

***BIDDULPH TRAIL SUBDIVISION: BUTTERNUT RIDGE ROAD***

**THE FOLLOWING IS AN EXCERPT OF THE LANDMARKS MINUTES  
DATED APRIL 14, 2008**

**COMS07-0026: Biddulph Trail; 25747 Butternut Ridge Road**

Proposal consists of a new cluster home development. Applicant requests a Certificate of Appropriateness for construction. Note: Certificate of Appropriateness for demolition of the home was denied on January 14, 2008.

Tom Liggett of Arcus Group Architects presented the revisions for the Biddulph Trail development. He explained that the historic home will be re-used as the first unit of the development. It will be relocated west toward the property line and will line up flush with the rest of the development. The home will be kept in the same configuration with additional living space and a two car garage. The front of the home will remain the same and the addition will be of a complimentary craftsman style fashion. The design will be customized for the buyer up to three thousand square feet. Mr. Liggett noted the proposed drive will be facing the cemetery. A driveway could be extended from the private street to the neighbor to the east.

Mr. Schock reviewed the concerns and recommendations discussed at the committee meetings with regard to moving the home to another parcel. Mr. Rerko was pleased with the plans and stated that the applicant addressed all of the concerns of the neighborhood. Mr. Schumann thanked the applicant and the architect for their cooperation in making changes to improve the development. Mr. Schumann recommended that the Commission review the findings of fact related to the two Certificates of Appropriateness.

Ed Wiles, 25746 Butternut Ridge, said that the historic structure would not be truly preserved if the proposed exterior changes, such as new siding, were made.

Mr. Liggett explained that the siding on the original home will need to blend with any addition added on to the home and the rest of the development, therefore they will use the vinyl siding consistent with the other units. Some flexibility would exist with the addition to the home however the front of the home would not change.

Mr. O'Malley noted that there are several stages to the development, however there should be occupancy for the reconstructed home before the development is underway. The Building Department will play a large role in enforcement during construction. The Commission would prefer the home and entryway completed before the occupancy permits are issued to the other units. Significant discussion was had by the Commission and applicant regarding an appropriate time frame for completion of the historic home renovation. Mr. Herwick said it was important for both the city and applicant to act in good faith.

Mr. O'Malley stated that the reconstructed home should be functional and habitable. Rather than applying a time limit, Ms. Wenger recommended requiring the historic home work to be completed based upon a percentage of units completed in the development, such as 25 percent.

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Mr. Rerko moved, seconded by Mr. Dubowski, to grant a Certificate of Appropriateness for 25747 Butternut Ridge Road, to include the relocation and renovation of the structure, with the following conditions:

1. The house will be on a foundation before or simultaneously as the other homes in the development.
2. There will be leniency on the time in which the addition is completed.
3. There will be no additional changes to the front of the home and will be renovated as shown in the plans submitted.
4. The reconstructed home will be inhabitable before the completion of twenty five percent of the development.

Roll call: Schumann, Thomas, Davis, Rerko, Herwick, Dubowski, Schock – yes; Orłowski – no. The Certificate of Appropriateness was approved 7-1.

Mr. Rerko moved, seconded by Mr. Herwick, to accept the order and findings for the granting of a Certificate of Appropriateness for 25747 Butternut Ridge Road, to include the relocation and renovation of the structure, with the all of the above stated conditions, which was unanimously approved 8-0.

Mr. Rerko was pleased with the Commission's ability to work with the developer to meet the needs of the neighborhood. Mr. Herwick commented that there has been substantial progress in preserving the structure and maintaining the integrity of the structure for the neighborhood. Mr. Thomas appreciated that the committee worked with the developer and the developer's willingness to work with the Commission. Mr. Dubowski and Mrs. Davis agreed.

Mr. Rerko moved, seconded by Mr. Dubowski, to grant a Certificate of Appropriateness for 25747 Butternut Ridge Road, for new construction to include an entry drive, landscaping and building units for a cluster development within the landmarks district. The Commission further finds and determines that the proposal is consistent with the guidelines of 165.11 and that:

1. the new buildings are designed to be compatible with other buildings in landmarks district while still reflecting work of contemporary times;
2. the proposal reflects a quality of design, materials and craftsmanship to develop such character as to contribute positively to the landmarks district;
3. the proposal reflects design concepts such as rhythm, proportion, building form and materials as to establish consistency between the new units and landmarks district; and
4. the proposal includes an interaction of pedestrian and public space in a manner consistent with the character of the landmarks district.

Roll call: Schumann, Thomas, Davis, Rerko, Herwick, Dubowski, Schock – yes; Orłowski – no. The Certificate of Appropriateness was approved 7-1.

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**LANDMARKS SUBCOMMITTEE MEETING MINUTES  
DATED APRIL 7, 2008**

Mr. Liggett said that since the last committee meeting, they explored the reuse and renovation of the historic home on the cluster development site. They propose to use the existing footprint without the garage and additions and move it west to become part of Unit 1. They would construct a new garage and additions for a kitchen, dining room, study and first floor master suite, depending on the preferences of the owner. The front of the house would stay the same design, but there would be new siding, windows and shutters to keep the home consistent with the development. The driveway will connect to the private street.

Mr. Schock asked for clarification regarding the final location of the home. Mr. Liggett said that the home would be the same distance from the street as it is now just moved west about 20 feet. This would keep the appearance consistent with the current setback. He spaced Units 2 and 3 so there would not be a large gap between the first and second houses. Mr. Schock said that the home will not impact the neighbor to the west because it is set back behind that house.

The committee discussed the feasibility of moving the home given its unknown physical condition, especially where the garage connects to the home. Some parts of the home may need to be reconstructed if the condition warrants. Mr. Liggett said the home will be approximately 3,000 square feet, which is larger than other homes in the development, but which might entice a buyer to this custom home.

Mr. Schumann asked if the landscape plan was impacted by the changes. Mr. Liggett said that there were slight modifications in losing a few plants, but they hope to still save the big tree and preserve it during the move.

The next discussion of this proposal will be at the April 14 Landmarks Commission meeting

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### **LANDMARKS SUBCOMMITTEE MEETING MINUTES DATED MARCH 24, 2008**

Mr. Schumann made introductions and recapped progress made at various Commission and committee meetings to date. Mr. Liggett briefly reviewed changes to the front entry landscaping and architecture of the homes. He said that four new issues were raised since the last meeting including the private street proximity to the driveway of the property across the street, the possibility of tying the residential driveway to the east into the private street, pursuing a certificate of appropriateness for the historic home to be relocated on the vacant city property, and the order in which construction activities would occur.

Mr. Liggett presented a sketch and aerial photo showing how the proposed street would relate to the drive across the street, and said that all exiting traffic would face the cemetery rather than the residential property. The sketch also showed how the eastern neighbor's driveway could be accessed from the private street. Mr. Liggett presented another sketch showing the relocation of the existing home to the City property and how the home, an addition and a garage could be arranged on the site. He said that the home would not be moved until construction was ready to begin on the cluster development. Ms. Wenger also wanted to ensure that the improvements on the site, such as street, detention basin and front landscaping were all installed prior to homes being constructed.

Mr. and Mrs. Gorris expressed concerns that relocating the home to the vacant property would negatively impact neighboring properties, both in financial and aesthetic value. They also questioned why the City would allow a structure to be placed on a non-conforming lot. The committee explained they are evaluating all options for the preservation of the home.

The committee discussed the possibility of keeping the historic home on the existing site as one of the units. The architectural changes make the home more compatible than with the previous designs. The home would need to be modified to be consistent with the materials of the development, but the most historically significant portions would be preserved. The architect would explore this idea for the next meeting.

Mr. Wiles said he did not feel the development was in character with the historic district. He questioned the number of units proposed and felt this was too many for the size of the property and would generate significant traffic. Mr. Orłowski raised other traffic and street related issues. Questions were raised regarding the lighting proposal, which involves historic looking fixtures that are full cut off.

In response to resident concerns regarding zoning and land use, Mr. Schumann reviewed the role of the Commission and their efforts find alternate solutions to demolition of the home. He said the Commission was working with the applicant to improve the development project and set a precedent of expectations for any future proposals on Butternut Ridge Road.

The next committee meeting was tentatively scheduled for April 7 at 6:00 p.m. and the issue would be placed on the April 14 Landmarks Commission docket.

## ***BIDDULPH TRAIL SUBDIVISION: BUTTERNUT RIDGE ROAD***

### **THE FOLLOWING IS AN EXCERPT OF THE LANDMARKS MINUTES DATED MARCH 10, 2008**

**Biddulph Trail Cluster Development; 25747 Butternut Ridge Road; PPN 236-23-028:** Proposal consists of a request for certificates of appropriateness for structures and new construction associated with a cluster home development proposal. Note: Landmarks tabled request on 12/10/07 and denied demolition certificate on 1/14/08. Committee meetings held on 2/25/08 and 3/03/08.

Mr. Schumann said that the subcommittee met twice with the applicant regarding their development since the last Commission meeting.

Tom Liggett, project architect, said that during the committee meetings they discussed the entryway and the architecture of the homes. They discussed the applicant purchasing the city owned lot six parcels to the west, which is sixty feet wide and one hundred feet deep for relocation of the historic home. Mr. Liggett provided a site layout showing the possible location of the structure, possible addition, and detached garage. In regards to the architecture, Mr. Liggett redesigned the front elevations from the original proposal to a Craftsmen style. They have introduced more color for the units in beige, green and grays with white trim. They will keep the same roof shingles and stone, but use a tapered column and base. The front entry of the development has been softened from the formal feel to a more natural entry. Mr. Liggett moved the street west and narrowed it to twenty two feet wide so the street opening will not conflict with the neighbor's driveway.

Peggy Brown, project landscape architect, explained the types of evergreens at the entrance which encompass different styles and shapes. The plants are old fashioned grasses and perennials with a variety of flowers, using mostly purples, yellows and whites. Shrubbery will be installed along the east property line. A small sign will denote the entry; the gazebo has been removed and the fencing reduced to a small area of split rail fence on the east side of the entry.

Mr. Orlowski asked whether the neighbors gave input regarding the plant choices. Ms. Brown noted that the neighbors were unhappy with the rigidity of the line of arborvitae and it has been modified. Mr. Orlowski questioned sizes of plants at planting and at maturity. Ms. Brown said the plan allows for buffering as well as color and interest. Plants have been proposed at spacing allowing for their maturity. Mr. Rerko said neighborhood input has been taken into account and feels the proposal is well thought out and addresses resident needs. Mr. Schumann stated that they have encouraged input from all of the residents to attend the meeting.

In regards to relocating the house, Mr. Schumann said Council will want to consider the relocation as part of the bigger proposal. Mr. O'Malley suggested a more detailed analysis of the proposal. Mr. Schock said that at a committee meeting, Mr. DeLorenzo stated he would make the Bradford home livable once it is moved. Mr. Liggett clarified that they intend to work with the buyer to improve it according to their desire. The garage is required by city code. Mr. Rerko said that relocating the home is an improvement for the property and the empty lot will now be occupied by a home originally from the historic district. This helps maintain the integrity of the street which is most desirable. Ms. Wenger noted that any modifications for the relocated home will need to be presented to the Landmarks Commission for review. Mr. O'Malley stated that the Commission should consider both properties in question for the development to move forward. The lot could be further developed by new home

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developers if the Bradford home was not moved to the property, so the move further retains the historic value of the street.

Aileen Toth, neighboring resident, said that moving the Bradford home will disrupt the continuity of other homes on the street. Her home is most affected by the proposed landscaping and drive. Mr. Rerko said that a new driveway for the Toth property could be constructed from the private driveway, eliminating the conflict.

Ed Wiles of 25746 Butternut Ridge asked for clarification of the denial of the demolition permit. Mr. Schumann explained that the developer is in a six month moratorium and the Commission is continuing to work with the developer to preserve the home and positively impact on the development. Mr. Wiles feels that the district should be protected and is concerned with the headlights shining on his home and the lack of buffering.

Bob Sharp of 25407 Butternut Ridge asked what was appropriate to discuss in the present meeting. Mr. O'Malley said that the home relocation and development plan revisions are all relevant. Mr. Sharp feels the cluster housing will change the character of the street. The development is not in keeping with the character of the historic district.

Ron DeLorenzo, the applicant, said that the new development consists of homes that are deeded, free standing single homes. The homes are being developed as green homes and the architecture reflects the character of the street. He will take input from the Commission and residents and is willing to move the home. He believes the headlights from traffic will hit the cemetery and that no home will be built in proximity to the neighbor's property line.

Mr. O'Malley said there has been conflicting evidence about the condition of the Bradford home. He suggested the applicant provide the Commission with the information for the option on the property and the amount invested and the duration of the option. Mr. O'Malley questioned whether the purchase was to establish an access point for entry however Mr. DeLorenzo said that his property already has access to Butternut Ridge.

The Commission discussed using a home inspector to review the home's condition. Mr. DeLorenzo said the original home is solid but the additions have problems. Mr. Schumann agreed with Mr. De Lorenzo's assessment. Mr. Rerko did not think a home inspection would change the desire to move the structure, as the home could be repaired in the process. Mr. Schumann stated that the additions will be eliminated if the home is moved.

Mr. Thomas suggested tabling the matter until the Commission views the City lot in question. Mr. Schumann would like more committee meetings with the applicant.

**Mr. Thomas moved to table Biddulph Trail until the April meeting, seconded by Mrs. Davis, which was unanimously approved, 8-0.**

Mr. Rerko questioned the sale of the vacant lot and Mr. O'Malley said that the council will need to approve that sale. He said that it could be segregated if Council will consider it. Ms. Wenger said the applicant should pursue a certificate of appropriateness for the home at the City property as a matter of process. The City is working on appraising the property.

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### **LANDMARKS SUBCOMMITTEE MEETING MINUTES DATED MARCH 3, 2008**

Mr. Schumann provided introduction as to the purpose of the subcommittee meeting. Mr. Liggett presented the revised building elevations which were modified to reflect a Craftsman style architecture that is common along Butternut Ridge Road. Mr. Liggett presented the materials and proposed color palette, which moves away from white siding to colored siding with white trim. Some features on the homes would be flexible and at the discretion of the homeowner. He also presented the revisions to the entryway landscaping, which will be modified from rigid rows of plant materials to softer, more natural clusters of trees and shrubs. Fencing was reduced to a small segment of split rail fence to the east of the drive.

Mr. Liggett then presented a sketch showing how the existing house could be relocated onto vacant City owned property six parcels to the west. The site could accommodate the historic portion of the home, a new rear addition and detached garage. Mr. Schock asked the City's progress or position on the selling of the property to the developer. Ms. Wenger said the City was in the process of having the property appraised. She said that the administration invited the input of the Commission on the desirability of relocating the structure. Mr. O'Malley said that City Council would have final authority over selling the property. He added that despite the fact the lot is non-conforming, if the relocation met all other standards of the zoning code, the Board of Zoning Appeals would likely approve the lot's use for a home. Mr. Schumann said that preserving the home in the district is positive and sets good precedent for future proposals.

Mrs. Davis asked if meeting notice could be mailed or delivered to neighboring residents. Ms. Wenger said that the Landmarks Commission did not have individual notice requirements as does the Planning and Design Commission; however, residents can request to be notified of all meetings pertaining to the proposal through the Clerk of Commissions' office.

Mr. Schumann reviewed the role of the Commission in working with the applicant during the moratorium period to find alternate solutions to demolition. He further stated that the Commission's role specifically relates to the aesthetic impact of development to the Historic District and that issues related to utilities and traffic are within the jurisdiction of the Planning and Design Commission.

Mr. Liggett said plans would be delivered to the City on March 4 in order for the project to appear on the March 10 Landmarks Commission agenda.

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**THE FOLLOWING IS AN EXCERPT OF THE LANDMARKS MINUTES  
DATED FEBRUARY 11, 2008**

**Biddulph Trail**

Mr. O'Malley reviewed the Certificate of Appropriateness that was denied for the demolition of 25747 Butternut Ridge Road. He explained to the Commission that the applicant should continue to come before the Commission to discuss the options and make progress on the proposed project. The code is designed to preserve structures and work with property owners. The Commission could form a sub-committee to review extensive projects such as Biddulph Trail. The Commission can appoint an individual member to work directly with the applicant. Mr. Schumann noted that he spoke to Mr. DeLorenzo recently. Mr. O'Malley encouraged the Commission to discuss the future of the project and not focus on the previous discussions from the meeting. Further hearings should be in the public forum with an agenda. Most notices should be placed so that the general public may attend. Mr. Schock asked Mr. O'Malley when the moratorium goes into effect. Mr. O'Malley said it will officially go into effect on February 11, 2008. Mr. O'Malley produced an official Certificate of Appropriateness for the Commission to sign.

**Mr. Shock moved, seconded by Mr. Dubowski, to accept the Order and Findings form for 25747 Butternut Ridge Road, which reflected denial of a Certificate of Appropriateness, which was unanimously, approved 6-0.**

Mr. Schumann reported that he participated in a recent staff meeting with the applicant. He made recommendations regarding the landscaping at the entrance of the development. He also suggested the craftsman style home would be more conducive to the Butternut Ridge environment and that he would like to continue discussing the development proposal with Mr. Liggett and Mr. DeLorenzo. They are considering moving the home, however such a move should be complimentary to the district as a whole. Mr. O'Malley noted that the Commission should openly discuss the issues, details and options of the development when the developers are present. Small committee meetings may also be more productive. Mr. Schumann stated that he could create a committee. Mrs. Davis, Mr. Shock, and Mr. Schumann would comprise the committee to address development issues with Biddulph Trail.

Mrs. Davis noted that these meetings will need public notice. The committee will need to have someone to take notes for the report. The committee will report to the Commission on a monthly basis as they meet. Mr. Orłowski noted that there must be a 24 hours notice given of any public meeting. Mr. Schumann would like to ensure that there will be proper notice for all residents. Mr. Schumann will speak with Ms. Wenger about when they should begin meeting. Mrs. Davis will be out of town until February 25.



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### **LANDMARKS SUBCOMMITTEE MEETING MINUTES DATED FEBRUARY 25, 2008**

Mr. Liggett presented to the group revised building elevations for the three types of housing units. The floor plans have not changed, but the exterior architectural character is now a Craftsman style that is prevalent in the Butternut Ridge Historic District. Mr. Liggett presented the four muted color options for the vinyl which would be the siding material. Stone accents could be incorporated into units as well. Commissioners felt that the new proposed unit styles would blend much better with the character of the neighborhood than those originally proposed. Mr. DeLorenzo said he wanted future homeowners to have flexibility in some architectural options, such as style of windows and dormers, and asked how small changes would be viewed by the City. Ms. Wenger suggested that the architect show the various possible options which would be offered.

Mr. Liggett then presented the revisions to the entryway landscaping. The landscaping plan was modified to incorporate more natural groupings of plant materials rather than the previously proposed formal English style entrance. The landscaping still has the effect of buffering the neighboring properties, but will seem more organic and compliment the district better than the original plan. The gazebo has been removed and the small entry sign remains to the west of the drive. A small wood rail fence section is proposed on the east side of the drive, while the rest of the fencing was eliminated from the proposal. The drive has also been narrowed and relocated as to not interfere with the neighbor's driveway. The group briefly discussed the potential of the neighbor's driveway accessing the private drive rather than the public street. The committee thought this could be a solution to the proximity of the two driveways, and would invite the input of the neighbor.

The group discussed the options for the existing house. The Commissioners expressed their desire to preserve the house as part of the Butternut Ridge Historic District. Mr. DeLorenzo said that he would be willing to move the house to the City's vacant residential property several parcels down the street to the west. The lot is big enough to accommodate the house, a driveway, and a garage addition. Commissioners thought this was a viable alternative to explore for the preservation of the structure.

The applicant's intent is to appear on the March 10 Landmarks Commission agenda. Mr. Schumann recommended holding another subcommittee meeting before the Commission meeting to discuss progress and possibly get some more input from neighboring residents.

***BIDDULPH TRAIL SUBDIVISION: BUTTERNUT RIDGE ROAD***

**THE FOLLOWING IS AN EXCERPT OF THE LANDMARKS MINUTES  
DATED JANUARY 14, 2008**

**Biddulph Trail Cluster Home Development; 25747 Butternut Ridge Road; PPN 236-23-028:**

Proposal consists of a request for certificates of appropriateness for demolition of existing structures and new construction associated with a cluster home development proposal.

Ms. Wenger reminded the Commission with regard to their duties. There are two certificates, one for demolition and one for development. The denial of the demolition certificate would put a 6 month moratorium on demolition. The action on the certificate of appropriateness for new development would be a final order of the Landmarks Commission. Mr. O'Malley has researched the exact boundaries of the district, and the traffic is not a relevant issue before the Landmarks Commission for determining a Certificate of Appropriateness.

Mr. O'Malley reviewed the legislation creating the Landmarks Commission and the historic district. The record is unclear as to the exact boundaries of the district, whether it is 300 feet in depth along Butternut Ridge Road or only certain identified properties. Regardless, the property in question is definitely within the Historic District. The Commission's responsibility is to focus on the project's impact on the historic district. The Planning and Design Commission and City Council will be reviewing the broader planning principals and rezoning regarding the development.

Mr. Schock noted a district map, which Mr. O'Malley confirmed was the most accurate district delineation that the city has. The title of the map was map #2 of at least four maps. There is a 3 ring binder, which is part of the inventory which contains the maps. Mr. Schumann noted that all of the property on Butternut was considered by the Commission to be in the Historic District.

Mr. Schumann said he and Mr. Thomas visited the home in question. Mr. Thomas explained that the building was not falling down. Mr. Thomas sited the home in a brochure sent out by the Commission some years back and felt that the home is worthy of existing as part of the community. Mr. Schumann noted that the home is about 1800-2000 square feet. It has real plaster walls, knotty pine walls, fire place, and a split Dutch door. It does need cosmetic work, but looks structurally sound. It has a plaster finished basement, little exposed block. It does need a roof. There is a roof valley between the house and the added garage. It is colonial revival style, with the history the barn being turned into a home. Mr. Schock read the letter from Steve McQuillin. (See attached)

Mr. Lasko stated that the home in question did not meet the criteria in accordance with 165.05A. He noted each of the criteria in the Landmark category and that the home in question did not meet any but one of those listed. 165.11A3 addresses buildings within the Landmarks district. He sited the code which states that the building should have an economically productive use. The Landmarks Commission recognizes that it is not static and adaptive reuse of the buildings should be significant to the character and district of the city. Given all of the modifications, the home has lost significance to the city. Objectively, the home does not rise to the level of preservation, in which case it would be appropriate for demolition.

Mr. Herwick stated that the same principal could be applied to any building under scrutiny, in which case it should be looked at in a broader sense. Mr. Lasko noted they are dealing directly with a historic district.

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Mr. Orłowski said the Commission should consider how the development might change the nature of the district. Mr. Schock proposed a motion to decide on historic importance, however Mr. O'Malley stated that the Commission should evaluate the historic significance as a factor but no motion was required. Mr. Schock withdrew his motion.

Tom Liggett of Arcus Group Architects said that the building was analyzed as to whether it could be retained or redone. The development plan will remain the same and the traffic study is still being conducted. The same consultants have reissued a letter for the traffic, making the same analysis. Mr. Liggett did provide a walk through to confirm the character of the home and the proposed development. The barn that was moved to the location is a 40x 28 foot structure. The front wall is mostly windows as is the back of the home. A very small dining room and kitchen are connected. There is a step down into the new structure which was added on to the barn. The garage is awkwardly attached to the home. There are four very small bedrooms and the closets are utilitarian in their placement. The home was generally occupied for five years at a time, no more than fourteen years. The turnover of the home indicates its utilitarian use, with very little historic value and little value or interest in today's economy. To integrate the home into the development, it would have to be completely reconstructed, scaled back to a one or one and a half bedroom home.

Mr. Liggett said the applicant would be willing to move the structure to a vacant lot five doors down which is owned by the City. This would keep the structure in the district and closer to the farm house.

Mr. Liggett said he also redesigned units 1-3 in the style of the existing home. Windows are in a neocolonial style with shutters, a gable ended house, cottage style garage door. The front door has a pediment and framing columns that wrap around the porch as well as an accent light. The gable end structure is going to be the main feature. The home is set back with the park like atmosphere in front. The group feels that they have fully assessed the Bradford home and the property.

Ms. Wenger noted that moving the Bradford home to an empty lot would require the city's approval and a commitment to its maintenance requirements. Mr. O'Malley noted that the plans were not submitted before the meeting, the Commission should consider having some time to review the new plans. Mr. Liggett stated that the letter from Mr. McQuillin was not received until the last minute, which gave them no time to submit new plans.

**Mr. Schock moved to recess the meeting, seconded by Mr. Orłowski, which was unanimously approved, 7-0.**

The Commission recessed for 15 minutes. After the recess Mr. Schumann invited the members of the public to speak.

John Martindale of 26031 Butternut Ridge stated that the architect's view reflected the class structure of the home as opposed to the actual worth of the district. He believes they are overlooking the real historical value and the effect of its removal on the district.

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Bob Sharp of 25407 Butternut Ridge feels that the development does not reflect the character of the district. It is a residential area that should not be rezoned for development. He is concerned that should it move forward it will set a precedent and the character of Butternut Ridge will be eliminated.

Aileen Toth of 25717 Butternut Ridge stated her property was purchased in 1953. She noted the Bradford home was on a tour through century homes in the 1970's. It was considered a century home and received a plaque. There is 150 foot frontage on the Bradford home and she requests and the current plans appear to be moving into her property. She requests that they move their driveway in for the development.

Brian Gorris of 25845 Butternut Ridge noted that the rezoning cannot be addressed however small changes need to be approved by the Commission. He felt that the Commission needs to show that it is not in the best interest of the city of North Olmsted.

Ed Wiles of 25746 Butternut Ridge felt that preserving and protecting Butternut Ridge should be considered first.

Cliff Crabbs of 25575 Butternut Ridge is a professional engineer and submitted his letter (attached) listing concerns. The entrance in the historic district is creating a new issue.

Laura Childs of 5988 Columbia stated that Butternut Ridge would be damaged by the construction of a road into the district, compromising its integrity.

Mr. Schumann said that the Commission needs more time to review the new developments in the plans and options. Mr. O'Malley suggested speaking openly to the applicant and the members about how they would like to proceed. Mr. Thomas was concerned about the negative impact as a historic district. Mr. Orłowski asked if the developer considered an entrance on Columbia. Ms. Wenger noted that the owner should not be required to purchase additional property to develop it. Mr. Lasko agreed with Ms. Wenger with the direct issues at hand, and felt that one of the two matters before the Commission should be considered at this time. Mr. Orłowski cited that the concept has been reviewed in the past.

**Mr. Lasko moved to approve a Certificate of Appropriateness for the demolition of 25747 Butternut Ridge Road, seconded by Mr. Schock. Lasko – yes; Schumann, Schock, Thomas, Herwick, Orłowski, Dubowski – no; motion failed 6-1.**

Mr. O'Malley stated that the denial of the demolition functions as a moratorium on the property and it is encouraged that the developer and the city continue to communicate. Mr. O'Malley noted that he would assist in drafting the document for the findings for the certificate of appropriateness. At the end of a 6 month period, the applicant may move forward with developing the property, which would require further Commission review. Ms. Wenger suggested taking time to review the new plans with options of the existing structure. Mr. Liggett agreed to communicate with the Commission during the six month period in an effort to receive a Certificate of Appropriateness.

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### **THE FOLLOWING IS AN EXCERPT OF THE LANDMARKS MINUTES DATED DECEMBER 10, 2007**

#### **COMS07-0026: Biddulph Trail; 25747 Butternut Ridge Road: (Ward 4)**

Proposal consists of a request for a certificate of appropriateness for demolition of existing structures and new construction associated with a cluster home development proposal.

Mr. O'Malley said that this is an administrative review for a certificate of appropriateness for a demolition and construction in the historic district. The Commission must apply the code for the Landmarks Commission as specified in Chapter 165, which defines the qualifications for a certificate. There is a checklist for construction, demolition as well as design guidelines. The scope of the review is focused on the Landmarks district specifically. The determination can be subject to appeal as well as a 6 month moratorium with respect to the demolition.

Ms. Wenger said the Commission's discussion should focus on the issues for a Certificate of Appropriateness. She provided a map within the historic district based on the files for the area of the street frontage through part of unit 3 which are within the historic district.

Tom Liggett, project architect, said the property in question borders the east side Springvale Golf Course, which fronts on Butternut Ridge Road. They would like to demolish the home to provide access. A number of parcels would be consolidated for this project. The property was purchased by the Biddulph's prior to building the golf course. The converted home on the property was originally a chicken coop. Additions include a garage, as well as modifications to the back side of the home. The home is in disrepair; the building will be removed but will be replaced with a landscaped entry. The cluster unit A is the only unit that comes into the historic district. It has gables and is low lying in character to complement other structures on the street. Mr. Liggett showed samples of materials including white color siding, with a driftwood color roof shingle to mimic the look of slate. Horizontal 4" beveled siding in the white family with shingle siding of a white nature will accent the homes. The stone on the home will be in a buff color, orange and gray, with less contrast, with a farmhouse reference.

Peggy Brown, the landscape architect, said the entryway was designed to have a low visual impact on the street. The front entrance will have fencing with non stained wood, attached stone columns front, very rustic and simple with a cross pattern with 2x2 wood. Small signage off of the entry columns set back from the road at least 20-30 feet. There will be a street sign that will be a small disc that comes out on a strut from the main column. The lighting will be a full cut off fixture with no light spill. The property lines are very close, so that the landscaping is pulled back from the western property line to create a buffer. Evergreen hedge will be put in as a buffer from car lights and an orchard of flowering crabapple trees. There will be a small gazebo with the same roofing materials with a walk way out to Butternut Ridge. Some low lying perennials indigenous to the site will be included. Each unit will have a slight variation of accent plants, but plants will be natural and repetitive in scope.

Ron DeLorenzo of 26005 Butternut Ridge Road explained he is the property owner and has an option to buy the Bradford property. There are four parcels involved in the development and about 150 feet of frontage. Mr. Liggett noted that lot 1 is behind the property to the west, the back property line does not come close to the back of the home, significantly back from Butternut Ridge Road.

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Mr. Thomas said the Biddulph Farm house was designed by John Ames who worked in Greek revival, it is absent in the style of the development. Mr. Liggett noted that the homes on Butternut are being complemented by the old and the new elements and stay within the character of the neighborhood. The proposed units are two story homes and ranch homes for diversity to attract young professionals and retirees with both types of architecture.

Mr. Schock suggested moving the existing home. Mr. Liggett stated the home is in disrepair and would be difficult to move, however they would entertain any offer. Mr. DeLorenzo said if there is an interest in the structure he will be happy to give it to any interested party. Mr. Orłowski asked Ms. Brown to provide information on planting heights and spacing.

Mr. Schumann said the house is on the historic inventory from 1985. Originally referred to as the Ralph Stanton house it is neocolonial style. An article from 1965 states that it was a barn in 1900, then moved to a solid foundation in 1930. The home is not plaqued. The neocolonial design is from the 50's and 60's, ranch style.

Mrs. Davis said the housing market is flooded with cluster homes that are not selling. She is requesting a study for the impact of the homes on Butternut Ridge. It is the only area in North Olmsted that speaks to North Olmsted's history. Mr. Liggett said he felt the homes would be very attractive and are similar to ones in Westlake.

John Martindale of 26031 Butternut Ridge took exception to the description of his house. The home has been there one hundred and seventy three years. He was questioning why the entry does not come from SR 252. The developer's references to the farm house or farm in general should be carefully considered. SR 252 and I 480 have already interrupted Butternut Ridge's historic character.

Ed Wiles of 25746 Butternut Ridge said he does not feel that the development facing his 170 year old home is appropriate. His home is plaqued, and feels that the development will compromise the integrity of the historic district. The amount of traffic will create hazards. He is concerned with children on the sidewalks and proximity to the street. Mr. Wiles would like further definition of what the historic district includes.

Cliff Crabbs of 25575 Butternut Ridge said the city should consider the owners who have invested in the property on Butternut Ridge specifically because it is in a historic district.

Bob Sharp, a 29 year resident of Butternut Ridge, does not believe a cluster development compliments the historic district. If a developer will sacrifice the district, then the city should re-zone all of Butternut Ridge for the residents benefit as well. Residents were confident that their homes would be protected.

Mr. Schumann noted that the demolition due to neglect should be further addressed. Mr. Lasko noted that the deterioration was due to a family illness rather than purposeful neglect.

Gary Stiles of 26555 Butternut Ridge said Butternut Ridge is country living in the city. He noted that another property in the area for sale is listed as excellent for a subdivision. He was concerned this would set a precedent.

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David Deville of 27040 Butternut Ridge said vernacular architecture is the appropriate description for many of the homes on Butternut, as well as the farm house. The cluster home does not fit into the district concept.

Mr. Schumann read a letter from Betty Lord into the record objecting to the demolition of the home.

### **Brian and Annette Boris of 25845 Butternut Ridge (letter)**

Mr. Schumann read the letter which stated 25747 slated to be demolished is an issue as it is being sacrificed for economic prosperity to the owner. 25896 Butternut Ridge is also in disrepair, which could be demolished for development.

Mr. O'Malley said the Commission should not speculate on what might happen with other properties in the district but base discussion on the information at hand. The off site traffic studies are being done. The owner can use the property within certain parameters. The driveway is part of the discussion but not the development which is outside of the district. Mr. O'Malley noted that the Commission should review the demolition impact before making the review on new construction. Any determination should be completed with written findings for the determination.

Mr. O'Malley noted that the Landmarks Commission's authority varies based on the proposal and whether it is demolition or new construction. The code contemplates a 6 month moratorium on demolition; however, from that point the demolition can be completed by the owner. He advised there should be separate Certificates of Appropriateness for demolition and the proposed improvements. Mr. Schumann asked what guarantee there was that the development would be completed if the structure were demolished. Mr. O'Malley said building permits must be issued for new development. Building permits can be required before a demolition permit is issued; however, there is no way to guarantee of the completion.

Mr. Lasko said the impact of traffic in the area is a realistic concern. Ms. Wenger said engineering studies were underway to determine the impact of the traffic and the feasibility of a turn lane. However, preliminary trip generation indicates additional traffic from the development would be insignificant to the existing traffic on the road. Mr. Orłowski suggested lowering the speed limit on Butternut Ridge Road to reduce its use as a cut through street. He also thought a turn lane would require several hundred feet of road widening, which would bring the street closer to existing homes. Councilman Barker suggested the developer consider a different point of entry of off SR 252.

Mr. Schock proposed the developer consider keeping the home in place and removing the garage to accommodate the driveway. The home could be restored and preserved as unit 1 of the development. Mr. Liggett stated he would review that possibility.

Mr. Lasko said that having reviewed the documentation of the home in question, he does not believe the structure has historic significance; it is simply old. That does not give it the criteria for historical significance. It has no official plaque or historic designation. The analysis of the Ohio inventory form suggests it is a patchwork structure. The Landmark district should not be a static environment. In a community wide standpoint, the home has no significance. Mr. Thomas noted that significance might increase down the road; homes before 1920 were the criteria for the survey. The homes in the district

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may continue to evolve. Mr. Schumann noted that Butternut Ridge is a varied historical collection of architecture. 1950 is currently considered historic.

Mr. O'Malley recommended the Commission obtain the applicant's agreement to table the matter pending additional study and information. Mr. Lasko summarized the various requests and recommendations of the Commission including:

- Moving the structure to a better location for preservation
- Using the structure as a rehabilitated unit #1 for the cluster development
- Reviewing the analysis of a more extensive traffic study
- The proposed A units to blend in with the district architecture

Mr. DeLorenzo said he would look into those issues and would talk to the resident to make the building accessible to members of the Commission for their inspection. He wanted the Commission to give him clear direction so that he could satisfy their issues. He does not feel the project would devalue the district. Mr. Schumann asked for clarification regarding the boundaries of the historic district.

**Mr. Lasko moved, seconded by Mr. Thomas, to table the proposal until January 14, 2008, which was unanimously approved, 8-0.**

**Mr. Lasko nominated, second by Mr. Orłowski, Mr. Schumann as Chairman pro-temp for the January meeting, which was unanimously approved, 8-0.**