

**CITY OF AURORA, OHIO  
ARCHITECTURAL BOARD OF REVIEW  
MEETING MINUTES  
OCTOBER 22, 2009**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, October 22, 2009, 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, Chairman Crystal Lavy Gabriel Lefebvre David Riedel Tom Spape
Absent:	Greg Barrow Chris 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**

**MOTION: To approve the meeting minutes of August 27, 2009 as printed**

Mr. Spape moved; Mr. Riedel seconded, and the motion carried, 4-0-1, on a roll call vote.

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

Nays: None

Abstain: Ms. Lavy

The September 29<sup>th</sup> meeting minutes could not be approved since there were not enough members in attendance that were at that meeting.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**AURORA V. F. W.**

Aurora V. F. W.

1033 N. Aurora Road

Ground Sign

Chris Serafino of the E. S. Sign Company was present to answer questions. He is proposing a new monument sign for the Aurora V. F. W. It was noted that the sign was approved by Zoning and BZA.

The 23 sq. ft. double-sided sign will be mounted to brick veneer columns and a faux sandstone base. It will also have a non-illuminated message center for changeable copy. Mr. Serafino stated that his client wanted to add the "Cross of Malta" emblem to the brick base and the street numbers "1033" to the lower faux sandstone base. The members agreed to these revisions. The members expressed a concern about the durability of the proposed fiberboard material that would be used for the faux sandstone base. After a discussion, the members requested that the faux sandstone base be constructed of a high density urethane material with the street numbers routed into the base. Mr. Serafino agreed to these changes.

**MOTION: To approve the sign with the following revisions: add the "Cross of Malta" to the brick base, use a H.D.U. material for the faux sandstone base, and rout the street numbers into the faux sandstone base.**

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

Yeas: Mr. Spape, Mr. Lefebvre, Ms. Lavy, Mr. Riedel, Mr. Berryhill

Nays: None

### DAN SPRADLIN

Dan Spradlin

370 E. Garfield Road

Detached Garage

The owner, Dan Spradlin, was present. He is proposing the construction of a 936 square foot detached garage. It was noted that the plan was approved by Zoning, BZA and the City Architect. Mr. Spradlin stated that all colors and materials will match his house. The members reviewed the plan and asked a few questions.

**MOTION: To approve the plan with the condition that all colors and materials will match the house.**

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

Yeas: Mr. Lefebvre, Mr. Spape, Ms. Lavy, Mr. Riedel, Mr. Berryhill

Nays: None

### GARY BROOKHART

Gary Brookhart

240 S. Park Drive

Addition

The owner, Gary Brookhart, was present. He is proposing the construction of a 320 square foot addition to the rear of his house. It was noted that the plan was approved by Zoning, but the owner still needs to submit a detailed set of construction plans for the City Architect's approval. The addition will consist of a 12' x 16' room addition as well as an 8' x 16' screened porch. Mr. Brookhart stated that all colors and materials will match his house. Mr. Berryhill requested that the foundation of the addition be brick to grade to match the existing house. Mr. Brookhart agreed to this change. The members reviewed the plan and asked a few questions.

**MOTION: To approve the plan subject to the City Architect's approval and with the condition that all colors and materials will match the house and the foundation will be brick to grade to match the house.**

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

Yeas: Mr. Lefebvre, Ms. Lavy, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

**TANISHA JONES**

Tanisha Jones

925 Creek View Drive

Detached Garage

The owner, Tanisha Jones, was present to answer questions. She is proposing the construction of a 1,044 square foot two-story detached garage. It was noted that the plan was approved by Zoning and the City Architect. Mrs. Jones stated that all colors and materials will match the house. The members reviewed the plan and asked some questions.

**MOTION: To approve the plan with the condition that all colors and materials will match the house.**

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

Yeas: Mr. Lefebvre, Ms. Lavy, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

**JOHN CAPRETTA**

John Capretta

125 Woodland Trace

Addition

The homeowner, Gail Capretta, was present. She is proposing the construction of a 677 square foot addition to her house. It was noted that the plan has been approved by Zoning and the City Architect. Mrs. Capretta stated that all colors and materials will match the existing house. Mr. Berryhill commented that the architectural style of the addition did not relate well to the contemporary style of the house. After a discussion, it was suggested that the front entry of the addition duplicate the existing front entry. Mrs. Capretta agreed to this revision. The members reviewed the plan and asked a few questions.

**MOTION: To approve the plan with the following conditions: the front entry of the addition will be revised to duplicate the existing front entry of the house and the revised plan is subject to the approval of the City Architect.**

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

Yeas: Mr. Lefebvre, Mr. Riedel, Ms. Lavy, Mr. Spape, Mr. Berryhill

Nays: None

**EDWARD RADICK**

Edward Radick

1101 Lake Avenue

Detached Garage

The homeowner, Edward Radick, was present to answer questions. He is proposing the construction of a 24' x 24' detached garage. It was noted that the plan was approved by Zoning and the City Architect. Mr. Radick explained that the garage will have white vinyl siding and the roof will match the house. Also, he will reside the house to match the garage within a year. The members reviewed the plan and noted the colors.

**MOTION: To approve the plan as submitted.**

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

Yeas: Mr. Spape, Ms. Lavy, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

**CUSTOM PULTRUSIONS**

Custom Pultrusions

1331 S. Chillicothe Road

Wall Sign

Brad DuGuay of Custom Pultrusions and Jack Burge of Holsman Sign Services were present to answer questions. They are proposing an 81" x 89" aluminum wall sign which will be erected near the front entrance of the building. It was noted that the sign was approved by Zoning. Mr. Berryhill commented that he liked the logo design with the color gradation at the top of the sign, but he did not like the bottom of the sign. After a discussion, the members requested color gradations at the top and bottom of the sign with the company name in the middle. Jack Burge and Brad DuGuay agreed to this revision.

**MOTION: To approve the sign with the addition of a black to white color gradation from the bottom up and the company name in black letters on a white background between the top and bottom color gradations.**

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

Yeas: Mr. Lefebvre, Mr. Riedel, Ms. Lavy, Mr. Spape, Mr. Berryhill

Nays: None

**CUSTOM PULTRUSIONS**

Custom Pultrusions

1331 S. Chillicothe Road

Ground Sign

Mr. Burge is proposing the installation of two 34.5" x 48" replacement panels to an existing double-sided ground sign. It was noted that the sign does not comply with the setback requirements and the owner will submit an application to BZA for a zoning variance. The members stated that the ground sign needs to look like the wall sign that was previously discussed and Mr. Burge agreed. There was a discussion about where the street number would be located on the sign. Mr. Burge suggested extending the length of the sign panels so white numbers could be added to the bottom color gradation. The members agreed with that suggestion.

**MOTION: To approve the sign subject to BZA approval and with the following revisions: (1. Increase the sign panels to 34.5" x 60", (2. Add a black to white color gradation from the bottom up, (3. Add white street numbers to the bottom gradation, and (4. Add the company name in black letters on a white background between the top and bottom color gradations.**

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

Yeas: Mr. Spape, Mr. Riedel, Ms. Lavy, Mr. Lefebvre, Mr. Berryhill

Nays: None

**MISCELLANEOUS:**

As a follow-up to last month's ABR meeting, the members were informed that Mr. Courtad is appealing their disapproval of his siding. The members were told that Council will set a hearing date at the October 26<sup>th</sup> Council meeting. Mr. Berryhill and Mr. Lefebvre said that they plan to attend the hearing as ABR representatives.

Mr. Spape commented that after reading the Courtad meeting transcripts, he felt that someone who did not attend the meetings might get the impression that ABR handled Mr. Courtad in a harsh manner. As a member who attended all three meetings, Mr. Spape felt that ABR handled Mr. Courtad in a respectful

and professional manner and that Mr. Courtad is proceeding through the proper channels to appeal the ABR decision. He also stated that the ABR members had no personal ill intentions toward Mr. Courtad and that the members made their decision based solely on aesthetics and now it is up to Council to make a decision. After Mr. Spape commented, the members had a brief discussion about the upcoming hearing.

**ADJOURNMENT:**

Mr. Riedel moved to adjourn at 8:15 p.m.; Mr. Lefebvre seconded, and the motion carried, 5-0, on a voice vote.

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Robert Berryhill, Chairman

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Corinne Craine, Secretary