

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
October 25, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, October 25, 2018, in Council Chambers of City Hall. Tom Shrout called the meeting to order at 6:31 p.m.

ROLL CALL:

Present: Lauren Broderick, Chairman – arrived late 6:37 p.m.
Thomas Shrout, Vice Chairman
Melissa Coleman
Keith Packard
Mark Verdova

Also Present: Meredith Davis, Asst. Director of Planning, Zoning, & Building Division
Christine Gruttadauria, Secretary Pro Tem
Jack Burge, Director of Economic & Entrepreneurial Development

AMENDMENTS TO AGENDA:

Motion: To move Payne & Payne, item number 12 up the agenda to item number 1.

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, on a unanimous voice vote

OATH OF OFFICE:

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

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of September 27, 2018 meeting, as submitted

Mr. Shrout moved; Ms. Broderick seconded and the motion carried, on 3-0-2 roll call vote.

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

Nays: None

Abstentions: Ms. Coleman, Mr. Packard

** The minutes were adopted at the end of the meeting.

OLD BUSINESS:

None

NEW BUSINESS:

PAYNE & PAYNE 620 CLUB DRIVE S/L 248 SINGLE FAMILY RESIDENCE

William Payne of Payne and Payne Builders was on hand to present the project. The applicant is seeking approval to construct a 3,623 square foot 2-story residence within the Barrington subdivision. The proposed home will feature a 4-car side load garage, a first floor master suite, and a covered porch. The proposed home passed a similarity comparison. Colors and finishes were reviewed and include fiber cement siding in Timber Bark, Ashfall Country LedgeStone, and Taupe trim. It was noted that the soffit would be Burnished Slate and the Front door would be Weathered Teak. No concerns were noted.

MOTION: To approve the plans, as submitted

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

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

Nays: None

Abstentions: Mr. Verdova

*Ms. Broderick joined the meeting at 6:38 p.m.

GEORGE BALOG 675 GLEN EDEN COURT ADDITION

George Balog of Aurora, attended the meeting to present the project. He was seeking approval to add an addition to the master bedroom. The proposed addition will consist of a bathroom renovation, and the addition of a dressing room. Finish colors will match the existing house. The exterior will be Cedar and the roof will be Slate. Mr. Balog indicated that he had approval from his Homeowners Association. No Residential Guideline concerns were noted.

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

CONCETTA SCALETTA 142 ELDRIDGE RD ADDITION

Scott Wolf of Aurora attended the meeting to represent the applicant and answer questions. Mr. Wolf is the neighbor of the applicant. The applicant is seeking approval to construct an addition. The addition will turn the existing garage into living space. A new garage will be constructed next year. The new garage will stand on its own. Material samples were presented and discussed. Finish colors will include Grey siding to match the house as well as white shutters and white trim.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

STEVE DUDAS

1163 MONETA AVE

METAL ROOF

Steve Dudas attended the meeting to present the project. He was seeking approval to replace an asphalt shingle, shed roof, with a metal roof. Mr. Dudas stated he liked the look of the metal roof. He also stated the 40-year guarantee on the roof was very appealing. The proposed roof will be Hawaiian Blue. The color choice was discussed in detail. It was noted that a change in color, to a color in the gray family, would be viewed more favorably by the board. Ms. Broderick reviewed the Residential Guidelines. She also reviewed the role of the board and its mission to ensure cohesiveness in the different neighborhoods. The proximity of the shed to the neighbors was discussed. It was noted that the shed would be visible from the street. There was concern as to how the metal roof would integrate into surrounding properties.

MOTION: To approve the plans, with a change in color to Burnished Slate.

Mr. Packard moved; Ms. Broderick seconded and the motion was defeated, 1-3-1 on a roll call vote.

Yeas: Mr. Packard

Nays: Ms. Broderick, Ms. Coleman, Mr. ShROUT

Abstentions: Mr. Verdova

PULTE HOMES

160 BRIGHTON DRIVE S/L 57

SINGLE FAMILY RESIDENCE

Jamie Heinzman and Chris Schneider, of Pulte Homes were on hand to present the project. They are seeking approval to construct a 5,340 square foot single-story Napa Valley model home. The proposed home features a front load 2-car garage. The unit passed a similarity comparison. Five lots were reviewed. The Residential Guidelines were discussed. No concerns were noted. Windows were reviewed. The placement of windows were compared to previous Napa elevation submissions, for consistency. Finishes were discussed and include Backdrop siding, Weathered Wood roof and Sealskin shutters. Echo Ridge LedgeStone and Mega Greige shake will also be included in the finish.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES

578 CARA COURT S/L 18

SINGLE FAMILY RESIDENCE

Jamie Heinzman and Chris Schneider, of Pulte were on hand to discuss the proposed

project. They are seeking approval to construct a 5,625 square foot 2-story Willwood HR2X-10 model home. The proposed home will feature a 3-car side load garage, a fireplace in the gathering room as well as an upstairs laundry area. Colors and finish materials were discussed in detail. It was noted the proposed color package was being presented to the board for the first time. The proposed project passed a similarity comparison. The finishes include Sterling siding, Signature Blend brick, Black shutters, and Heather shake. The Board enquired if there would be any new colors introduced in the near future. The Residential Guidelines were discussed. It was noted that a previously recommended window for this elevation was included in the proposed plan. The applicants asked for suggestions to present to the Pulte design team, regarding the introduction of new colors to differentiate from the existing homes. Mr. Verdova questioned the appearance of weak columns and a hidden center window. Options were discussed to improve the appearance of the front elevation. No recommendations were noted.

MOTION: To approve the plans, as submitted

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

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

Nays: Ms. Coleman, Mr. Verdova

PULTE HOMES 604 MORGAN TRAIL S/L 251 SINGLE FAMILY RESIDENCE

Jamie Heinzman and Chris Schneider, of Pulte were present to discuss the project. They are seeking approval to construct a 6,680 square foot 2-story Knottingham HR2S model home. The proposed home features a 3-car side load garage. Comparable properties were reviewed. The proposed home passed the similarity comparison. The Residential Guidelines were reviewed. It was noted that additional windows were suggested on previously presented Knottingham plans. The windows are present on the proposed plan. Finish materials on the front elevation were discussed in detail. Finishes include Flagstone siding, Echo Ridge LedgeStone, and Ironstone Board and Batten. It was recommended that the Cedar Creek brick on the front elevation be removed and replaced with Echo Ridge LedgeStone to match.

MOTION: To approve the plans, with removing the brick and replacing with Echo Ridge LedgeStone to match on the front elevation.

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

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

Nays: Ms. Coleman

CONCRETE SERVICE CORP 1011 MONETA AVE CHANGE ROOF LINE

George Saro was present to discuss the project and answer questions. He is seeking approval to change the roofline of an existing structure. Mr. Saro proposes to change the roof to a gable roof. Finishes were noted and will include Sunset Cedar Asphalt Shingles. Siding on the end gables will be white vinyl. It was noted that the existing home would be resided in the spring of 2019 in white vinyl to match.

MOTION: To approve the plans, as submitted

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 115 LAKELAND WAY S/L 85 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were present at the meeting. They are seeking approval to construct a 4,362 square foot, 2-story, Hudson model home. The proposed home features a 2-car front load garage, and a covered porch. The Hudson model is new to the community, and has not been reviewed by the Board. The proposed home passed a similarity comparison. The applicants presented seven existing homes to compare to the model. Colors and finish materials were presented and included Irish Thistle siding, Dark Berry shutters Manor Ledge stone, and Sandy Tan board and batten. The color choice of the Board and Batten was discussed in detail. It was recommended to change the color to Irish thistle. The applicants agreed to the Board's suggestion. The Residential Guidelines were reviewed. Shutters and window placement were discussed. It was recommended to remove or change the size of the small window, in the family entry, on the left elevation. The applicants agreed to remove the window.

MOTION: To approve the plans, with the removal of a small window on the left side elevation and a change in color to the vertical siding, to Irish Thistle.

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

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

Nays: Mr. Shrout

RYAN HOMES 260 LAKELAND WAY S/L 26 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were present at the meeting. They are seeking approval to construct a 4,227 square foot, 2-story Brentwood model residence within the Forest Ridge subdivision. The proposed home will feature a 2-car front load garage as well as a 2nd floor bonus room. The residence passed a similarity comparison. The proposed structure was compared to six existing homes. Colors and finishes were discussed in detail. The finishes include Island Pearl siding, Dakota Ledge stone, and Beige trim and soffit. Ms. Coleman expressed concern that the Beige trim will clash with the Island Pearl siding. No sample of the Beige was available for review. The Residential Guidelines were discussed. Window placement was also discussed. No concerns with either were noted.

MOTION: To approve the plans as submitted.

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 250 LAKELAND WAY S/L 25 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were present at the meeting to present the project and answer questions. The applicants are requesting approval to construct a 4,588 square foot, single-story Castleton model home, within the Forest Ridge subdivision. The proposed home will feature a 2-car side load garage. The proposed home is located on the corner of Lakeland Way and Warbler, facing Lakeland Way. The residence passed a similarity comparison. Colors and finishes were discussed and include Sagebrook siding, Aspen Buckeye stone and Dark Berry shutters. Planned trim and soffit will be finished in beige. The look and color of the stone were clarified. Residential Guidelines were discussed. No recommendations were noted.

MOTION: To approve the plans, as submitted

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

** A short recess was taken at 8:20

*** The meeting resumed at 8:25

CURTIS LAYER – CABMAT 440 GENTRY DRIVE ADDITION

Jack Burge, Director of Economic & Entrepreneurial Development requested permission to address the Board. Mr. Burge provided background regarding the proposed project as well as a brief history of the company. Mr. Burge stated that the proposed addition would be the second time the company has expanded. Mr. Burge also stated that the addition would allow the company to add 5 new employees. Mr. Burge noted that the City of Aurora values Cabmat and hopes to keep the business in Aurora for a very long time.

Bob Ready of Curtis Layer attended to present the project and answer questions. Mr. Ready stated the proposed addition would house new equipment. Finishes will match the existing building. Samples were provided for the Board to consider. It was noted the doors would be Bronze, rather than white to match existing doors. The proposed plan includes raising and rebuilding a patch of concrete. It was noted that Curtis Layer constructed the original building. Roof materials were discussed. It was noted that the finish will consist of standing seam metal to match the existing building.

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

MISCELLANEOUS:

AURORA FARMS 549 S. CHILLICOTHE RD PRELIMINARY REVIEW

Jack Burge, Director of Economic & Entrepreneurial Development requested permission to address the Board. Mr. Burge provided a brief background of the project. Mr. Burge stated the City of Aurora looks forward to the proposed improvements and that Aurora Farms brings over 3 million visitors annually to the City.

Lou Ann Carlton of FRCH Design Worldwide attended the meeting to present the project and answer questions. David Sarney of Simon Properties also attended the meeting. Ms. Carlton stated the construction is likely to start in early 2019. The renovation is expected to take about two years. The scope of the project includes tearing down existing buildings, constructing new buildings, improvements to the pond, and adding/updating green space. It was noted the name of the complex would remain Aurora Farms Premium Outlets. Ms. Carlton stated that part of the goal of the renovation is to keep the rustic, farm feel that has defined the property. A restaurant is planned as well as an area for food trucks. It was noted the towers in the front of the property, the water tower and the windmill, are to remain. The history of the Wayside barn building was discussed. The Board suggested emphasizing that structure as a focal point, or creating a new space in the same style.

MOTION: No motion required for a preliminary review of plans.

ADJOURNMENT:

Mr. Packard moved; Ms. Coleman seconded, and the meeting adjourned at 8:55 p.m. on a unanimous voice vote.

Lauren Broderick, Chairman

Christine Gruttadauria, Secretary