

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
January 28, 2016

The Architectural Board of Review met in a scheduled meeting on Thursday, January 28, 2016, in Council Chambers of City Hall. Vice Chairman Lauren Broderick called the meeting to order at 6:31 p.m.

Ms. Coleman was given the oath of office by the Secretary, Marie Lawrie prior to the meeting date.

**ROLL CALL:**

Present:	Nathan Barrett Lauren Broderick Melissa Coleman Derek Stetter
Absent:	Crystal Lavy
Also Present:	Meredith Davis, <i>Asst. Director of Planning, Zoning, &amp; Building Division</i> Jack Burge, <i>Director of Economics &amp; Entrepreneurial Development</i> Marie Lawrie, <i>Secretary</i>

**AMENDMENTS TO AGENDA:**

**MOTION:** To add Classic Homes, S/L 89 Homestead to the miscellaneous portion of the agenda

Mr. Barrett moved; Mr. Stetter seconded and the motion carried, 4-0, on a roll call vote.

Yeas:	Mr. Barrett, Mr. Stetter, Ms. Broderick, Ms. Coleman
Nays:	None

**OATH OF OFFICE:**

Ms. Broderick administered the oath to all those in attendance who wished to speak during the meeting.

**ORGANIZATIONAL:**

Mr. Stetter moved to nominated Lauren Broderick for 2016 Chairman. Mr. Barrett seconded the motion. Ms. Broderick stated that she was grateful for the confidence her fellow board members had in her. She stated that she is honored to be a member of both the Architectural Board of Review and Landmark Commission and believed that both boards would be best served if she declined the nomination.

Ms. Broderick nominated Derek Stetter 2016 Chairman. Mr. Barrett seconded the motion. Mr. Stetter accepted the nomination. Hearing nothing further, nominations for Chairman were closed.

**MOTION: To elect Derek Stetter 2016 Chairman**

Ms. Broderick moved; Mr. Barrett seconded and the motion carried, 3-0-1, on a roll call vote.

Yeas: Ms. Broderick, Mr. Barrett, Ms. Coleman  
Nays: None  
Abstentions: Mr. Stetter

At this point in the meeting, Ms. Broderick turned the meeting over to Mr. Stetter.

Ms. Broderick nominated Nathan Barrett 2016 Vice Chairman. Mr. Stetter seconded the motion. Mr. Barrett accepted the nomination. Hearing nothing further, nominations for Vice Chairman were closed.

**MOTION: To elect Nathan Barrett 2016 Vice Chairman**

Ms. Broderick moved; Mr. Stetter seconded and the motion carried, 3-0-1, on a roll call vote.

Yeas: Ms. Broderick, Mr. Stetter, Ms. Coleman  
Nays: None  
Abstentions: Mr. Barrett

**APPROVAL OF MINUTES:**

**MOTION: To approve the minutes of the December 10, 2015 meeting as submitted**

Ms. Broderick moved; Mr. Barrett seconded and the motion carried, 3-0-1, on a roll call vote.

Yeas: Ms. Broderick, Mr. Barrett, Mr. Stetter  
Nays: None  
Abstentions: Ms. Coleman

**OLD BUSINESS:**

None

**NEW BUSINESS:**

STARBUCKS (JND PROPERTIES)                      157 W GARFIELD RD                      NEW COMMERCIAL BUILDING

Cynthia Nolde, Leep AP Architect was on hand to answer questions. She explained that the plans represented their interpretation of the Western Reserve style common in this area. This included a building of reddish brown solid brick, a low gabled roof with dark shingles, architectural louvers, and green shutters. The signage will be the same green as the shutters and will come back as a separate project. The building is to be approximately 1,770 square feet and seat 34 customers. A discussion ensued pertaining to how the mechanicals on the roof would be screened. It was reported that they would sit on a flat roof concealed by the gable roof. The windows were discussed. Ms. Nolde stated that windows without shutters will have 4" wrap. She will forward cut sheets of the proposed windows. There is no fireplace planned for this building. Mr. Barrett explained the venting guidelines to the applicant, in the event that a fireplace is added. The trash collection accessory structure was discussed in detail. The structure will be brick to match the building on three sides. The opening was to be screened with chain link fence with privacy screening. The board was in favor of a solid gate for the trash enclosure in a color that matches the color of the brick, stating that the area would be fairly visible. The landscape screening for this area was discussed. Finishes were presented and noted.

**MOTION:                      To approve the plans with a change of materials for the gates to the trash collection accessory structure from chain link to solid doors of an appropriate material in a color that matches the brick chosen for the project.**

Ms. Broderick motioned, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

Yeas:                              Ms. Broderick, Mr. Barrett, Ms. Coleman, Mr. Stetter

Nays:                              None

RYAN HOMES    797 HILLIARY LN S/L 22    CONDO

Phil Wendzicki and Jeremy Feehan, Project Managers of Ryan Homes were present to represent the project. They proposed to erect a 5,352 square foot, two story Rome model, elevation "D" condo within the Villas of Bertram subdivision. Brick to grade was confirmed. The fireplace will vent through the rear elevation. There are no shutters on this unit, but will have 4" wrap on the windows. It was confirmed that there is no metal roof on this unit. The plans show a single door for the two-car garage. Finishes were noted on the plans. The condo passes the similarity comparison.

**MOTION: To approve the plans as submitted**

Mr. Barrett motioned, Ms. Broderick seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Broderick, Ms. Coleman, Mr. Stetter

Nays: None

RYAN HOMES 865 HILLIARY LN S/L 5 CHANGE OF GARAGE DOORS

This project was originally before the Board on July 23, 2015. The original plans were approved with two separate garage doors. Upon final inspection of the project, it was discovered that the unit was built with one large garage door. The building department granted a temporary occupancy certificate, stating that the garage doors could be corrected with residents living at the project. Phil Wendzicki and Jeremy Feehan of Ryan Homes were present at the meeting. Mr. Wendzicki stated that the original ABR approved plans were not on the project site when he took over as project manager. He was unaware of the approval of two separate doors until final inspection. He spoke with the homeowner who stated that he did not want separate doors due to the size of the truck that would occupy the garage. Ryan Homes asked the Board to approve the single large garage door as built.

**MOTION: To approve the change of garage doors**

Ms. Broderick motioned, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Ms. Broderick, Ms. Coleman, Mr. Barrett, Mr. Stetter

Nays: None

DREES HOMES 565 SURREY DR S/L 49 CONDO

Alicia Verner, of Drees Homes was in attendance at the meeting. She was proposing to construct a 2,222 square foot, two-story, Chester model condo within the Meadows of Aurora subdivision. This unit would feature a front porch with wainscot height stone pillars, vertical siding on the front elevation gables and a side-loading, two-car, single door garage. There were no shutters planned for this home, but the windows will have 4" wrap. The left elevation was discussed in detail due to lack of windows. The fireplace for this unit does not protrude the exterior of the home. Colors and materials were noted on the plans. The unit passed similarity comparison.

**MOTION: To approve the plans with the addition of a window to the left elevation, placement to be determined by the homeowner and submitted to the Building Department**

Mr. Barrett moved, Mr. Stetter seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Mr. Stetter, Ms. Broderick, Ms. Coleman

Nays: None

DREES HOMES

645 EATON DR S/L 11

CONDO

Alicia Verner, of Drees Homes was on hand to represent the application. She was seeking approval to erect a 2,091 square foot, single-story, Alistair model condo within the Meadows of Aurora subdivision. This unit features a bay window, a walk-out finished basement and a front-facing, two-car, single door garage. The stone wrap on the front elevation will wrap full height to the left of the front door and wainscot height to the right of the front door. This unit has a direct vent fireplace on the rear elevation. There are no shutters on the windows, however there the windows will have 4" trim. Brick/stone to grade was confirmed. The garage side elevation was discussed in detail due to lack of windows. Finishes were noted on the plans. This unit passed the similarity comparison.

**MOTION: To approve the plans with the addition of a window to the garage elevation, placement to be determined by the homeowner and submitted to the Building Department and stone wrap full height added to left of front door and stone wrap half height added to right of front door**

Mr. Barrett moved; Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Coleman, Ms. Broderick, Mr. Stetter

Nays: None

DREES HOMES

564 SURREY DR S/L 35

ADDITION OF A FIREPLACE

Alicia Verner, of Drees Homes was representing the homeowners of 564 Surrey Drive. This project came before the Board originally on September 24, 2015. The homeowners would like to add a direct vent fireplace to the rear elevation of the project.

**MOTION: To approve the addition of the fireplace**

Mr. Stetter moved; Ms. Broderick seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Stetter, Ms. Broderick, Mr. Barrett, Ms. Coleman

Nays: None

PRESTIGE HOMES

755 CLUB DR S/L 236

SINGLE FAMILY RESIDENCE

Jon Russell of Prestige Homes was in attendance to represent the project. He was seeking approval to erect a 5,081 square foot, two-story custom home in the Barrington subdivision. This unit features full stone siding, a bay window, a walk-out basement, a covered porch, and copper metal accents. The Board will allow copper accents for this project, as they are common throughout this development. The windows do not have shutters but have cedar frieze and trim. Grids are planned for the front and right side elevations. The left elevation features transom windows only and will not contain grids. This unit will be constructed with a side-loading, four-car garage with two carriage style doors. The hearth room angled fireplace, will vent out the side wall, located on the rear elevation. The Board used their

discretion to approve this fireplace, as it is hidden by the porch. The Barrington Master Association has approved this unit. Finishes were noted on the plans. This home passed the similarity comparison.

**MOTION: To approve the plans as submitted**

Mr. Barrett moved; Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Coleman, Ms. Broderick, Mr. Stetter

Nays: None

BELLA CASA DESIGN

1026 RILEY RD

ADDITION

Gary Verbic, of Bella Casa Designs was on hand to represent this application. He was seeking approval to construct a 448 square foot rear addition to the home at 1026 Riley Road. The plans show a family room and open ceiling porch. Mr. Verbic stated that the patio will be stamped concrete constructed at grade level, which was a change from the plans. There will be a crawl space under the family room. The siding will match the existing home. The windows will not have 4" wrap, which the Board discussed and agreed to allow an exception because no other windows on the home currently have 4" wrap. The windows will have 2" wrap consistent with existing windows. Mr. Verbic requested approval for sky lights to be installed on the front elevation roof to allow more light into the project. This was not shown on the plans. No approval was given for skylights. The applicant was advised to return at a later date with plans for skylights if the homeowner would like them added to the project. He was informed that skylights visible from the street are not permitted under the Residential Guidelines.

**MOTION: To approve the plans only after a revised plan showing the patio at grade level is approved via email**

Mr. Barrett moved; Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Coleman, Ms. Broderick, Mr. Stetter

Nays: None

DENTAL CARE OF AURORA

160 W GARFIELD RD

WALL SIGN

Aldo Dure, of BNext Design was present at the meeting. He was seeking approval for a wall sign. The sign would have LED channel letters. The sign would be made of aluminum and acrylic. In the daylight the letters would appear black and white. A timer would change the sign for nighttime illumination, which would appear off white. The name of the business as well as the company phone number would be included on the wall sign. The Board questioned whether any other business in Aurora had the phone number on the building wall sign. Some members were not in favor of the phone number on the wall sign. Comments were made about the size of the sign. Though the sign might fit the zoning codes for maximum sign size, concern was expressed that the sign looked too large on the building. The Board asked the applicant if the sign could be reduced. The applicant agreed to revise the sign 10 percent smaller and resubmit an accurate rendering to the Building Department.

**MOTION:** To approve the plans only after a revision of the sign size, decreased in size by 10 percent is approved via email to satisfy the Board's concern of the overall size of the sign as it relates to the front façade of the building

Mr. Stetter moved; Ms. Broderick seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Stetter, Ms. Broderick, Mr. Barrett, Ms. Coleman

Nays: None

**MISCELLANEOUS:**

✚ Classic Homes, S/L 89 Homestead, Preliminary

Ed Wurm Sr, of Classic Homes was present to show the floor plan and sample picture of a home is currently working to sell in the Homestead subdivision. He asked the Board to review the driveway configuration, garage location, and fireplace location. It was determined that the U shaped driveway met the zoning codes. The attached garage erected on an angle was examined. The side venting fireplace was discussed. With the angle of the attached garage, the fireplace could be screened from view. It was recommended to get a letter from the neighbor concerning this feature. Appropriate landscaping around this feature was also addressed. The project will need to be submitted and reviewed at a future meeting. This was not an official approval.

✚ Chairman Stetter welcomed Melissa Coleman as the newest member of the Architectural Board of Review. He thanked her for her willingness to serve the people of Aurora in this capacity. The Board also expressed their thankfulness for all the years of service that previous Chairman David Riedel gave to the Architectural Board of Review. They agreed he did a fantastic job.

**ADJOURNMENT:**

Mr. Stetter moved; Mr. Barrett seconded, and the meeting adjourned at 8:29 p.m. on a unanimous voice vote.

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Derek Stetter, Chairman

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Marie Lawrie, Secretary