

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
JUNE 26, 2008**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, June 26, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman Robert Berryhill.

ROLL CALL:

Present:	Robert Berryhill Greg Barrow Gabriel Lefebvre David Riedel Tom Spape
Absent:	Dave Palchesko Christopher Holecek
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

The June 12th Meeting minutes could not be approved since there were not enough members in attendance that were at that meeting.

OLD BUSINESS

JAMES PRISCILLA

Tabled 6-12-08:

James Priscilla	304 E. Pioneer Trail	House
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MOTION: To remove the plan for Priscilla, 304 E. Pioneer Trail, from the table.

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

Yeas: Mr. Barrow, Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

James and Linda Priscilla were present. Although ABR approved of the design and elevations of this house at the last ABR meeting, the plans were tabled so the owners could research the colors and materials. Mr. Priscilla presented a new color rendering of the front elevation that showed the colors and materials. The original plans showed a copper roof over the front door and now instead the front door is recessed in an alcove. The Priscillas will submit revised drawings for the City Architect's approval. The two-story bump out will be stone, the foundation will be a coordinating brick, and the siding is vinyl. The windows will have shutters on the front and sides. The colors were discussed and noted on the plans.

MOTION: To approve the plans subject to the City Architect's approval of the front elevation revision.

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

Yeas: Mr. Lefebvre, Mr. Barrow, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

KYLE HANSON

Kyle Hanson

910 Centerville Trail

Revised Addition

Camille and Gary Verbic of Bella Casa Designs were present to answer questions. ABR approved this addition at the 5/8/08 meeting. The original addition was for a two-season addition with no windows, only screens. The revised plans are now for a heated addition with windows. Ms. Verbic noted one change on the right elevation drawing. Instead of three windows, this elevation will have two 3'8" windows with a 4" space between. This addition is constructed on a deck. The deck will be skirted with a panel that is covered in a brick veneer. The colors and materials will match the existing house.

MOTION: To approve the revised plan subject to all colors and materials of the addition will match the existing house.

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

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Spape, Mr. Berryhill

Nays: None

NEW BUSINESS

HOPE LUTHERAN CHURCH

Hope Lutheran Church

456 S. Chillicothe Road

Addition

Church members, Fred Kressierer and Dan Coleman, and the architect, James Duber, were present. Mr. Duber started the discussion by stating that ABR was shown preliminary plans at the 2/14/08 meeting and now he is presenting final plans. The church is proposing an addition of which the primary use will be for the preschool. The addition will be constructed of brick that will match the existing structure. At the February meeting, ABR expressed a concern about the transition from the contemporary style structure to the proposed traditional style addition. Mr. Berryhill felt that the final design did not address this concern. Mr. Coleman stated that to change the addition design at this point would be a hardship for the church. He proposed changing the flat roof of one section of the existing structure to match the slope of the addition roof. This would improve the overall appearance and would be a better transition between the two architecture styles. Mr. Lefebvre asked about the new air conditioning roof-top units and how they will be screened. The plans do not show any screening. Mr. Berryhill pointed out that the guidelines state that roof-top equipment must be screened from any public vehicular way. After much discussion, Mr. Berryhill suggested that the architect do more research about the transition and screening issues. It was agreed that these issues would be addressed and presented at the next ABR meeting.

MOTION: To table the plan.

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

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Barrow, Mr. Riedel, Mr. Berryhill

Nays: None

ROTEK INC.

Rotek Inc.

1400 S. Chillicothe Road

Rolling Mill Addition

Mike Merle of Ray Fogg Building Methods and Ken Savage of Rotek were present to answer questions. They are proposing a large expansion of Rotek's current manufacturing and office facilities. These additions will be phased and fast-tracked. They are presenting the two manufacturing additions at this meeting. The office additions will be presented in July. The rolling mill addition is on the north end of the facilities and the bearing plant is on the south end. The manufacturing additions will have a vertical metal exterior that matches the existing structures in materials and colors. Mr. Berryhill asked if a brick element could be introduced to the rolling mill addition. Because of the cost, Mr. Merle didn't think that was feasible. He did state that this metal building that faces Route 43 will be partially concealed by the addition of a new office building that has a brick exterior.

MOTION: To approve the plan as submitted subject to the future construction of the office building addition that will screen the front of the rolling mill addition.

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

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Barrow, Mr. Riedel, Mr. Berryhill

Nays: None

ROTEK INC.

Rotek Inc.

1400 S. Chillicothe Road

Bearing Plant Addition

The bearing plant addition will be constructed on the south end of the existing bearing plant building. The addition will have a vertical metal exterior that matches the existing structure. The members reviewed the plans and asked a few questions.

MOTION: To approve the plan.

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

Yeas: Mr. Lefebvre, Mr. Barrow, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

HANES BRANDS

Hanes Brands

549 S. Chillicothe Road

Wall Sign

Jack Burge of Holsman Sign Services was present. The Hanes outlet store has changed its name to Hanes Brands, therefore, the need for new signs. The members reviewed the plans and directed a few questions to Mr. Burge.

MOTION: To approve the sign.

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

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Spape, Mr. Berryhill

Nays: None

HANES BRANDS

Hanes Brands

549 S. Chillicothe Road

Canopy Sign

MOTION: To approve the sign.

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

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Spape, Mr. Berryhill

Nays: None

CLASSIC HOMES

Classic Homes

1060 Cascades Drive

House

No representative was present.

ROBERT MACDOUGALL

Robert MacDougall

155 Harmon Road

Addition

Robert MacDougall and the builder, Jim Miavitz, were present. Mr. Berryhill started the discussion by stating that the City Architect has denied the approval. Mr. Miavitz presented revised drawings at the meeting that he said would address the items that the architect requested. Mr. MacDougall is proposing the removal of an old porch and construction of a new addition and deck to the rear of the house. There was some discussion about the location of the basement stairs. Mr. Lefebvre asked about the colors and materials of the addition. Mr. Miavitz stated that all materials/colors will match the existing house.

MOTION: To approve the plan.

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

Yeas: Mr. Spape, Mr. Barrow, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

MARIE MEEHAN

Marie Meehan

1141 East Blvd.

Attached Garage

Alan Bobnar of Integrity Custom Construction was present. Currently this residence has no garage and his client wants to construct an attached garage. Mr. Berryhill started the discussion by stating that Zoning has been denied because the structure does not meet side yard or front yard setback requirements. Also, the City Architect has denied approval. Mr. Bobnar said that his plans lacked some of the information that the City Architect requested because they were still preliminary. He stated that it was difficult to design an attached garage because of the limitations of the narrow lot and he was open to any suggestions. Mr. Barrow stated that he had a problem with the design because the garage would sit too far forward on the lot and it would obstruct the view for her neighbors. There was a discussion about the garage location. The members agreed that a detached

garage in the rear yard would make the most sense. Mr. Bobnar agreed to discuss this with his client and make a new proposal to ABR.

MOTION: To table the plan.

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

Yeas: Mr. Barrow, Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

PRELIMINARY REVIEW:

Ferfolia Funeral Home

450 W. Garfield Road

Funeral Home

Mary Lansky of Ferfolia and Denver Brooker of Forum Architects were present to answer questions. ABR had seen preliminary renderings at the 3/27/08 meeting and requested a more Western Reserve style. Mr. Brooker was now presenting design revisions that addressed ABR comments. The one-story building now has Doric-style columns, reddish-colored brick, dormers, and other architectural details that is in keeping with the Western Reserve style. Mr. Barrow asked about the use of a "living wall." Ms. Lansky said that the outdoor courtyard will have a stone water wall as part of the landscaping. The courtyard could be used for outdoor memorial services. Because they want to start construction in September, Mr. Berryhill suggested that ABR could move this preliminary to a final review. This would allow the plan to be approved subject to the City Architect's approval and it would not have to be presented to ABR again. The City Architect would then be responsible to make sure that the construction drawings match what ABR is approving.

MOTION: To change the Ferfolia Funeral Home plan from a preliminary to a final review.

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

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Spape, Mr. Berryhill

Nays: None

MOTION: To approve the Forum Architects' colored elevation renderings dated 6/12/08 as a final review subject to the City Architects' approval of the construction drawings.

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

Yeas: Mr. Lefebvre, Mr. Barrow, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

MISCELLANEOUS

Since Mr. Barrow was absent at the last ABR meeting, he asked about the guideline change in requiring solid foundations for additions. Mr. Berryhill explained that according to the new Ohio Building Codes, the codes do not require a solid foundation for additions. Also, a new house does not require a solid foundation. Since ABR guidelines cannot require a solid foundation, the members can still review the foundation appearance based on aesthetic appeal.

Marc's roof screening project was discussed. Ms. Cavanaugh presented the revised construction drawings that Marc's submitted on 6/25/08. Mr. Berryhill thought that this set of drawings looked different from the previous one that ABR reviewed on 4/10/08. Mr. Berryhill asked that Ms. Cavanaugh compare the two sets to make sure that Marc's did not change the screening from what

ABR already approved. If there is a change, ABR wants the architect to attend the next ABR meeting.

ADJOURNMENT

Mr. Barrow moved to adjourn at 8:42 p.m.; Mr. Lefebvre seconded, and the motion carried, 5-0, on a voice vote.

Bob Berryhill, Chairman

Corinne Craine, Secretary
AUDIO TAPE ON FILE