

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
June 28, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, June 28, 2018, in Council Chambers of City Hall. Thomas Shrout called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Melissa Coleman
Keith Packard
Thomas Shrout
Mark Verdova
Lauren Broderick, arrived late 6:32 p.m.*

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

AMENDMENTS TO AGENDA:

None

OATH OF OFFICE:

Mr. Shrout administered the oath to all those in attendance who wished to speak during the meeting.

*6:32 p.m. Ms. Broderick arrived to the meeting and resumed the duties of chairperson.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of May 24, 2018 meeting, as submitted

Mr. Packard moved; Mr. Verdova seconded and the motion carried, on a 4-0-1 voice vote.

Yeas: Mr. Packard, Mr. Verdova, Mr. Shrout, and Ms. Broderick
Nays: None
Abstentions: Ms. Coleman

NEW BUSINESS:

YARDMAN'S

129 TIMBER TRAIL

ATTACHED PERGOLA

Jim Yarmus, of Yardman's was in attendance to answer questions. He was seeking approval to construct a 14 x 15, 210 square foot attached pergola, attaching to the home, and replacing an existing awning. There was a discussion regarding the dimensions and how far the Pergola will extend beyond the existing house and awning. The project was described as being attached to the home in the rear, as well as extending beyond the existing awning. The project will be centered on the sliding door. The project materials were described as maintenance free white vinyl.

MOTION: To approve the plans, as submitted

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

DAVID BARNES 125 BURNING TREE SINGLE FAMILY HOME

Todd Scott, of Charis Homes, and David Barnes, homeowner was present at the meeting. They were seeking approval to erect a 2,653 square foot home within the Willard Subdivision. The project includes a 22X24, 528 square foot detached garage. This home features a 2-car rear loading garage, a great room with fireplace, and a screened porch. There was a discussion regarding the venting of the fireplace. Meredith Davis clarified the code for venting of fireplaces. The board discussed with the builder, adding a chase and venting the chimney up. The installation of a chimney with stone was also discussed. Mr. Scott verified the front elevation windows will have shutters. The side and back elevation windows will have 4 inch wraps. Finishes were presented and noted on the plans, including Greystone siding, Portland Smoke stone, and black shutters. Two foot stone wrap on the corners of the structure will be added. The unit passed the similarity comparisons.

MOTION: To approve the plans, with the fireplace venting through the roof. Stone chimney, wrapping on the windows and the inclusion of 2 foot stone wraps on the corners of the structure.

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

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

Nays: None

SAFEGUARD RENOVATION 225 LAKELAND WAY SCREENED PORCH

David Rogers, of Safeguard Renovation, and Michelle Kisthardt, homeowner was in attendance to represent the application. Mr. Rogers was sworn in by Ms. Broderick as he was absent for the initial swearing in. They were seeking approval to erect a 20 x 10, 200 square foot screened porch, to the rear elevation of the home. The porch will be constructed with a flat roof, with pre-pitched foam board. The porch will have no skirting. The porch will be constructed 18 inches above the existing window. The Homeowner provided a drawing of landscape intentions. It was agreed to extend the landscaping to all sides of the porch. There was a discussion regarding the window located under the

proposed porch. Concerns regarding egress were noted. The materials were presented and noted as Timbertech, stone ash, with white railing and black spindles.

MOTION: To approve the plans, with an extension of the landscaping and railings included on the steps.

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

DREES HOMES 987 HAWKIN LN S/L 26 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was on hand to present the project, and answer questions. She was seeking approval to construct a 4,980 square foot, 2 story elevation C Northwood home within the Hawkin subdivision. This unit features a 2-car front-facing garage. The subject house was compared to several existing units. The question was raised to switch from brick to stone. Alicia Verner states that it would be a significant cost increase to the homeowner. The subject house passed similarity comparisons. Windows were discussed. A window will be added in the master suite on the right elevation. There were no shutters to consider. Finishes for the project will include Monterey Almond siding, Monterey Almond shake, and Shiawassee brick. The front door will be Rustic Red.

MOTION: To approve the plans, with an addition of a 3052 single window in the master suite right elevation.

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 4-1, on a roll call vote.
Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Mr. Shrout
Nays: Ms. Coleman

BLINK SIGNS 150 LENA DRIVE MONUMENT SIGN

Vince Dianno of Blink Signs was in attendance to answer questions. He was seeking approval for a 40 square foot monument sign. The proposed sign will have an aluminum face with vinyl. There will be a halo light effect. The sign will have 2 sides with a brushed aluminum reveal. The plan shows a shipping/receiving sign. The second sign does not need approval, and will not be considered or commented on. It was confirmed that no variance was needed and there is no existing sign.

MOTION: To approve the plans, as submitted

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 4-0-1, on a roll call vote.
Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Ms. Coleman
Nays: None
Abstain: Mr. Shrout

RYAN HOMES 120 LAKELAND WAY S/L 4 SINGLE FAMILY RESIDENCE

Joe Baker, Phil Wendzicki, and Matt Stoltz of Ryan Homes were in attendance to represent the project. They were seeking approval to erect a 4,471 square foot 2-story elevation M, Genoa in the Forest Ridge subdivision. This unit will feature a 2 car front load garage. The subject house was compared to existing structures as well as the additional structures being presented. There was a discussion regarding color variety of the front doors. It was confirmed by Mr. Baker the colors are different. The unit passed similarity comparisons. The project was reviewed for Residential Guidelines. Shutters on the side elevations were discussed. Shutters will not be required on the right and left side elevations. A 4 inch wrap of the side elevation windows will be substituted for the shutters. Finishes were presented and noted on the plans as Teak Dark Beige siding, Aspen Buckeye Ledge stone brown/gray stone, and Sedona Red Shake.

MOTION: To approve the plans, with the removal of side elevation shutters and a 4 inch wrap to side elevation windows.

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 3-2, on a roll call vote.

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

Nays: Ms. Broderick, Mr. Shrout

RYAN HOMES 185 LAKELAND WAY S/L78 SINGLE FAMILY RESIDENCE

Joe Baker, Phil Wendzicki, and Matt Stoltz of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 5,804 square foot 2-story elevation N, Torino model home. This structure will feature a 2-car front load garage. The subject house was compared to five surrounding homes. The project passed the similarity comparisons. The project was reviewed for Residential Guidelines. It was noted that the plans indicate a fireplace venting to the side elevation. Ryan Homes representatives clarified the fireplace will vent out the back. The discrepancy was noted on the plans. New plans are not required. There was a discussion regarding window placement, specifically, a proposed window located in the stairway. A window will be added on the right elevation in the garage. The window will have shutters. It was further noted the roof will be asphalt shingles, not metal as indicated on the plans. Finishes were presented and noted on the plans as Flint Gray siding, Dakota Ledge stone medium gray stone, and Dark Navy shutters.

MOTION: To approve the plans, with an added window with shutters on the right elevation and a fireplace that vents to the rear.

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

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

Nays: Mr. Verdova

RYAN HOMES 310 LAKELAND WAY S/L 31 SINGLE FAMILY RESIDENCE

Joe Baker, Phil Wendzicki, and Matt Stoltz of Ryan Homes were in attendance to represent the project. They were seeking approval to erect a 4,585 square foot 2-story elevation K, Daventry model home. There was a discussion regarding this sub lot. The sub lot was previously approved in January of 2018 with a different elevation. The sub lot is being presented a second

time with a different color scheme, and a different elevation. The subject home features a 2-car front loading garage with carriage style doors, a walkout basement, and a rear elevation great room with a fireplace. The project passed a similarity comparison. The finishes were noted on the plans and include Wedgewood blue/gray siding, Dakota Ledge stone, as well as board/batten Stone Mountain Clay. The project was reviewed for Residential Guidelines. The board referenced the previously approved plan to ensure consistency. A standard size window will be added to the right side elevation, in the garage.

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

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

CLASSIC HOMES 275 WESTVIEW DR S/L C30 CONDOMINIUM

Eddie Wurm Jr. was on hand to answer questions regarding the project. Mr. Wurm was sworn in by Ms. Broderick as he was absent at the beginning of the meeting. Mr. Wurm is seeking approval for a 4,527 square foot condominium. The board was presented with changes to the proposed plan at the time of the meeting. The changes include adding more curve to the arches in the front elevation, add peak braces in the front elevation, and add white trim board to the front elevation window. The changes also include adding grills to the windows. Additionally, Mr. Wurm proposes to add matching transom to the windows on the left elevation. New plans reflecting the changes will be delivered to the office. The proposed structure is part of a condominium section and the materials are similar to existing structures. It was noted, the door and some of the accents will be done in deep clay. The garage door will be painted to match the front door.

MOTION: To approve the plans, as submitted

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

*The meeting took a short recess at 8:08pm

** The meeting resumed at 8:13pm

PULTE HOMES 574 CARA COURT S/L 16 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman were present at the meeting. They are seeking approval to erect a 5,654 square foot 2-story, elevation NC2H Woodside model home, within the Preserves at Beljon Farms. This unit will feature a 2-car + 1-car side-load

garage. The subject house will contain an unfinished basement. There was a discussion regarding the similarity comparison. It was determined the color selections that were submitted were incorrect. The correct finishes were noted on the plans and include Flagstone siding, Echo Ridge Ledgestone, and Weathered Gray Shake. It was further noted that the Roof would be Moire Gray, the shutters Musket Brown, and the front door Chateau Brown. The overhead garage door will be Dorian Gray. The color packages are similar. It was determined the subject house has more stone and is a different elevation. The subject house passed the comparison. Added to the front windows will be 4 inch wrap. Windows on the side and rear elevations will not require shutters. It was clarified that the fireplace will vent out the rear, as is standard in the Residential Guidelines.

MOTION: To approve the plans, with 4 inch wrap added to the front windows

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

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

Nays: Ms. Coleman

PULTE HOMES 830 BIRDSONG COURT S/L 258 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman of Pulte Homes were present at the meeting. They were seeking approval to erect a 7,292 square foot 2-story, elevation LC2B Skyview model home within the Hawthorne subdivision. This unit will feature a 2-car + 1-car side-load garage. The basement will be unfinished. There was a discussion regarding the similarity comparison. The applicants presented color package 25. The finishes were notes as Harvard Slate siding, Black Rundle stone, and a Moire Black roof. In addition the front door will be Tricorn Black, and the overhead garage door Pavestone. The subject house passed the comparison. Residential Guidelines were discussed. The presenters clarified that a shuttered window on the front elevation, to the right of the front door, was a non-operable window and the use of shutters cosmetic. It was clarified that the cosmetic shutters will match the rest of the house.

MOTION: To approve the plans, as submitted

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

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

Nays: Ms. Coleman

PULTE HOMES 725 NANCY DRIVE S/L 271 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman of Pulte Homes were present at the meeting to answer questions about the proposed project. They are seeking approval to erect a 7,226 square foot, NC2H Skyview model home, in the Hawthorne subdivision. This unit will feature a 2-car +1-car side load garage. This unit passed similarity comparison. The finishes noted on the plans include Marine Blue siding, Ashbury brick, Echo Ridge Ledgestone stone, and Marina Blue shake. It was noted that the submitted plans did not include grids on the windows, nor did they contain 4 inch wrap on the windows. Jamey

Heinzman will submit new plans to reflect these omissions. The subject house was reviewed for Residential Guidelines. It was noted by the applicants that the lot was originally sold with a full basement. The site plan came back to reflect a garden basement, exposing an additional 60 inches of foundation on the right elevation. The applicant is proposing to frame down that area and add three garden level windows to the right side elevation.

MOTION: To approve the plans, with the addition of 3 windows on the right elevation, as well as 4 inch wrap on the windows.

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

PULTE HOMES 714 NANCY DR S/L 268 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman were in attendance to represent the project. They are seeking approval to erect a 6,424 square foot, NC2G Deer Valley model home within the Hawthorn subdivision. The project was reviewed for Residential Guidelines. A window will be added to the powder room on the right elevation. A window will also be added to the left elevation in the laundry room. The applicants clarified window placement for future submissions. The subject house passed a similarity comparison. The finishes noted on the plans include Flagstone siding, Echo Ridge Ledgestone stone, and Weathered Gray Shake.

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

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

MISCELLANEOUS:

Safeguard Renovation, 225 Lakeland Way, Screened Porch

Mr. Packard voiced concerns regarding the placement of the screened porch. The porch restricts access to the bedroom egress. Mr. Packard notes the issue does not fall under the guidelines of the Architectural Board of Review. Ms. Coleman concurs with the concerns. Mr. Packard asks that his concerns be expressed to the plans examiner.

ADJOURNMENT:

Mr. Packard moved; Mr. Shrout seconded, and the meeting adjourned at 8:54 p.m. on a unanimous voice vote.

Lauren Broderick, Chairman

Christine Gruttaduaria, Secretary