

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
January 24, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, January 24, 2019 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  
Mark Verdova

Absent: None

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

**AMENDMENTS TO AGENDA:**

**Motion:** To add 115 Lakeland Way S/L 85 and 270 Lakeland Way S/L 27 to items number 11 and 12 of the agenda for revisions.

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

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

Nays: None

**Motion:** To change the street name of item 10 from **Sunset Circle** to **Sunrise Circle**.

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

**OATH OF OFFICE:**

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

**ORGANIZATIONAL:**

Ms. Broderick opened the floor for nominations for the position of 2019 ABR Chairman. Mr. Verdova questioned if Ms. Broderick would be interested in keeping the position. Ms. Broderick declined. Ms. Broderick stated she would like to step down from the position. Mr. Shrout nominated Melissa Coleman. Mr. Verdova seconded the nomination. The nomination was discussed. Ms. Broderick remarked that Mr. Shrout has served as the Vice Chair, which would make him a good candidate for the position of Chairman. Ms. Coleman nominated Mr. Shrout for the position. Mr. Shrout declined. Ms. Coleman accepted the nomination. Hearing no further nominations, Ms. Broderick closed the nominations.

**MOTION: To elect Melissa Coleman as 2019 ABR Chairman**

Mr. Shrout moved; Mr. Verdova seconded and the motion carried 4-0-1 on a roll call vote.

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

Nays: None

Abstentions: Ms. Coleman

Ms. Broderick opened the floor for nominations for the position of 2019 ABR Vice Chairman. Mr. Verdova nominated Keith Packard for the position. Mr. Shrout seconded the nomination. Ms. Broderick commented that she would support the nomination. She stated that it would be a logical move and would help to prepare Mr. Packard to take the Chairman position in the future. Mr. Packard accepted the nomination. Hearing no further nominations, Ms. Broderick closed the nominations.

**MOTION: To elect Keith Packard as 2019 ABR Vice Chairman**

Mr. Verdova moved; Mr. Shrout seconded and the motion carried 4-0-1 on a roll call vote.

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

Nays: None

Abstentions: Mr. Packard

Ms. Broderick turned the meeting over to Melissa Coleman, the 2019 ABR Chairman.

**APPROVAL OF MINUTES:**

**MOTION: To adopt the minutes of November 8, 2018 meeting, as submitted**

Ms. Broderick moved; Mr. Packard seconded and the motion carried, 4-0-1 on a roll call vote.

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

Nays: None

Abstentions: Mr. Verdova

**MOTION: To adopt the minutes of December 13, 2018 meeting, noting in the minutes that Mr. Packard was not present.**

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

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

Nays: None

Abstentions: Ms. Coleman, Mr. Packard

**OLD BUSINESS:**

**SURGEON RENOVATIONS                      181 TRAILS END                      COLOR PACKAGE**

John Surgeon attended the meeting to present the finish materials for a proposed front porch. The porch plans were presented to the Board at the December meeting. At that time, Mr. Surgeon did not have samples of the finish materials, nor did he have a listing of colors that the homeowner had chosen for the project. Mr. Surgeon proposes a standing seam metal roof in Dark Brown Mocha. The porch columns will be creamy white and will match the trim and the shutters. The Creamy White will also match the existing house. The siding will be City Scape Gray. It was clarified, that the shingles on the existing house are Weathered Wood.

**MOTION:      To approve the plans, as submitted**

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

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

Nays:              None

**RICH SCALETTA                      142 ELDRIDGE RD                      ADDITION/REVISION**

Richard Scaletta of 142 Eldridge attended the meeting to present the project. Mr. Scaletta is presenting a revision to the original plans, which were presented to the Board in October. Mr. Scaletta is seeking approval to turn the existing garage into living space. Mr. Scaletta stated that a door was added to the rear and a window was eliminated from the original plans. A bump out in the front was also eliminated. Colors and finish materials will remain as originally presented. All finishes and colors will match the existing house. Ms. Coleman questioned the absence of a garage and the large expanse of siding that will exist until the garage is added. Mr. Scaletta states an attached garage will be added in approximately one year. The placement of doors and access to the house was discussed. It was clarified, the new garage, when added, will be a side-load garage. Ms. Davis informed the Board of the ruling that was handed down by the Board of Zoning Appeals. The applicant has three years to comply. The applicant was reminded that the plans for the proposed garage would need approval from the Architectural Board of Review.

**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. Coleman, Ms. Broderick, Mr. Verdova

Nays:              None

**NEW BUSINESS:**

KLASSIC DECKS                      972 HAWKIN LANE S/L 13                      DECK WITH METAL ROOF

Jason Herb of Klassic Decks attended the meeting to present the project. Mr. Herb is seeking approval to construct a 16X24 composite deck with a 12X12 pavilion. The applicant clarified the location of the pavilion for the Board. The deck will have White railings and Gray decking. The pavilion will finish with White posts and white trim. The roof of the pavilion will be finished in a black metal, standing seam style roof. The colors are noted on the plans. The applicant clarified the existing house is finished in Browns and Tans with a Weathered Wood roof.

**MOTION:      To approve the plans, as submitted**

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

Exscape Designs                      954 HAWKIN LANE S/L 22                      PAVILION

Mike Beightol of Exscape Designs attended the meeting to present the project. Mr. Beightol is seeking approval to construct a pavilion off the back corner of the existing house. The proposed structure will feature a drop ceiling. Finish materials will match the existing house. The posts will be finished in white Azek material. Roofing will consist of asphalt shingles that will match the existing shingles. Columns will be wrapped in stone and will match the existing house. The applicant plans to attach an arbor from the pavilion to the house. The arbor will be stained Cedar, as will the gables being used in the pavilion. The applicant will add extensive landscaping to provide curb appeal.

**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

DREES HOMES                      970 HAWKIN LANE                      SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes attended the meeting to present the plans. Ms. Verner is seeking approval to construct a 3,536 square foot Crosby F model home. The home will feature four bedrooms and two and a half bathrooms, as well as a front-load 2-car garage. The family room will have a fireplace that will vent out the rear. The subject home passed a similarity comparison. No issues were noted. Residential Guidelines were discussed. Finish colors were noted and include Old Dublin siding and shake, Donnamire Brick and Bucks County LedgeStone. Shutters and the front door will be finished in Terra Brun. The trim and overhead garage door will be finished in Marshmallow. The soffit will be Heritage Linen. Window placement was noted. The Board recommended adding a window to the laundry room, right side elevation. The

applicant agreed with the suggestion. It was noted that the elevations did not contain window grids on the side and rear windows. The applicant is aware and agreed to add them.

**MOTION: To approve the plans, with the addition of a window in the laundry room (right side elevation), and adding grids to the side and rear windows.**

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

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

Nays: None

T.S. BUILDING CONCEPTS      475 JACKSON RD      ACCESSORY STRUCTURE

Todd Samblanet of T.S. Building Concepts attended the meeting to present the project. Mr. Samblanet is seeking approval to construct an 864 square foot accessory structure. The proposed structure will essentially be a 3-car side-load garage. Finished to match the existing house. The trim and the garage doors will be white. The roof will be finished in asphalt shingles, weathered wood to match the existing house. Residential guidelines were discussed. The applicant stated that the resident does not want any windows. He cited safety concerns as the primary reason. Mr. Samblanet stated that the proposed structure will sit back 137 feet from the street, and the sides of the structure will not be visible from the street. Ms. Coleman explained the Residential Guidelines and the placement of windows. The need for windows was discussed in detail as well as what size would be appropriate. The Board recommended two standard windows with shutters be added to the front elevation. It was further noted that the windows did not need to be functional. The applicant agreed to implement the suggestion.

**MOTION: To approve the plans, with an addition of two windows with shutters to the front elevation.**

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

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

Nays: None

PULTE HOMES      569 CARA COURT S/L 11      SINGLE FAMILY RESIDENCE

Jaimie Heinzman, of Pulte Homes was on hand to present the project. She is seeking approval to construct a 6,408 square foot 2-story Willwood HR2Y model home. The proposed home features a side load 3-car garage, a sunroom, a gathering room, and a den. Ms. Heinzman let the Board know that the homeowner requested shutters on the front elevation. The shutters are not included on the submitted plans, but will be noted for the record. During the similarity comparison, it was noted that the proposed stone is too close in color to other existing homes with stone. Three out of four homes have the Black Rundle. The Board recommended changing the stone color. The applicant agreed to the suggestion. Ms. Heinzman chose Echo Ridge Ledge stone as a replacement. The Board approved of the replacement stone. Other finishes include Storm siding, Extra White trim and soffit, and Sand Shake. Residential Guidelines were discussed. No issues were noted.

**MOTION: To approve the plans, with a change in stone to Echo Ridge Ledge stone, and the addition of shutters to the front 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

PULTE HOMES                      591 CARA COURT S/L 6                      SINGLE FAMILY RESIDENCE

Jaimie Heinzman, of Pulte Homes was on hand to present the project. She is seeking approval to construct a 5,473 square foot Willwood HR2Y model home. The proposed home will feature a 2-car side-load garage. The applicant stated that this house would include shutters on the front elevation that are not shown on the plans. The addition will be noted for the record. The unit passed a similarity comparison. Finish colors were discussed and include Brownstone siding, Extra White trim and soffit, and Tony Taupe overhead garage door. Aspen Ledge stone was chosen for the stone and Weathered Gray for the shake. Residential Guidelines were discussed. No issues were noted.

**MOTION: To approve the plans, with the addition of shutters on the front elevation.**

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

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

Nays: None

PULTE HOMES                      815 BIRDSONG CT S/L 262                      SINGLE FAMILY RESIDENCE

Jaimie Heinzman, of Pulte Homes was on hand to present the project. She is seeking approval to construct a 7,251 square foot 2-story Skyview HR3U model home, in the Hawthorne Subdivision. The proposed home features a side-load 3-car garage, a walkout basement, and a gathering room with fireplace. The fireplace will vent out the rear. Residential Guidelines were discussed. No issues were noted. It was discovered during the similarity comparison that several existing houses were finished with Echo Ridge Ledge stone. The Board recommended a lighter stone. The applicant agreed with the suggestion. It was determined the homeowner could select the stone with the condition that the stone be something other than Echo Ridge, or Black Rundle. Ms. Heinzman will inform the building department of the replacement, and it will be noted on the plans. Other finish colors include Ironstone siding and Extra White trim and soffit. The overhead garage door will be Requisite Gray. The subject shutters are Black.

**MOTION: To approve the plans, with a change in stone to the homeowner's preference, excluding Echo Ridge and Black Rundle.**

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

\*\* A recess was taken at 8:06pm

\*\*\* The meeting resumed at 8:15pm

RYAN HOMES                      405 LAKELAND WAY S/L 52                      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 4,331 square foot single story Palladio Ranch model home, in the Forest Ridge Subdivision. The proposed home is the first of three to be presented in Phase II. There are no existing homes to compare. It will feature a front-load 2-car garage, as well as a family room with a fireplace. The fireplace will vent out the rear. Finish colors were discussed and include Sagebrook siding and shake, Bucks County Stone, and beige trim and soffit. Residential Guidelines were discussed. It was noted on the right elevation that one window has a shutter the other does not. The applicant determined that the shutters would be removed. The Board agreed with the suggestion.

**MOTION:        To approve the plans, with the removal of the shutters from the right elevation.**

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                      450 LAKELAND WAY S/L 45                      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 4,835 square foot two-story Esquire Place model home, in the Forest Ridge Subdivision. The proposed home is the second to be presented in Phase II. It will feature a front-load 2-car garage, as well as a great room with a fireplace. The fireplace will vent out the rear. Finish colors were discussed and include Pewter siding, Dakota LedgeStone, and Flint shake. The soffit and trim will be white, and the front door will be Naval. Residential Guidelines were discussed. Window placement was reviewed. It was recommended that windows be added to the side elevations. The applicant agreed with the suggestion. Mr. Wendzicki agreed to put a window on the right side elevation (garage), and two on the left side elevation (the study, and the upper level, bedroom 2).

**MOTION:        To approve the plans, with the addition of three windows. One in the garage, the study, and bedroom two.**

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

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

Nays:            None

RYAN HOMES                      800 SUNRISE CIRCLE S/L 57                      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 4,847 square foot single story Castleton model home, in the Forest Ridge Subdivision. The proposed home will feature a front-load 2-car garage, as well as a great room with a fireplace. The fireplace will vent out the rear. Finish colors were discussed and include Twilight Shadow siding, Conestoga stone, and White soffit and trim. The front door will be Tavern Taupe.

Residential Guidelines were discussed. Shutter placement was reviewed. It was recommended that the shutters be removed from the side elevations. The applicant agreed with the suggestion. This is the third home planned for phase II of the Forest Ridge subdivision. Currently, the subject house has no existing neighbors to compare similarities.

**MOTION: To approve the plans, with the elimination of the shutters on the side elevations.**

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

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

Nays: None

RYAN HOMES 115 LAKELAND WAY S/L 85 REVISION

Phil Wendzicki of Ryan homes was on hand to present the revisions and answer questions. The house was sold with the addition of a fireplace, which was not reflected on the original plans. The right and rear elevations were impacted by the change. A window on the right elevation was removed, and a double window was added. A window was removed from the rear elevation.

**MOTION: To approve the changes, as submitted.**

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 270 LAKELAND WAY S/L 27 REVISION

Phil Wendzicki of Ryan homes was on hand to present the revisions and answer questions. Mr. Wendzicki states a mistake was made in the field. The resolution was to add a window to the right side elevation as well as separate two windows that were shown on the plans as being installed side by side with no spacing in between. Moving forward, Mr. Wendzicki states a set of stamped approved plans will be kept on the job site for reference.

**MOTION: To approve the changes, 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

**MISCELLANEOUS:**

Mr. Packard questioned the need for the Application Review Page that is included in the packets. The Board agreed the form was obsolete. It will no longer be included in the member packets.



Ms. Broderick thanked Ms. Coleman for accepting the role of Chairman. Mr. Shrout thanked Ms. Broderick for serving as Chairman. He stated all on the Board benefitted from her leadership.

Ms. Broderick announced her intention to resign her position on the Board. The Board discussed the possibility of Ms. Broderick remaining as an alternate. Ms. Davis discussed amending the code to allow for an alternate. Ms. Davis will discuss the situation with the City Law Director as well as the Mayor. Ms. Broderick noted that she would retain her position on the Landmark Committee. Ms. Broderick stated she would attend the February ABR meeting, but would be unavailable for March. Mr. Verdova stated he was also unavailable to attend the March meeting.

**MOTION: No motion required for discussions.**

**ADJOURNMENT:**

Mr. Packard moved; Ms. Coleman seconded, and the meeting adjourned at 8:48 p.m. on a unanimous voice vote.

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Melissa Coleman, Chairman

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Christine Gruttadauria, Secretary