

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
JULY 10, 2008**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, July 10, 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 Christopher Holecek Gabriel Lefebvre David Riedel Tom Spape Dave Palchesko (arrived at 7:05 p.m.)
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

MOTION: To approve the meeting minutes of June 26, 2008 as printed.

Mr. Lefebvre moved; Mr. Spape seconded, and the motion carried, 5-0-1, on a roll call vote.

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

Nays: None

Abstain: Mr. Holecek

OLD BUSINESS

HOPE LUTHERAN CHURCH

Tabled 6-26-08:

Hope Lutheran Church	456 S. Chillicothe Road	Addition
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MOTION: To remove the plan for Hope Lutheran Church, 456 S. Chillicothe Rd., from the table.

Mr. Barrow moved; Mr. Holecek seconded, and the motion carried, 6-0, on a roll call vote.

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

Nays: None

Mr. Palchesko arrived at this point.

Church member, Fred Kressierer, and the architect, James Duber, were present. At the last ABR meeting, the members suggested that the architect address two issues: (1. the transition from the existing contemporary style of the church to the proposed traditional style of the addition and (2. the

screening of the roof-top units. Mr. Duber presented a revised plan that addressed both of these issues. These revised plans change the flat roof of the existing building to a sloped roof. This roof also conceals the roof-top air conditioning units on one side. The other side will have a bronze colored screen that conceals the units.

MOTION: To approve the plans subject to the City Architect's approval.

Mr. Barrow moved; Mr. Spape seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

MARIE MEEHAN

Tabled 6-26-08:

Marie Meehan

1141 East Blvd.

Attached Garage

No representative was present.

ELLIOTT

Elliott

899 Brookfield Drive

Revised Addition

Mark Waltman of Dutch Heritage Homes was present. ABR approved this addition at the June 12th meeting. The original plan showed the addition roof to be a 6/12 pitch in height. Because this height would block a window on the existing house, Dutch Heritage is proposing a lower roof that has a 4/12 pitch.

MOTION: To approve the revised plan.

Mr. Lefebvre moved; Mr. Palchesko seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

NEW BUSINESS

CLASSIC HOMES

Classic Homes

1060 Cascades Drive

House

Matt Wurm of Classic Homes was present to answer questions. Classic Homes is proposing a new residence with Victorian style architecture. Mr. Barrow started a discussion by noting that the house is visible from the street on two sides. He stated that the front elevation has nice architectural detail, but the right side elevation, which is visible from the street, does not have enough detail. He suggested the addition of some wider frieze boards above the garage doors and some columns that mimic the ones on the front elevation. Mr. Wurm said that he would discuss these comments with his client.

MOTION: To table the plan.

Mr. Lefebvre moved; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

CLASSIC HOMES

Classic Homes

195 Lookout Point

House

Classic Homes is proposing a new house that has shake-style siding and stone accents on the front elevation. The other elevations have horizontal vinyl siding and a brick foundation. The house plans show shutters on the front elevation and none on the sides. After a discussion, it was determined that the side elevation shutters were eliminated because of design limitations. The colors were discussed and noted on the plans.

MOTION: To approve the plan.

Mr. Barrow moved; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

CROCS

Crocs

549 S. Chillicothe Road

Wall Sign

Gary Wilkes of Hi-Lite Maintenance was present. Crocs is a new store opening in the Aurora Premium Outlets. The members reviewed the plans and directed a few questions to Mr. Wilkes.

MOTION: To approve the sign.

Mr. Lefebvre moved; Mr. Spape seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

CROCS

Crocs

549 S. Chillicothe Road

Canopy Sign

Mr. Lefebvre started the discussion by stating that he has never seen a square canopy sign at the Aurora Outlets. He has only seen rectangular canopy signs. Although the application stated that this was a canopy sign, Mr. Wilkes explained that there was no canopy on this particular building. This building stands alone in a recessed area. Mr. Wilkes stated that it will be attached to a metal bar and hang over the door. Mr. Berryhill said that is called a blade sign and it would hang perpendicular to the other building sign. Since this is not a canopy sign as the application states, he recommended that zoning review this again as a blade sign.

MOTION: To table the sign.

Mr. Spape moved; Mr. Barrow seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

SHELDON

Sheldon

887 E. Garfield Road

House

The owner, Larry Sheldon, and Chuck Horak of Durabilt Inc. were present to answer questions. Mr. Lefebvre started the discussion by stating that this is the first time that ABR was presented a house that is constructed like a pole barn. Mr. Horak said that Durabilt Inc. builds these types of homes all over Ohio. Mr. Berryhill asked how they were going to get a foundation brick on the building. Mr. Horak stated that they will skirt the foundation with treated wood panels that are covered with a stone veneer then use epoxy to adhere the panels to the siding. This will give the appearance of a solid stone foundation. Mr. Horak stated that the house will have a "half-log" siding that will be stained. The roof will have forest green shingles. The house is located in a wooded area set back quite away from the road. The house will look like a log cabin back in the wooded area. Mr. Berryhill stated that although Zoning approved this plan, the City Architect denied it. Ms. Cavanaugh requires ten different items for plan approval. She stated that due to the incompleteness of the plans, a complete plan review could not be provided. There was a discussion about what Durabilt needs to show on the plans. Due to this incompleteness, Mr. Berryhill stated that ABR could not do a thorough review. Mr. Horak agreed to come back to ABR with complete plans.

MOTION: To table the plan.

Mr. Lefebvre moved; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

AMERICAN SPIRIT HOMES

American Spirit Homes

220 Winchester Circle

House

Ryan Wagner of American Spirit Homes was present. American Spirit is proposing a one-level home with a brick front elevation and hardiboard siding on the other elevations. He stated that there was a last minute change to the plans. This change involved moving the garage entry from the front to the side. Because of this change, Mr. Berryhill stated that ABR would like to see revised plans that show what the front elevation will look like. Also, if there are shutters on the front then there should be shutters on the sides. Mr. Barrow questioned whether the Barrington Association has given their approval. Mr. Wagner said that the plans were submitted, but not approved yet.

MOTION: To table the plan.

Mr. Barrow moved; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

ARTISTIC DESIGN HOMES

Artistic Design Homes

951 Moneta Avenue

House

Mark Horne of Artistic Design Homes was present to answer questions. Mr. Berryhill started the discussion by stating that both Zoning and the City Architect have approved the plans. Mr. Horne is proposing a small ranch home with vinyl siding and a brick to grade foundation. The members reviewed the plans. The colors and materials were discussed and noted on the plans.

MOTION: To approve the plan as noted.

Mr. Spape moved; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

ARTISTIC DESIGN HOMES

Artistic Design Homes

612 Nancy Drive

House

Mr. Horne is proposing a large home in Hawthorn. The lot is unusual because it sits behind homes that face Nancy Drive. It is on 3.8 acres that include a pond. The house will be 4300 square feet. Mr. Berryhill asked about the materials. Although the plans show a brick and stone front elevation, Mr. Horne said that it will actually be double 5" vinyl siding and stone on the front. Mr. Barrow questioned how that changes the brick soldier and keystone shown above the front elevation windows. Mr. Horne said that they will use a stone keystone with fypon headers above the windows. Mr. Palchesko asked about the shutters. Although the shutters are plank style on the plans, Mr. Horne said that they will be raised panel shutters. Mr. Palchesko said that with all these changes, he would like Mr. Horne to submit new elevations. Mr. Horne agreed to submit new elevations for the Architect to review. Mrs. Cavanaugh will review the new plans and will show the members at the next ABR meeting

MOTION: To approve the plan subject to the City Architect's approval of revised plans that show new elevations.

Mr. Lefebvre moved; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.

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

Nays: None

MISCELLANEOUS

Mr. Barrow has seen the progress on Marc's screening. He said it is very effective in screening the roof-top units.

Mr. Palchesko said that he would like to see the ABR guidelines attached to the building permit applications. This was discussed and it was determined that the guidelines need some revisions first. Mr. Berryhill said that ABR should discuss the guidelines at the next meeting. Also, Mr. Berryhill stated that anytime there is an exterior revision to plans originally approved by ABR, then these revisions need to be reviewed at the ABR meeting.

ADJOURNMENT

Mr. Lefebvre moved to adjourn at 8:25 p.m.; Mr. Holecek seconded, and the motion carried, 7-0, on a voice vote.

Bob Berryhill, Chairman

Corinne Craine, Secretary
AUDIO TAPE ON FILE