

**LANDMARKS COMMISSION
CITY OF NORTH OLMSTED
MEETING MINUTES FOR NOVEMBER 8, 2010**

ROLL CALL

Mr. Schumann called the meeting to order at 7:05 p.m. in Council Chambers and Mr. Dubowski led the Pledge of Allegiance.

Present: Paul Schumann, Tom Dubowski, Dale Thomas, Don Rerko, David Neville, Albert Richner, Mark Mahoney

Absent: John Lasko, Maryellen Davis

Staff: Director of Planning and Development Kimberly Wenger, Clerk of Commissions Donna Rote

REVIEW AND CORRECTION OF MINUTES

Mr. Neville moved, seconded by Mr. Dubowski, to approve the October 11, 2010 amended minutes, which was approved 7-0.

OLD BUSINESS

Ohio Historical Marker Update

Mr. Thomas said that he received an email stating the plaque will be shipped on December 10th to the City. When it arrives, it will be checked for damage and to ensure the spelling is accurate. The City will be storing the marker until the ceremony is conducted. The date is yet to be determined.

Landmarks Commission Guidelines

Mr. Schumann said there was a flyer designed incorporating the information the commission put together. Ms. Wenger said the law department reviewed the flyer, particularly the issue of gravel and paver driveways. It was recommended that a statement be added to the flyer stipulating the commission would support a variance for use of such materials within the landmarks district. There was also discussion regarding the section addressing siding instead of stating homes built after 1950 being sided would be appropriate, wording to encourage homeowners to use original materials on the home should be included. She said once the flyer is completed and the photos to be used in the flyer are chosen the commission can do a mass mailing to all homeowners within the historic district. The commission asked if the flyer could also be available in the building department and distributed whenever an owner in the historic district pulls a permit.

Mr. Richner moved, seconded by Mr. Rerko, to adopt the amended Landmarks District Guidelines brochure, which was approved 6-0.

NEW BUSINESS

Historic Recognition Program: Knight-Biddulph house

Mr. Schumann said that the home was built around 1860 and is Italianate in style which is in keeping with the age of the home. The property is over 70 years old and the home has the same integrity both on the interior and exterior. The owner in restoring the home has brought the house back to looking as it did in the 1900 photo. The home was owned by the Biddulph family which adds value to its historic value. The commission felt that the home was worth not only local recognition but worth making it a landmark. Ms. Wenger said that the city historic recognition program was begun as an easier way to recognize local historical homes. The official land marking process involves much more research and labor including a referral to the Planning & Design Commission for their review and then ultimately action by city council. For those properties outside the historic district if the home is worth plaquing is it also worth making it a landmark. If a home is outside the district and the commission plaques it they have no jurisdiction over the home unless the home is landmarked. The commissioner's all agreed that the Knight-Biddulph home should be landmarked. Ms. Wenger said she would provide the commissioners with a criteria list so the commission could start the process of making the home a landmark. The date stamp has been ordered and once received the commission will be notified so a date can be set for presenting it to the owner.

Mr. Rerko moved, seconded by Mr. Richner, to grant a historic recognition plaque the Knight-Biddulph home located at 4302 Porter Road, which was approved 6-0.

COMMUNICATION

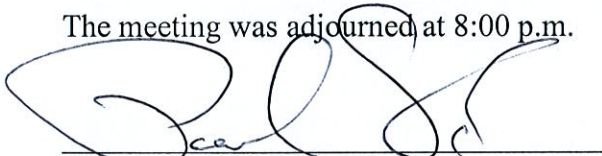
Mr. Swan appeared before the Commission to gather information regarding the home at 25896 Butternut Ridge Road. He is considering purchasing the property and was looking for guidance from the Commission on how the property could be modified or used. Mr. Schumann said the home is the original Biddulph family home which is historically significant to North Olmsted. Mr. Swan said the home is in disarray and needed a lot of work; estimates are over \$75,000. From a financial perspective, he is not sure the home is worth trying to save. He asked the Commission's feelings about demolishing or relocating the home. Mr. Schumann said a new owner would receive strong opposition to the home being demolished as it is locally recognized and a candidate to be landmarked. Mr. Swan asked if the home had been inspected by the city to ensure that it is structurally sound and Mr. Schumann said that he was not sure; however he has been in the home and it is not going to fall down. The lot is large enough for a lot split to allow an additional home to be constructed if there was interest. Mr. Schumann briefly reviewed the Biddulph Trail project which was rejected by City Council. Mr. Swan asked if the home could be restored and used as an office. Ms. Wenger said home occupation is permitted if the business owner occupies the home and no more than one outside employee is hired. Mr. Rerko suggested Mr. Swan get in touch with Councilman Orłowski who is the ward councilman for the area as he may be able to familiarize Mr. Swan with the history of Butternut Ridge. Mr. Swan asked about siding the home and Mr. Schumann said that siding may be appropriate for homes built since the 1950's. Mr. Swan asked about lead paint and asbestos and Mr. Schumann reviewed new regulations. He said the home was a vernacular home and could be painted using the colors of

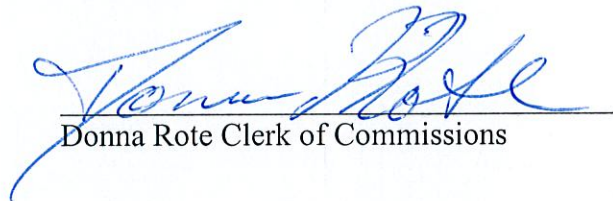
the era from which it was built. Mr. Swan asked if the back addition could be removed as it is failing and Mr. Schumann said the addition could be replaced or the home can be added on to if it is respectful of the original home style. Mr. Swan asked about replacing windows and squaring them off and Mr. Schumann said windows can be replaced but they would not want the arches eliminated from the windows. The resident was encouraged to review the standards of rehabilitation. Mr. Schumann said as far as donating the home to Frostville, there is a concern because it is in the historic district which they are trying to preserve.

ADJOURNMENT

Mr. Dubowski, moved, seconded by Mr. Richner, to excuse Mr. Lasko's absence, which was approved 6-0. Mrs. Davis' absence was excused.

The meeting was adjourned at 8:00 p.m.



Paul Schumann, Chair

Donna Rote Clerk of Commissions

Date Jan 19, 2011