

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
November 8, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, November 8, 2018, in Council Chambers of City Hall. Lauren Broderick called the meeting to order at 6:30 p.m.

ROLL CALL:

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

Absent: Mark Verdova

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

AMENDMENTS TO AGENDA:

None

OATH OF OFFICE:

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

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of October 25, 2018 meeting, as submitted

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

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

Nays: None

OLD BUSINESS:

None

NEW BUSINESS:

SIMCON HOMES

645 S. SUSSEX CT S/L 2

PLAN REVISION

Rodney Simon of Simcon Homes attended the meeting to present the proposed changes. Mr. Simon is proposing to change the color of the siding from Sherwin Williams Online Gray, to Aged Pewter. He proposes to change the stone from Boral Limestone Bucks County to Boral County LedgeStone Ashfall. Additionally, Mr. Simon proposes to eliminate two windows from the Garage rear elevation. Two windows will be added to the rear elevation on either side of the fireplace, creating double windows. Lastly, Mr. Simon proposed to move the porch chimney to inside of the porch. No concerns were noted from the Board.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DREES HOMES

974 HAWKIN LANE S/L 12

SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes attended the meeting to present the project. Ms. Verner is seeking approval to construct a 4,286 square foot Dempsey B, model home, within the Hawkin Subdivision. The proposed home features a 2-car front load garage, a walkout basement, and a fireplace in the family room. Four houses were presented for a similarity comparison. It was noted that the stone on all the comparables is different from the subject house. The subject house passed the comparison. The finish materials were discussed in detail and include Blue Bayou siding, Meadowbrook brick, and Urban Iron shake. The soffit and trim will be Liberty White and the Stone will be Texas Cutstone. Residential Guidelines were reviewed. The venting of the fireplace was discussed in detail. The applicant verified the fireplace would vent through the roof. The chimney would be stone clad and have the appearance of an actual chimney. Windows were discussed in detail. It was noted the window in the basement would be changed to a 3052 size window, to meet building code requirements for egress. It was recommended by the Board to add a window to bedroom two, the powder room, or study. The applicant agreed to add two transom windows to either side of the fireplace, on the right elevation.

MOTION: To approve the plans, with the addition of two transom windows on either side of fireplace. A change to the basement window to a 3052 per building requirements. The fireplace is to be wrapped to match house and vent through the roof.

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

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

Nays: None

LAURIE BURKE

914 MONETA AVE

METAL ROOF

Laurie Burke of Aurora attended the meeting to present the project. Ms. Burke is seeking approval to replace her damaged, detached garage, roof with a metal roof. Ms. Burke provided pictures for the Board to examine. Ms. Burke stated she would like to reroof her house in the future to match the garage. Ms. Burke is proposing a Burnished Slate color. Ms. Broderick reviewed the Residential Guidelines. She also reviewed the role of the board to maintain consistency when approving colors and materials. The placement of the detached garage was discussed. It was noted the structure sits on the back corner of the property and is not visible from the street. The use of a rolled roof, or shingles were discussed. It was noted the pitch of the roof would not support shingles, as the roof is flat. Concerns for any future changes to the roof of the house to metal were discussed in detail. Ms. Burke was advised she would have to present any future projects to the Board. It was further noted that an approval of the proposed metal garage roof would not guarantee an approval of future projects. Ms. Burke expressed understanding.

MOTION: To approve the plans, as submitted.

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

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

Nays: Ms. Broderick

SCHUMAKER HOMES

265 N. BISSELL RD

SINGLE FAMILY RESIDENCE

David Kronenberg of Schumacher Homes and Roger Bowers attended the meeting to present the project. Ms. Broderick administered the oath to those that were not present at the beginning of the meeting. Mr. Kronenberg is seeking approval to construct a 4,644 square foot home. The proposed home features a 2-car side load garage, a fireplace, and a covered porch. The home will also feature a 1-car rear load garage. Finishes were discussed and include Ply Gem Briarwood siding, Ply Gem Shadow LedgeStone Buckingham stone and Dark Berry shutters. The soffit and trim will be finished in white. The proposed brick will be Shadow ledgeStone. The Board viewed samples of the brick and stone. Mr. Bowers stated that the brick to grade would be replaced with stone to grade, due to a material change. The Board approved the change. Mr. Bowers expressed appreciation to the Board for allowing him to present his project for a preliminary review in September.

MOTION: To approve the plans, with a change, stone to grade to replace brick to grade.

Mr. Packard moved; Mr. ShROUT seconded and the motion carried, 4-0 on a roll call vote.

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

Nays: None

PULTE HOMES 542 BELJON LANE S/L 3 SINGLE FAMILY RESIDENCE

Chris Schneider, of Pulte Homes was on hand to present the project. He is seeking approval to construct a 5,268 square foot 2-story Allison II HR2I model home. The proposed home features a side load 2-car garage. The unit passed a similarity comparison. Colors and finishes were discussed in detail. Finishes include Ironstone siding, Ashbury brick, and Harvard Slate shake. Shutter placement was discussed, it was noted that shutters are planned for the second story of the front elevation only. It was determined that several other elevations passed a Board review with shutters only on the second floor. The Residential Guidelines were reviewed. No concerns were noted. It was confirmed that no fireplace is planned for this home. The applicant informed the Board that the color issues discussed at the last meeting were delivered to the Pulte design team. The applicant revealed that Pulte has switched siding manufacturers, they were hopeful this change would expand the color choices for finishes.

MOTION: To approve the plans, as submitted.

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

DAN FABEC 265 OXFORD DR ACCESSORY BUILDING > 200SQ FT

Dan Fabec of Aurora was on hand to discuss the proposed project. He is seeking approval to construct an accessory structure greater than 200 square feet. Mr. Fabec is proposing to remove two existing structures from the property. He plans to repurpose the material for the new structure. The applicant presented the Board with updated plans for review. Finish colors were discussed in detail. The applicant clarified what the finishes would be. The finishes include Oxford Blue siding to match the house, and beige trim. The double doors on the front elevation will be a darker blue to match the existing garage. Shutter placement was discussed. It was noted that shutters are not required, but would be a nice addition. The applicant agreed with the Board and will incorporate the suggestion. The placement of the proposed structure was discussed. It was noted that the structure will not be visible from the street and will be partially obscured by an existing fence. Siding to grade was discussed. The Board recommends brick to grade. The applicant agreed with this suggestion as well. It was noted that there is no electric planned for the structure at this time. The applicant stated he was considering solar panels.

MOTION: To approve the plans, adding brick to grade and the addition of shutters on the front elevation to match house.

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

MISCELLANEOUS:

The Board discussed a sign that was placed at the Aurora Mennonite Church. The Church is located on E. Mennonite Road. The sign was installed without a permit and without the approval of the Board. Ms. Davis noted the Building Department would be contacting the Church. The intention is to have a representative of the Church come before the Board for comment.

The Board confirmed the date of the December meeting, 12/13/18.

MOTION: No motion required for discussions.

ADJOURNMENT:

Mr. Packard moved; Mr. Shroul seconded, and the meeting adjourned at 7:36 p.m. on a unanimous voice vote.

Lauren Broderick, Chairman

Christine Gruttadauria, Secretary