

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
February 27, 2020

The Architectural Board of Review met in a scheduled meeting on Thursday, February 27, 2020 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:01 p.m.

**ROLL CALL:**

Present:	Melissa Coleman, Chairman Tom Shrout Mark Verdova
Absent:	Daisy Alford-Smith
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

**AMENDMENTS TO AGENDA:**

**MOTION: To accept for consideration, revisions for item 12, 670 Shinnecock Lane and item 13, 685 Shinnecock Lane**

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman

Nays: None

\*\* Ms. Coleman advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects. Applicants are permitted to poll the members and request to have their project postponed if they felt the vote would not be favorable.

**OATH OF OFFICE:**

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

**ORGANIZATIONAL:**

Ms. Coleman opened the floor for nominations for the position of 2020 ABR Chairman. Ms. Coleman nominated Mark Verdova. Mr. Verdova accepted the nomination. Hearing no further nominations, Ms. Coleman closed the nominations.

**MOTION: To elect Mark Verdova as 2020 ABR Chairman**

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, on a 3-0 roll call vote.  
Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova  
Nays: None

Ms. Coleman opened the floor for nominations for the position of 2020 ABR Vice Chairman. Mr. Verdova nominated Mr. Shrout. Mr. Shrout accepted the nomination. Hearing no further nominations, Ms. Coleman closed the nominations.

**MOTION: To elect Thomas Shrout as 2020 ABR Vice Chairman**

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, on a 3-0 roll call vote.  
Yeas: Mr. Verdova, Ms. Coleman, Mr. Shrout  
Nays: None

Ms. Coleman turned the meeting over to Mark Verdova, the 2020 ABR Chairman.

**APPROVAL OF MINUTES:**

Not enough members were present who attended the January 23, 2020 meeting to adopt the minutes. They will be considered at the next meeting.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

J. KAPELA CONSTRUCTION                      351 GLENGARRY S/L 148                      HOUSE

The representatives were not ready to present their project. They asked to be moved to item two on the agenda.

**MOTION: To move J Kapela Construction, 351 Glengarry to item two on the agenda.**

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0, on a roll call vote.  
Yeas: Mr. Verdova, Mr. Shrout, Ms. Coleman  
Nays: None

LUPTON                      1045 EAST BLVD.                      ACCESSORY STRUCTURE

James Lupton attended the meeting to present the project and answer questions. He was seeking approval to construct a 24X26 detached garage. The proposed garage will replace an existing structure that will be torn down. Mr. Verdova asked if the applicant had any samples of the finish materials or colors. Mr. Lupton stated that he had no samples, but the finish colors would match the existing house. The siding will be Red and the trim and soffit will be White. The overhead garage door and the man door will also be White. Mr. Shrout asked if the applicant had any pictures of the doors. The applicant did not have any photos. Ms. Coleman questioned if there would be windows

in the garage door, or man door. Mr. Lupton explained that no windows were planned at this time. Ms. Coleman asked if the accessory structure would have brick or stone to grade. She asked if the existing house had brick or stone to grade. Mr. Lupton clarified that the existing house does not have brick or stone to grade therefore, he did not plan to add it to the proposed accessory structure. Mr. Shrout asked if the overhead garage door or the man door would have any type of panels. The answer was no. The doors were discussed in detail. Ms. Coleman noted it was difficult for the board to envision the finished project without a picture of the doors. Ms. Coleman asked if there was an existing attached garage. The answer was no.

**MOTION: To approve the plans, with the condition of seeing a photo of the overhead garage door as well as the man door before installation.**

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

Yeas: Ms. Coleman, Mr. Shrout, Mr. Verdova

Nays: None

J. KAPELA CONSTRUCTION                      351 GLENGARRY S/L 148                      HOUSE

Justin Kapela and Jared Kapela of J. Kapela Construction attended the meeting to present the project and answer questions. Mr. Verdova administered the oath to Justin Kapela, as he was not present at the start of the meeting. The applicants were seeking approval to construct an 11,095 square foot French Country ranch style home. The home will feature two 2-car garages separated by a Porte-cochere. The house will also feature a fireplace in the great room. Finish materials and colors were reviewed. The applicants provided samples. Finishes include Caviar siding, Moonlight Ledge stone, and Grey stucco. The trim and soffit will be Caviar. The overhead garage doors will be Dark Grey and the front door will be Black. Mr. Shrout confirmed the existence of a fireplace and that the fireplace would vent through the roof. The proposed home passed a similarity review. No issues were noted. The applicants confirmed that they have approval from the Barrington Homeowners Association.

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

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

Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

ROCKLAND HOMES    15 LEXINGTON WAY S/L 1    SINGLE FAMILY RESIDENCE

Elson Hershberger of Rockland Homes attended the meeting to present the project and answer questions. Mr. Verdova administered the oath to Mr. Hershberger, as he was not present at the start of the meeting. Mr. Hershberger was seeking approval to construct a 3,148 square foot residence within the Yorkshire Estates subdivision. The home will feature a 2-car side-load garage and a fireplace in the great room. Finish materials and colors were discussed and include Ironstone siding, Moonrock shake, and Portland Smoke Weather ledge stone. The trim and soffit will be White. The overhead garage door and front door will also be White. The location of the fireplace was discussed in detail. The fireplace will need to vent out the rear, or through the roof. Setbacks were discussed. Ms. Davis explained that a variance would be required to

accommodate a rear-venting fireplace. It was also noted that a chimney on the right side elevation would need to be clad in stone. Mr. Verdova questioned the absence of brick or stone to grade on the plans. It was explained that the use of stone or brick to grade is part of the residential guidelines. Mr. Hershberger agreed to use stone to grade on all elevations. The absence of stone wraps was discussed. Mr. Hershberger agreed to add the stone wraps and return them on the sides the recommended distance of two feet. Windows were discussed. Mr. Hershberger clarified all windows would be wrapped and have 5 1/2 inch trim.

**MOTION: To approve the plans, adding stone to grade on all 4 sides, stone wraps, wrapping all windows, and venting the fireplace through the roof with a stone clad chimney on the right elevation.**

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

Yeas: Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays: None

CPK CONSTRUCTION 595 CIRCLEWOOD DR ADDITION

Evan Kontur of CPK Construction attended the meeting to present the project and answer questions. He was seeking approval to construct a 520 square foot addition. Mr. Kontur provided samples of the finish materials. The siding will be White to match the existing house. The shingles will match the existing house. Mr. Kontur clarified that the present house will get a new roof and the addition will match. Ms. Coleman questioned the existing shutters on the side elevations. She asked if there would be shutters on the rear elevation to match. The answer was no. The use of cinder block to grade was questioned. The applicant explained that there is cinder block on the existing house and the addition will match. Mr. ShROUT asked the applicant what the addition would consist of. The applicant stated the addition would consist of an extension of the kitchen into a great room.

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

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

Yeas: Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays: None

ALAIR HOMES 99 W. MENNONITE RD ADDITION

David Nystrom of Alair Homes attended the meeting to present the project and answer questions. He was seeking approval to construct a 580 square foot addition. The applicant stated that all finish materials would match the existing house. The finishes include light Tan vinyl siding and White and Tan soffit and trim. Ms. Coleman questioned the age of the existing roof. She noted the colors may be difficult to match, as the existing roof is older and aged from exposure to the elements. The board made a strong recommendation to have the entire roof replaced when the roof of the addition is installed. The absence of brick to grade on the addition plans was questioned. Ms. Coleman explained the residential guidelines. She suggested the applicant use brick to

grade on the addition to match the existing house. The applicant agreed to implement the suggestion.

**MOTION: To approve the plans, with the addition of brick to grade on the addition and a strong recommendation to replace the existing roof.**

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman

Nays: None

PATTIE GROUP

574 CARA COURT

ADDITION

Tim Beaumont of The Pattie Group attended the meeting to present the project and answer questions. Mr. Beaumont is seeking approval to construct a 257 square foot covered deck addition. The addition will feature a gas fireplace. The roof materials will match the existing roof. The stone for the fireplace will also match the existing stone on the front elevation. The trim and soffit will be White and will match the existing trim and soffit. Ms. Coleman asked for clarification from Ms. Davis regarding the finish materials for the fireplace chimney. She asked if the same guidelines of finishing chimneys in brick or stone would apply, as the proposed addition is not attached to the house. Ms. Davis confirmed that the chimney should follow the guidelines. The applicant stated that if required to use brick or stone for the chimney, the project would probably not move forward. The fireplace and chimney were discussed in detail. Mr. Shrout asked what was behind the house. Ms. Davis confirmed the area is a conservation easement. Mr. Shrout noted that other houses would be able to see the addition. The applicant asked if he would be able to use tall evergreens to screen the area from the street view. Mr. Verdova stated that in the interest of fairness that would not be an option. Other options were discussed for the project. The applicant noted that the proposed fireplace was vent less. Mr. Verdova suggested to the applicant that he agree to the stone clad chimney option and present it to his client. If the client agreed, he would be able to proceed. If the client did not agree, he could redesign the project and present the revisions at the March meeting.

**MOTION: To approve the plans, with the addition of a stone clad chimney.**

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Verdova, Mr. Shrout, Ms. Coleman

Nays: None

\*\* A break was taken at 6:45

\*\*\* The meeting resumed at 6:50

\*\*\*\* Due to technical difficulties, the remainder of the meeting did not record.

The remaining minutes are from handwritten notes.

PULTE HOMES

605 BELJON LN S/L 49

REVISION

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the revisions and answer questions. The applicants reminded the Board that the project

did not pass a similarity review in January. The applicants brought a new stone sample for the Board to review. The stone is new to Pulte and has not been offered before. It is Ledgestone Breakwater. The previously selected stone was Echo Ridge Ledgestone. Ms. Coleman asked what color the siding would be. The answer was Flagstone.

**MOTION: To approve the revisions as submitted.**

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0, on a roll call vote.  
Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman  
Nays: None

PULTE HOMES                      616 BELJON LANE S/L 39                      SINGLE FAMILY HOME

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 5,647 square foot Woodside CR21 model home within the Beljon Farms subdivision. The home will feature a 3-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Harvard Slate siding, Aspen Ledgestone, and Weathered Gray shake. The trim and soffit will be Extra White. The front door will be Tricorn Black, and the overhead garage door will be Pavestone. Ms. Heinzman stated that in the near future, she would have better quality stone pictures to provide for the Board to review. The subject home passed a similarity comparison. No issues were noted. Residential Guidelines were reviewed. No issues were noted.

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

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0, on a roll call vote.  
Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova  
Nays: None

PULTE HOMES                      657 BELJON LANE S/L 28                      SINGLE FAMILY HOME

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 6,585 square foot Lyon CR21 model home within the Beljon Farms subdivision. The proposed home is a single-story, ranch style home. The home will feature a 3-car side-load garage. Finish colors and materials were discussed. Ms. Heinzman noted that the color of the front door and the overhead garage door were changed after the project was submitted. The front door will be Urbane Bronze. The overhead garage door will be White. Other finish materials and colors include Brownstone siding, Country Road brick, and Extra White trim and soffits. The shutters will be Tuxedo Gray. There were no neighboring homes for a similarity review. Residential Guidelines were discussed. No issues were noted.

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

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0, on a roll call vote.  
Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova  
Nays: None

PULTE HOMES                      658 BELJON LANE S/L 32                      SINGLE FAMILY HOME

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 4,821 square foot Maple Valley HR2X-10 model home. The home will feature a 2-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Heather siding and Signature Blend brick. The trim and soffit will be Extra White and the shutters will be Musket Brown. The overhead garage door will be Requisite Gray and the front door will be Urbane Bronze. Ms. Heinzman confirmed that there would be no shake material, nor any board and batten used on this home. The subject home passed a similarity comparison. It was noted that some of the brick finishes were similar, but different enough not to recommend any changes. Residential Guidelines were discussed. Shutters were discussed. Mr. Verdova explained the concept of shutters. A revision to the residential guidelines as they relate to shutters was discussed.

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

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

Yeas:              Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays:              None

PULTE HOMES                      659 BELJON LANE S/L 27                      SINGLE FAMILY HOME

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 5,394 square foot Allison II NC2H model home within the Beljon Farms subdivision. The home will feature a 3-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Marine Blue siding and Ledgestone Breakwater stone. The trim and soffit will be White, the garage door and front door will be White. The shake was discussed. The subject home will have three gables on the front elevation. The middle gable will be finished in Marine Blue the other two will be finished in Sterling. The subject home passed a similarity comparison. Residential Guidelines were discussed. Window placement was discussed. The board recommended adding a window on the left elevation, in the game room. The applicants agreed to implement the suggestion.

**MOTION:      To approve the plans, with the addition of a window on the left elevation.**

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

Yeas:              Ms. Coleman, Mr. ShROUT, Mr. Verdova

Nays:              None

PULTE HOMES                      670 SHINNECOCK LN S/L 40                      SINGLE FAMILY CONDO

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 4,902 square foot Ascend NC2J model condominium within the Clubside Manor subdivision. The home will feature a 2-car front load garage and a fireplace in the gathering room.

Finish colors and materials were discussed and include Accessible Beige siding, Cedar Creek brick, and Web Gray shake. The trim will be Accessible Beige, and the stone will be White Oak. The front door and the overhead garage door will be Backdrop. Residential Guidelines were discussed. Window placement was discussed. The board recommended adding a window on the right elevation, in the garage. The subject home passed a similarity review. No issues were noted. The applicants agreed with the suggestion. The size of the subject home was discussed. Ms. Heinzman explained that the proposed home is 40 feet wide and 68 feet deep.

**MOTION: To approve the plans, with the addition of a window on the right elevation.**

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

Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova

Nays: None

PULTE HOMES                      685 SHINNECOCK LN S/L 46                      SINGLE FAMILY CONDO

Jamie Heinzman and Chris Schneider of Pulte Homes attended the meeting to present the project and answer questions. They were seeking approval to construct a 4,717 square foot Acend CT2H model condominium within the Clubside Manor subdivision. The home will feature a 2-car front load garage and a fireplace in the gathering room. It will also have a finished basement and a second floor loft. Finish colors and materials were discussed and include Accessible Beige siding, Mega Greige shake, and Charcoal Mist stone. The brick will be Cedar Creek. The trim will be Accessible Beige. The front door will be Seal Skin and the overhead garage door will be Mega Greige. Residential Guidelines were discussed. Window placement was discussed. The board recommended adding a window on the left elevation, in the garage. The applicants agreed with the suggestion. The subject home passed a similarity comparison. No issues were noted.

**MOTION: To approve the plans, with the addition of a window on the left elevation.**

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

Yeas: Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: None

**MISCELLANEOUS:**

Ms. Davis stated that next month the Board would look at the shutter guidelines as well as the new similarity guidelines. The updated similarity revisions go into effect next month.

The date of the March meeting was discussed. The meeting is scheduled for March 26, which is the middle of spring break. Mr. Verdova stated he would not be available. Alternate dates were discussed. Ms. Davis stated that the 19<sup>th</sup> is available before the scheduled meeting of the Landmark Commission. It was noted that the due date for submissions would have to be adjusted.

**ADJOURNMENT:**

Mr. Shrout moved; Ms. Coleman seconded, and the meeting adjourned at 7:30 p.m. on a unanimous voice vote.

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Melissa Coleman, Chairman

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Christine Gruttadauria, Secretary