

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
February 28, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, February 28, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Melissa Coleman, Chairman
Keith Packard, Vice Chairman
Lauren Broderick
Thomas Shrout
Mark Verdova

Absent: None

Also Present: Meredith Davis, Asst. Director of Planning, Zoning, & Building Division
Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

Motion: To add JW Congregational Support to Miscellaneous.

Mr. Packard moved; Ms. Broderick seconded and the motion carried, 5-0 on a roll call vote.

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

Nays: None

OATH OF OFFICE:

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

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of January 24, 2019 meeting, as submitted

Ms. Broderick moved; Mr. Shrout seconded and the motion carried, 5-0 on a roll call vote.

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

Nays: None

OLD BUSINESS:

LORI MARKLE 170 YORKSHIRE DRIVE REVISIONS

Erick Markle attended the meeting to present the revisions to the Board. Mr. Markle stated that instead of a single door with two windows on either side, they changed to a French door with side vents. There is a transom window over the door. Mr. Markle stated that the reason for the change was based solely on their personal preference. Mr. ShROUT clarified if the change was on the front or the rear of the house. The applicant stated it was the East wall, which is the rear of the house. He confirmed that all exterior finish colors and materials match the existing home.

MOTION: To approve the revisions, as submitted

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

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

Nays: None

NEW BUSINESS:

MARK BROWER 330 N. BISSELL RD ADDITION/PORCH ROOF

Mark Brower, homeowner was present to describe the project and answer questions. Mr. Brower explained he plans to modify the front entrance of the house. He proposes to extend the existing roof over the entrance. Additionally he plans to dress up the entryway with the addition of stone. Mr. Verdova clarified if the applicant was adding a second roof, or if the proposed roof would tie in to the existing roof. The applicant stated it would be attached. Mr. Brower states the existing roof was replaced in 2008. He stated he has shingles from that project that he will use for the new roof. Mr. Verdova stated that the addition of the roof is a good idea, but the addition of the stone seems out of place. Mr. Verdova noted that there was not a very good place to terminate the stone. Residential guidelines were discussed, specifically the way stone should wrap the corners of the front elevation.

MOTION: To approve the plans, as submitted

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 4-1, on a roll call vote.

Yeas: Ms. Coleman, Mr. Packard, Ms. Broderick, Mr. ShROUT

Nays: Mr. Verdova

DREES HOMES 989 HAWKIN LANE S/L 25 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes attended the meeting to present the project and answer questions. She is seeking approval to construct a 4,151 square foot Dempsey B model home. The house will feature a two-car front-load garage and a covered front porch. This house will not have a fireplace. The proposed home passed a similarity comparison. Finish colors and materials were discussed and include Deep Brunswick

siding, Port Huron brick, and Deep Brunswick shake. The soffit and trim will be finished in Liberty White and the stone will be Appalachian LedgeStone. Residential Guidelines were reviewed. Front window grids were discussed.

MOTION: To approve the plans, as submitted.

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.
Yeas: Mr. Verdova, Mr. Packard, Ms. Coleman, Ms. Broderick, Mr. Shrout
Nays: None

CLASSIC HOMES

565 OAK HOLLOW

SCREENED PORCH

Ed Wurm Jr. attended the meeting to present the project and answer questions. Mr. Wurm was not present when the other applicants were sworn in. Ms. Coleman administered the oath to Mr. Wurm. The applicant is seeking approval to construct a screened porch with a fireplace on the back of the house. The new porch will replace an existing deck. Mr. Wurm stated that finish materials would match the existing house. One window will need to be removed from the rear elevation to accommodate the proposed fireplace. Mr. Wurm stated there would not be skirting to grade. The porch would be open underneath, like the current deck. Ms. Davis clarified that a screened porch does not need skirting to grade. A three-season room would require the skirting. It was noted that the new porch would cover a window in the basement. It was clarified the window in question does not serve as an egress window. Access from the house to the porch was discussed.

MOTION: To approve the plans, as submitted.

Ms. Broderick moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Verdova, Ms. Coleman, Mr. Packard, Mr. Shrout
Nays: None

OLD WORLD CLASSICS

425 CLUB DRIVE W

SINGLE FAMILY RESIDENCE

Kevin English of Old World Classics attended the meeting to present the project and answer questions. Mr. English is seeking approval to construct a 5,238 square foot home. The proposed home features a 3-car side load garage. Finish colors and materials were discussed and include Moire Black shingles, and Cedar shake siding accents, stained Mount Ash. The siding is White, The front door and overhead garage doors are Black. There are three portions of a metal roof proposed. The front porch and two small bump outs. The metal roof will be Black. Mr. Verdova questioned the orientation of the house. Mr. English stated that it was the customer preference. There is a side porch planned and the customer wanted the porch to face away from Club Drive. Mr. Verdova recommends reorienting the house to garage right. The other houses on the street all have garage right orientations. He stated that the orientation as it is proposed makes it difficult aesthetically for neighbors and future projects. Ms. Broderick agreed with the suggestion. Removing the side porch was discussed. The applicant agreed with the suggestion and agreed to reorient the house to garage right.

MOTION: To approve the plans, with reorienting the house to garage right.

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 5-0 on a roll call vote.
Yeas: Mr. Verdova, Ms. Coleman, Ms. Broderick, Mr. Packard, Mr. Shrout
Nays: None

PULTE HOMES 820 BIRDSONG CT S/L259 SINGLE FAMILY RESIDENCE

Chris Schneider, of Pulte Homes was on hand to present the project. He is seeking approval to construct a 6,386 Square foot Deer Valley LC2B model home. In the Hawthorne Subdivision. The home features a 3-car side-load garage, and a fireplace in the gathering room. Finish colors and materials were discussed and include Granite siding, Charcoal Mist stone, and Moire Black Shingles. The soffit and trim will be Extra White, and the front door Tricorn Black. The proposed home was compared to existing homes for similarity. The Board found no issue. Residential Guidelines were reviewed. It was noted that windows that appeared very faint on the left and right side elevations, on the plans, would be included in the construction.

MOTION: To approve the plans, as submitted.

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.
Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman, Mr. Packard, Ms. Broderick
Nays: None

PULTE HOMES 608 BELJON LANE S/L 37 SINGLE FAMILY RESIDENCE

Chris Schneider, of Pulte Homes was on hand to present the project. He is seeking approval to construct a 5,578 square foot Allison II CR2H model home. The home will feature a 3-car side load garage and a fireplace in the gathering room. The proposed home is located in phase 2 of the development. Phase 2 will accommodate about 35 homes. Finish colors and materials were discussed and include Weathered Gray siding and shake, and Country Road Brick. The stone will be Echo Ridge Ledge stone. The trim and soffit will be Extra White. The front door and the overhead garage door will be finished in Pewter Cast. The proposed home is on one of the first lots to be developed in the second phase. At this time, there are no other homes to compare for similarity. Residential Guidelines were reviewed. Window placement was discussed. No additional windows were recommended.

MOTION: To approve the plans, as submitted.

Ms. Broderick moved; Mr. Shrout seconded and the motion carried, 5-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Shrout, Ms. Coleman, Mr. Packard, Mr. Verdova
Nays: None

PULTE HOMES 590 BELJON LANE S/L 34 SINGLE FAMILY RESIDENCE

Chris Schneider, of Pulte Homes was on hand to present the project. He is seeking approval to construct a 5,425 square foot Willwood HR2X-10 model home. The home will feature a 2-car side-load garage and a fireplace in the gathering room. The

proposed home is located in phase two. At this time, there are no other homes available for a similarity comparison. Finish colors and materials were discussed and noted. The finishes include Flagstone siding, Cedar Creek brick, and Weathered Gray shake. The trim and soffit will be finished in Extra White and the overhead garage door will be Pewter Cast. Residential Guidelines were reviewed. No recommendations were noted.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Ms. Broderick seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

PULTE HOMES 582 CARA COURT S/L 20 SINGLE FAMILY RESIDENCE

Chris Schneider, of Pulte Homes was on hand to present the project. He is seeking approval to construct a 5,425 square foot Willwood HR2Y model home. The proposed home is the last lot to be developed in the first phase. The home will feature a 2-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed, and noted on the plans. The finishes include Harvard Slate siding, Weathered Gray shake, and Moire Black shingles. The trim and soffit will be finished in Extra White and the front door will be Tricorn Black. Brick to grade will be Cedar Creek. The Board recommends a different brick. The Cedar Creek seems off with the other selected finishes. Options were discussed, such as deleting the brick and changing to stone, or changing the brick to a different color. After review of existing houses for similarity, it was recommended to change the brick to Echo Ridge Fieldstone. The applicant agreed to the change. Shutters and window placement were discussed. It was noted that only one window on the front elevation was showing shutters. The applicant agreed that black shutters would be added to the front windows. It was agreed that the subject house would add shutters to match the shutters that were added to sub lot 11 (569 Cara Court).

MOTION: To approve the plans, with a change to the brick to Echo Ridge Fieldstone, add shutters to front elevation, to match sub lot 11.

Ms. Broderick moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

RYAN HOMES 460 LAKELAND WAY S/L 46 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan homes were on hand to present the project and answer questions. They are seeking approval to construct a 4,882 square foot Springmanor model home. The home will feature a 3-car front facing garage and a fireplace in the gathering room. The subject home also features a walkout basement. The proposed home is located in phase two of the Forest Ridge Subdivision. At this time, there is one home available for a similarity comparison. The subject home is a ranch style home the comparable is a colonial. The Board found no areas of concern regarding the comparable. Mr. Verdova questioned what the pediments located in the

gables were made of. Mr. Wendzicki stated that the gables are made from a mix of a fire blast urethane, which is then painted to match the front porch column and the window trim. Finish colors and materials were discussed and noted on the plans. Finishes include Sagebrook siding, Bucks County stone and Stone Mountain Clay shake. The front door will be finished in Maroon. The trim and soffit will be finished in White. Window placement was discussed. It was recommended that a window be added to the right side elevation in the garage. The applicant concurred with the recommendation and agreed to add the window.

MOTION: To approve the plans, with the addition of one window on the right side elevation in the garage.

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

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

Nays: None

RYAN HOMES 465 LAKELAND WAY S/L 47 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan homes were on hand to present the project and answer questions. They are seeking approval to construct a 5,010 square foot Palladio 2-story model home. The subject house is a ranch style home with an added second floor. The home features a 2-car front load garage and a fireplace in the family room. Mr. Wendzicki stated that the subject home is a new elevation, not previously seen by the Board. The roofline was discussed, as well as how well the addition of the second floor flows with the ranch style. Mr. Wendzicki stated that the side elevations give a better perspective of the roofline. Ms. Coleman stated that the addition of the second floor look like a strange addition. The applicant stated that the subject home is located in the 2nd phase of Forest Ridge. Finishes and materials were discussed and noted. Finishes include Teak siding, Stone Mountain Clay shake, and Dakota Ledge stone. The trim and the soffit will be finished in White, and the front door will be Black Fox. Residential Guidelines were reviewed. Stone on a comparable house was discussed as being too similar. Ms. Broderick noted that the overall aesthetic of the subject house is so different, similar shades of stone will not make a difference. The Board agreed.

MOTION: To approve the plans, as submitted.

Ms. Broderick moved; Mr. Shrout seconded and the motion carried, 4-1, on a roll call vote.

Yeas: Ms. Broderick, Mr. Shrout, Mr. Packard, Mr. Verdova

Nays: Ms. Coleman

RYAN HOMES 860 SUNRISE CIRCLE S/L 63 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan homes were on hand to present the project and answer questions. They are seeking approval to construct a 4,061 Square foot Columbia model home. The home features a 2-car front load garage and a fireplace that will vent out the back in the family room. This is the second home proposed in the Forest Ridge Subdivision. At this time, there are no other houses to compare. Finish

materials and colors were discussed and noted. They include Wedgewood Blue siding, Sugar Creek Queen brick, and Stone Mountain Clay shake. Soffit and trim will be finished in White; the front door will be finished in Tricorn Black. Residential Guidelines were reviewed. Window placement was discussed. It was recommended to add a window on the left side elevation in the garage. The applicant concurred with the suggestion and agreed to make the change.

MOTION: To approve the plans, with the addition of a window, left side elevation in the garage.

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

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

Nays: None

RYAN HOMES 865 SUNRISE CIRCLE S/L 56 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan homes were on hand to present the project and answer questions. They are seeking approval to construct a 4,018 square foot Torino model home in the Forest Ridge Subdivision. The home features a 2-car front load garage and a family room with a fireplace. The subject home passed a similarity comparison. It was noted that there was only one other home to compare to at this time. Finish materials were discussed and noted. They include Sagebrook siding, Bucks County stone and Sandy Tan shake. Soffit and trim will be finished in Beige. The front door will be Fiery Brown and the overhead garage door will be finished in Beige. Window placement was discussed. It was recommended to add a window to the left side elevation in the garage. The applicant agreed with the recommendation and will implement the suggestion.

MOTION: To approve the plans, with the addition of a window, with shutters, on the left side elevation, in the garage.

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 4-1, on a roll call vote.

Yeas: Ms. Coleman, Mr. Packard, Ms. Broderick, Mr. Shrout

Nays: Mr. Verdova

RYAN HOMES 875 SUNRISE CIRCLE S/L 55 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan homes were on hand to present the project and answer questions. They are seeking approval to construct a 4,331 square foot Palladio Ranch model home in the Forest Ridge Subdivision. The home features a 2-car front load garage and a fireplace in the family room. The proposed home also features a finished basement with a bedroom. The subject home passed a similarity comparison. Colors and finishes were discussed and include Pewter siding, Gramercy brick, and Black shutters. The soffit and trim will be finished in white and the front door will be Maroon. Residential Guidelines were reviewed. The Board recommended adding a window to the right elevation in the garage. The applicant agreed to the suggestion.

MOTION: To approve the plans, with the addition of a window, right side elevation in the garage.

Ms. Broderick moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

MISCELLANEOUS:

JW CONGREGATIONAL SUPPORT 554&610 CHILLICOTHE RD PRELIMINARY

Clifford Collins and Mark Stoner of JW Congregational Support attended the meeting to present their project and answer questions. Ms. Coleman administered the oath to the applicants, as they were not present at the beginning of the meeting. The applicants are seeking preliminary feedback for a proposed project. Mr. Clifford explained the project. He stated that he has entered into an agreement to purchase the property, contingent on approvals from the City. Mr. Collins stated that the proposed building would face State Route 43. There will be columns on either side of the front door and a gable roof. Mr. Collins made it clear that the windows are not being constructed using glass block. No windows are planned for the North or South elevations. Ms. Coleman questioned the flat roof and the window placement.

Ms. Broderick also questioned the roofline. She stated that it gives the building the appearance of an industrial building, or a large storage shed. The building in its current form does not capture the Western Reserve Elements. Mr. Collins stated that the dimensions of the building are about 75-80 feet long and about 40 feet wide.

Ms. Coleman suggested adding more depth to the building, possibly with a bump out, or a change in the roofline.

Mr. Packard questioned the roof and the appearance of the mechanicals from the rear elevation. Mr. Packard pointed out that the rear elevation faces Leighton Elementary school. He also noted that there is a lot of traffic that flows through the school parking lot. Ms. Coleman agreed with Mr. Packard. Mr. Clifford asked if some of the concerns could be addressed with landscaping.

Mr. Verdova asked how the design originated. Mr. Collins stated that the design is standard for Kingdom Halls. Mr. Clifford stated that he understands they are at a conceptual stage, but would like to keep the building somewhat standardized to streamline building and keep costs down. Mr. Shrout asked if there were alternate designs with a different roofline. He also stated that the location is great and he is happy to see someone developing it. He voiced concerns regarding the flat roof that can be seen from the rear.

