival to elect a Vice Chairman. In the event that Mr. Kudley would not accept the nomination for Vice Chairman this year, Mr. Coleman said that he would be willing to serve in that capacity.

MOTION: To postpone the election of the Vice Chairman until the end of the meeting

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

At the end of the meeting, Mr. Clark opened the floor for nominations for Vice Chairman.

Tim Holder nominated John Kudley for Vice Chairman. Mr. ShROUT seconded the motion. Hearing no further nominations, Mr. Clark closed the nominations.

MOTION: To elect John Kudley as the 2020 Landmark Commission Vice Chairman

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

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

Nays: None

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of the October 17, 2019 meeting

Mr. ShROUT moved, Mr. Coleman seconded, and the motion carried on a 3-0-1 roll call vote.

Yeas: Mr. ShROUT, Mr. Coleman, Mr. Clark

Nays: None

Abstentions: Mr. Holder

OLD BUSINESS:

241 S. Chillicothe Road, Staci Reardon – Garage Door for Barn

Staci Reardon, homeowner attended the meeting. Her contractor was unable to attend the meeting, but Ms. Reardon called him on her cell phone and put the call on speaker phone. Ms. Reardon was seeking a Certificate of Appropriateness to remove the 2 sliding barn doors on her accessory structure and put in a large garage door. She stated that she could not fit her vehicle in the garage through the current door configuration. She was before the members in 2015 and received a Certificate of Appropriateness to remove the sliding barn doors and install two separate 8 foot, carriage-style garage doors. At that time, she mentioned that they may not fit and she may need to install one double garage door. The membership directed her to return before them if that were the case. After picking up the permit for the project, the contractor concluded that he could not install two separate doors.

Mr. Clark stated that he observed that the garage is leaning. He visited the property and stated that from behind, the structure looked square, but the front elevation has shifted.

He stated that as a homeowner, he might suggest that she contend with that issue before moving forward with a door. He was concerned that taking out the center post of the barn doors might increase the shifting. Ms. Reardon stated that she was told that it had slid off the foundation a little bit. She stated that the structure is sound and that it has a beautiful loft in it. Mr. Clark inquired whether the post between the two sliding doors was a load-bearing post. He was concerned that removing this post would compromise the structure. The contractor, Gary Miller, of Miller Garage Door Company, 2845 Industry Road, Rootstown, Ohio stated that it was not. There was a suggestion that she may need to address this foundation issue before she invests in the garage door. Should the leaning increase, she may not be able to get the new door to open.

Ms. Reardon inquired about whether the barn was landmarked and if she could demolish it, if necessary. The answer was that it is landmarked and she would need a Certificate of Appropriateness to demolish it. Mr. Holder asked Ron Lowe if the foundation would need to be addressed before approving a new garage door. Mr. Lowe stated that it could be addressed before or after the installation.

Members asked the contractor for the size of the barn doors and he did not know that information. They asked the contractor for the size of the opening for the barn doors and the contractor did not know the answer. The contractor stated that he did not have enough room to install two separate doors and would like to install a single 15' x 7' door. He further stated that there was not room for an 8' door and he would frame down to a 7' door. He would install a new header when he did the framing. Mr. Lowe asked if the beam of the barn went from the front to the back of the barn or side-to-side. The contractor did not know the answer. Mr. Miller stated that he would not be interfering with the beam, as he would install a header.

Mr. Clark inquired about what alterations would be necessary to the front elevation of the barn to install the door. Mr. Miller stated that he would be installing 2 x 4 or 2 x 6 lumber to bring the opening to size. The contractor stated that the Landmark Commission should approve the project based on the aesthetics of the garage door, which would look like the doors at the neighbor's house, and that he would get an approval from the Residential Building Official on how to construct the project to meet Ohio Building Codes. The Landmark Commission explained that due to the changes he intended to make to the front elevation, a detailed drawing and/or plans would be necessary to receive a Certificate of Appropriateness. The contractor agreed to submit to the Building Department.

Mr. Lowe was not sure that a 15' x 7' door would be functional for the homeowner. He was not certain that it would accommodate the two cars the homeowner hoped to pull into the space. He advised the homeowner to consider her intended use. She stated that she would be satisfied to pull her own car into the space, especially in the winter.

Mr. Coleman stated that he would approve the style of door the applicant was proposing and he did not believe that most historic homes had a two-car garage. If the proposed project met the needs of the applicant and was compliant with Ohio Building Codes, he was in favor of issuing a Certificate of Appropriateness.

Some of the unanswered questions were the measurement of the existing opening on the barn that houses the sliding doors, the size of the header to be installed, the amount of and materials to be used to frame in the new garage door, and whether the new door will utilize the existing opening or be centered on the front of the barn. The current opening is off-center. The Board would like to be sure that the material used to frame in the new opening will match the current board and batten material of the barn.

Ms. Davis did address the membership and let them know that she had requested this same information from the contractor and he had not submitted it. She further stated that she will have the contractor speak to the Residential Building Official and explain the scope of work and submit whatever drawing he may require.

The members could not vote on this project, as there was no drawing submitted to answer their questions. They requested a drawing of the front elevation with measurements and framing materials. Mr. Clark offered to take a picture of the barn and photo shop the garage door image on the barn for her. He stated that he could not guarantee that the project would be approved, but would be happy to help her.

MOTION: To postpone the project, pending additional information

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

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

Nays: None

MISCELLANEOUS:

 2020 Projects

Mr. Clark asked the members to come up with a list of projects that the Commission could complete this year. Mr. Kudley suggested a project to tend to the graves of the city portion of the Mennonite Cemetery where some Sons of the Revolution are buried. Mr. Holder suggested collaborating with the Aurora Historical Society, Kiwanis group, Rotary Club, or Boy Scouts. A map of the cemetery will be sought from the Service Department.

ADJOURNMENT:

MOTION: To adjourn the meeting.

Mr. Holder moved to adjourn at 7:38 p.m. Mr. Coleman seconded, and the motion carried on a unanimous voice vote.

Jeff Clark - Chairman

Marie Lawrie – Clerk