

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

The Architectural Board of Review met in a scheduled meeting on Thursday, March 28, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:29 p.m.

ROLL CALL:

Present: Melissa Coleman, Chairman
Keith Packard, Vice Chairman
Thomas Shrout

Absent: Mark Verdova

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

AMENDMENTS TO AGENDA:

Motion: To accept the submission of photos and finish materials for 675 Morgan Trail for Review.

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

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

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 February 28, 2019 meeting, as submitted

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

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

Nays: None

OLD BUSINESS:

None

NEW BUSINESS:

FITZGERALD 675 MORGAN TRAIL S/L 220 ACCESSORY STRUCTURE

Tom Paul of Paul Architects was present to describe the project and answer questions. The applicant is seeking approval to construct a detached garage. Mr. Paul stated the garage would be used primarily to store a boat and a trailer. He stated that currently both are parked either in the street, or in the driveway. Finish materials were discussed. Ms. Coleman verified that all materials would match the existing house. The applicant stated that he would use LedgeStone on the front elevation and brick to grade on the side and rear elevations. Ms. Davis informed the Board that the project was presented to the Board of Zoning Appeals for a height and size variance. She further stated that BZA granted the requested variances. Ms. Coleman verified the attached breezeway would be open. No shutters are proposed at this time.

MOTION: To approve the plans, as submitted

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

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

Nays: None

GENTILE 446 BERWICK CIRCLE EXTERIOR RENOVATION

Nick Slaughterbeck of Roberto Pinedo Architects attended the meeting to present the project and answer questions. Mr. Slaughterbeck is seeking approval to renovate the exterior of the home, and add a new limestone patio with steps. The applicant proposes to remove the front entryway of the home and replace with a stone veneer. The home will get new shingles, gutters, and downspouts. The shingles will be Driftwood, and the gutters and downspouts Cream. The existing brick on the house will be painted Aged White. Other finishes and colors include Cream-colored soffit and trim and custom Dark Brown shutters. The new entry will consist of rough-cut El Dorado stone. The overhead garage door will be white and the front door Dark Brown. The applicant stated that he had the approval of the Homeowners Association. Mr. Shrout commented that the update is very creative. Ms. Coleman questioned the color of the trim. The photos that were provided, give the trim the appearance of a peach color. The applicant confirmed the trim would be white.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

JEFFERY SHAFER 275 BONNIE LANE ACCESSORY STRUCTURE

Jeff Shafer, Homeowner, attended the meeting to present the project and answer questions. Mr. Shafer is seeking approval to add and construct a third bay to his existing garage. The applicant stated he has the approval of Manny Barenholtz. Materials and finish colors were reviewed and include white siding with a Moire Black shingle. Both will match the existing home. Gutters and trim will also be white. The applicant stated that there were other front facing garages in the neighborhood.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

JEFF MILLER 1260 CALIFORNIA STREET EXTERIOR RENOVATION

Neither the applicant nor a representative attended the meeting to present the project. The Board did not discuss the project.

MOTION: No motion required

DEMMING FINANCIAL 13 NEW HUDSON ROAD ADDITION

George Clemens of Clemens Pantuso Architecture attended the meeting to present the project and answer questions. Mr. Clemons is seeking approval to construct an addition to the Train Depot Building. Mr. Clemens explained the project. He stated the addition would run perpendicular to the existing building. Mr. Clemens explained the challenges of the historic building, including conforming to the guidelines of historical standards. The proposed addition will have a modern barn look and complement the existing building. There will be a glass enclosure connecting the new building to the old. The applicant is not trying to mirror the Depot building. The addition is planned to be about five feet taller than the existing building. Existing vegetation will block the end of the new building. The applicant stated they will be adding historic lighting and are trying to mimic the existing historic light posts. Finish colors and materials were reviewed. The siding will be November Rain (Off White), Board and Batten. The use of a standing seam Gray metal roof was discussed. Ms. Coleman explained the Guidelines, and stated that typically a metal roof is not acceptable. Ms. Davis noted that the project has been presented to the Landmark Commission on three occasions. Landmark is in favor of the metal roof because it differentiates from the existing historical building. Ms. Davis also noted that the applicant has adopted many of the suggestions given by Landmark. The Landmark Commission issued a certificate of appropriateness at the March 21, 2019 meeting. Mr. Shrout commented that he appreciates that the focus will remain on the existing Depot building. He applauds the respectful approach. The applicant stated that the accent color that is on the existing building would not be used on the proposed addition. Mr. Clemens explained that they considered using the accent color for the siding of the addition, but determined it would be too overwhelming to have a big green barn. Additionally he did not want to use the green as an accent to the addition and have it resemble the existing building. He stated the focus should remain on the historic

Depot building. The size of the addition was discussed. Mr. Clemens stated a smaller version of the addition was considered, but it ended up looking like a shed. The two-dimensional drawings do not do the structure justice. The Board questioned the placement of the fireplace vent. The fireplace will vent through the roof. Ms. Davis noted that the Landmark Commission approved the placement of the vent. It was noted that the vent would most likely not be seen from the street, as it will be placed about 20 feet from the edge, and there are existing trees to obscure the view. The applicant stated that new landscape would be added to the addition. Ms. Coleman explained that since there were only three members in attendance, all would have to vote yes to approve the project. Mr. Clemens polled the members to determine if he should move forward with a vote, or table the project to another meeting. The applicant decided to proceed with a vote.

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. Packard

Nays: None

REDGATE SAWMILL 337 EAST GARFIELD RD SIGN

Roy Harris, business owner is seeking approval to construct a sign for his new business. Mr. Harris proposes to hang a sign made of a live edge slab of wood. Mr. Harris will use the existing frame to affix the sign. The Board recommended using lag bolts to affix the sign from the side rather than chains. Mr. Harris agreed, and will implement the suggestion when the installation takes place. The Board asked for clarification as to the wording of the sign. The applicant stated the sign will read Sawmill Originals, Live edge Furniture. The letters will be white vinyl with black edging. The lettering will be centered on the sign.

MOTION: To approve the plans, with a change in verbiage, and a change in the way the sign will be affixed to the frame.

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

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

Nays: None

RYAN HOMES 390 LAKELAND WAY S/L 39 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes was on hand to present the project. He is seeking approval to construct a 3,251 square foot Pisa Torre model home. The home will feature a 2-car front-load garage and a fireplace in the great room. The proposed home is located in phase two of Forest Ridge. At this time, there are no other homes available for a similarity comparison. Finish colors and materials were discussed and noted. The finishes include Sandy tan siding, Smokey Mountain Brick, and a Roycroft Bronze front door. The trim, soffit and overhead garage door will be White. The roof will be Weathered Wood. Residential Guidelines were reviewed. It was noted the fireplace would vent out the rear of the home. Window placement was discussed. The Board

recommended adding two windows. One in the master bedroom and one in bedroom two. The applicant agreed with the suggestion and approved the change.

MOTION: To approve the plans, adding a window in the master bedroom, left elevation, and a window in Bedroom two, right elevation.

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

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

Nays: None

RYAN HOMES 840 SUNRISE CIRCLE S/L 61 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes was on hand to present the project and answer questions. Mr. Wendzicki is seeking approval to construct a 5,584 square foot Torino C model home. The home will feature a 2-car front-load garage and a fireplace in the family room. The home will be located in Phase II of the Forest Ridge Subdivision. The front elevation of the proposed plan shows the fireplace venting out the side. Mr. Wendzicki clarified that the fireplace would vent out the rear as stipulated in the guidelines. The proposed house passed a similarity comparison. Finish colors and materials were discussed and noted. Finishes include Briarwood siding, Autumn Buckeye stone, and Black Fox front door. The trim, soffit, and overhead garage door will be white. The shutters will be Brown. The roof will be Weathered Wood. Window placement was discussed the Board recommended the addition of one window in the garage on the right side elevation. Mr. Wendzicki agreed with the Board and approved the change. Ms. Coleman questioned the placement of windows in the owner's bedroom. There was a brief discussion regarding usable space with the current location of the windows.

MOTION: To approve the plans, with the addition of a window in the garage, right side elevation, and noting the fireplace will vent out the rear.

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

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

Nays: None

RYAN HOMES 850 SUNRISE CIRCLE S/L 62 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan homes was on hand to present the project and answer questions. He is seeking approval to construct a 5,578 square foot Spring Manor M model home. The proposed home features a 2-car front-load garage and a fireplace in the great room. The home will be located in phase II of Forest Ridge. Finish materials and colors were reviewed and include Teak siding, Aspen Buckeye stone, and Stone Mountain Clay shake. The trim, soffit and overhead garage door will be Beige. The front door will be Rookwood Shutter Green. The home did not pass a similarity comparison. The color package of the subject home is too similar to the existing house immediately to the right. Ms. Coleman noted that the elevations are completely different; however, the color pallets are much too similar. Mr. Wendzicki proposed changing the siding and

the shake of the subject house to White. He also proposed changing the trim, soffit, and garage door to white. The Board accepted the recommendation. Mr. Wendzicki stated he would contact the homeowner and explain the changes. Mr. Wendzicki further stated that if the homeowners did not agree with the changes, he was comfortable bringing the project back to the Board for revisions. Window placement was discussed. The Board recommended adding a window to the right side elevation, in the garage. Mr. Wendzicki agreed with the suggestion and approved the change.

MOTION: To approve the plans, with a change to the color of siding and accent siding to White and changing the trim, soffit, and overhead garage door to white. Also, adding one window on the right side elevation in the garage.

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

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

Nays: None

PULTE HOMES 613 BELJON LANE S/L 47 SINGLE FAMILY RESIDENCE

Jaimie Heinzman and Chris Schneider attended the meeting to present the project and answer questions. They are seeking approval to construct a 3,276 square foot Woodside CR21 model home, in Phase II of Beljon Farms. The subject home will feature a 3-car, side-load garage. The home passed a similarity comparison. Finish colors and materials were discussed and include Marine Blue siding, Ashbury brick, and Echo Ridge LedgeStone. The front door will be Cyber Space, the overhead garage door will be Balanced Beige, and the trim will be Extra White. Residential Guidelines were reviewed. Window placement was discussed. The Board recommended adding a window in the flex room on the left elevation. The applicants agreed with the suggestion and approved the change. No shutters are planned at this time.

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

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

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

Nays: None

PULTE HOMES 100 BRIGHTON DRIVE S/L 68 SINGLE FAMILY CONDO

Chris Schneider asked the Board to move 100 Brighton Drive up one position on the agenda. Mr. Schneider stated moving 100 Brighton in front of 845 Birdsong would allow the Board to discuss 845 Birdsong and 615 Morgan back to back, as they are both in the Hawthorne Development.

MOTION: To move 100 Brighton Drive up one position on the agenda.

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

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

Nays: None

PULTE HOMES ~~100 BRIGHTON DRIVE S/L 68~~ SINGLE FAMILY CONDO
106 BRIGHTON DR S/L 67 SINGLE FAMILY CONDO

Jaimie Heinzman and Chris Schneider attended the meeting to present the project and answer questions. The applicants are seeking approval to construct a 2,928 square foot Napa Valley model condominium. The proposed home is located in Club Side Manor in Barrington. The home passed a similarity comparison. Finish materials and colors were discussed and noted. The color package is a classic Barrington color scheme. Portico siding and Trim, Country Road brick, and Boral Pro stone. The Board and Batten will be Dorian Gray. The soffit will be Clay and the overhead garage door will be Dorian Gray. Residential Guidelines were reviewed. It was noted the fireplace will vent through the roof and be wrapped in brick to match the front elevation. Window placement was discussed. No issues were noted.

MOTION: To approve the plans, as submitted.

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

****It was noted after the meeting, that Pulte submitted the incorrect site plan, with an incorrect address and sub lot number. The design and colors of the proposed home will stay the same. Pulte will resubmit a correct site plan to the Building Department.**

PULTE HOMES 845 BIRDSONG CT S/L 264 SINGLE FAMILY RESIDENCE

Jaimie Heinzman and Chris Schneider attended the meeting to present the project and answer questions. They are seeking approval to construct a 3,677 square foot Deer Valley NC2G model home. The proposed home will feature a 3-car side-load garage and a fireplace in the gathering room. The subject home passed a similarity comparison. Finish colors and materials were discussed and include Royal-Natural Cedar siding, Country Road brick, and Aspen Ledge stone. The trim will be Extra White, and the front door will be Seal Skin. Residential Guidelines were reviewed. It was noted that window placement previously discussed on other Deer Valley models have been added to the plans of the subject home.

MOTION: To approve the plans, as submitted

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

PULTE HOMES 615 MORGAN TRAIL S/L 254 SINGLE FAMILY RESIDENCE

Jaimie Heinzman and Chris Schneider attended the meeting to present the project and answer questions. They are seeking approval to construct a 5,438 square foot Bourges HR2H model home. The Board has not previously reviewed this plan. The subject home

is a ranch style home with a loft. It will feature a 3-car, side-load garage and a fireplace in the gathering room. The subject home passed a similarity comparison. The Board compared several homes to the subject house. Finish materials and colors were reviewed and include Storm siding, Signature Blend brick, and Black Rundle stone. The trim will be Extra white and the front door will be Tricorn Black. The overhead garage door will be Balanced Beige. The size and layout of the home were discussed. Residential guidelines were reviewed no concerns were noted.

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. Packard

Nays: None

MISCELLANEOUS:

Mr. Schneider stated that Pulte Homes was considering using white garage doors on all new projects in the future. Mr. Schneider asked the Board for their opinion regarding that change. Ms. Coleman stated she did not have an issue with the proposed change being implemented in any new developments. Mr. ShROUT and Mr. Packard agreed.

The Board discussed the resignation of Ms. Broderick. Ms. Davis noted that a new member has not been named, nor has there been a decision made regarding the idea of an alternate member. The Board discussed meeting conflicts. Ms. Davis asked that the members notify the Building Department as soon as they knew they would not be able to attend upcoming meetings. Mr. Packard has a conflict in May. Mr. ShROUT asked about the possibility of voting via Email.

MOTION: No motion required for discussions.

ADJOURNMENT:

Mr. Packard moved; Ms. Coleman seconded, and the meeting adjourned at 8:35 p.m. on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary