

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
MARCH 25, 2010**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, March 25, 2010, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman Chris Holecek.

ROLL CALL:

Present: Greg Barrow
Chris Holecek
Crystal Lavy
Ken Liang
Tom Spape
Absent: Lauren Broderick
David Riedel
Also Present: Richard Wehrenberg, Director
Planning, Zoning & Building Division
Judy Conkling, Secretary

AMENDMENTS TO AGENDA:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the February 25, 2010, meeting minutes as submitted

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

Yeas: Mr. Barrow, Mr. Spape, Mr. Holecek, Mrs. Lavy, Mr. Liang

Nays: None

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

CARL VONDRACEK

Carl Vondracek

788 Parker Road

Addition

Mr. Carl Vondracek, property owner, and Mr. Joseph Calderwood, CM Consultants, presented plans for a one-story addition. Mr. Calderwood noted the siding will be a hardiboard material. In response to Mr. Barrow's question regarding the hardiboard, Mr. Calderwood stated it will be dimensional hardi-

board painted to match the existing siding. Mr. Holecek noted that the plans have zoning and building code approvals.

Mr. Calderwood mentioned the ABR guidelines stipulate brick or stone foundations; however, the house has a block foundation. Mr. Wehrenberg commented that the Board usually recommends the foundation of an addition match the existing foundation; the block foundation could be parged to match the existing. Mr. Barrow stated this would be acceptable, especially since the addition will be on the rear elevation.

MOTION: To approve plans for an addition at 788 Parker Road

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

Yeas: Mr. Barrow, Mrs. Lavy, Mr. Liang, Mr. Spape, Mr. Holecek

Nays: None

DAVID STEHLIK

David Stehlik

515 Robinhood Drive

Storage Shed

Mr. David Stehlik, property owner, presented plans for a 192 square foot storage shed. He stated that all colors and materials will match the residence. Mr. Holecek commented that the plans have zoning approval.

Mr. Spape noted the structure will be seen from neighboring properties; he suggested the shed be sided with vinyl rather than T1-11; Mr. Stehlik concurred with this recommendation. He also stated he wishes to install a window on both side elevations; the Board members approved this amendment to the plans.

Mr. Stehlik commented he would like to relocate the shed to the opposite corner of his property. Mr. Wehrenberg responded this would be acceptable as long as the shed is located ten feet from the rear and side property lines. Mr. Wehrenberg further pointed out that no building code review is required since the structure will be less than 200 square feet.

MOTION: To approve a storage shed at 515 Robinhood Drive with the following notations: installation of a window on each side elevation, vinyl siding to match the house siding, and relocation of the shed to the opposite corner of the property subject to adhering to the setback requirements of the zoning code

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

Yeas: Mr. Spape, Mr. Liang, Mr. Barrow, Mr. Holecek, Mrs. Lavy

Nays: None

AURORA CITY SCHOOLS

Aurora Board of Education
Craddock Elementary School

102 East Garfield Road

Exterior Alterations
(Windows/Doors)

Mr. Russ Bennett, Superintendent, Aurora City Schools, and Mr. Larry Everhard, AIA, FMD Architects, presented plans for the Board of Education and Craddock Elementary School. Mr. Bennett noted the alterations will consist of roof repairs and replacement of doors and windows.

Mr. Everhard pointed out the windows on the north and south elevations of the administration building will be replaced with thermal-break aluminum, insulated energy efficient windows. Cracks in the masonry will be cut out, tuck-pointed and re-mortared to match existing.

On the east elevation of Craddock Elementary School the two end panel windows on both stories will be removed and filled in with brick closely matching the existing brick. The west elevation windows will be tinted light gray to reduce the intense heat from the sun; the windows consist of three layers of insulated glass and blinds; all trim will be dark brown to match existing.

Mr. Barrow asked if the windows will meet the daylight code requirements; Mr. Everhard responded that the code will just be met in the administration building; the replacement windows in Craddock will exceed the requirement.

Mr. Everhard reported that all aluminum inserts, trim, and entrance doors be dark brown. He reiterated that the windows on the west elevation will have a light gray tint; all other windows will be clear glass; all brickwork will match the existing.

Mr. Barrow inquired about the tuck-pointing; Mr. Everhard responded that all tuck-pointing will match existing. An inventory of the exterior of the building has been compiled; e.g., areas which were previously patched with white caulking, areas where bricks have worked loose over time.

MOTION: To approve the elevations for exterior alterations to the Board of Education building and Craddock Elementary School

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

Yeas: Mr. Barrow, Mrs. Lavy, Mr. Liang, Mr. Spape, Mr. Holecek

Nays: None

GARY COX

Cary Cox

1155 Moneta Avenue

Exterior Alteration/Roof

Mr. Gary Cox and Mr. Allen Addicott were present to discuss the roof alteration plans for the residence at 1155 Moneta Avenue. Mr. Addicott mentioned that the front portion of the roof was reconstructed

a few years ago; the current plans are to remove the flat roof on the rear elevation and reconstruct it to match the front roof.

In response to a question posed by Mr. Barrow, Mr. Wehrenberg replied that the plan review has not been completed by the City Architect. Mr. Cox stated the roof shingles and roof pitch will match the existing.

MOTION: To approve the roof alteration conditioned upon review and approval by the City Architect and the colors and materials matching the existing

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

Yeas: Mr. Spape, Mr. Barrow, Mr. Holecek, Mrs. Lavy, Mr. Liang

Nays: None

PIONEER PLACE

Pioneer Place

199 South Chillicothe Road

Tenant Panel Signs

Mr. Jack Burge, Holsman Signs, presented plans for six new tenant panels on the monument sign for the Pioneer Place office building. He noted the monument sign is an existing nonconforming sign. He listed the six new tenants: Integral Merchants Group, MartiSalon, American Eagle Mortgage Company LLC, Arbor Education Center, Korner Massage Clinic and Garden Gate/Frank Feysa AIFD. Mr. Holecek stated the plans have zoning approval.

MOTION: To approve the tenant panel signs for 199 South Chillicothe Road as submitted

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

Yeas: Mrs. Lavy, Mr. Liang, Mr. Barrow, Mr. Holecek, Mr. Spape

Nays: None

CROSSINGS CAFÉ

Crossings Café

329 East Garfield Road

Patio Awning

Mr. Jack Burge, Holsman Signs, presented a plan for an awning over the rear deck of Crossings Café. The awning will be green with a striped valance to match the existing awning on the front of the building. There are 84 seats inside the café; the patio will have four tables and chairs for a total of 16 seats.

The existing deck has stairs on one side leading up to the back entrance which has become the main entrance since the parking is in the rear. The open-sided awning will extend out from the building approximately eighteen feet.

Mr. Holecek reported that the plans have zoning approval. Mr. Barrow expressed concerns relative to the expanse of the support posts; he suggested some type of midpoint anchoring. The plans need to be reviewed and approved by the City Architect.

Mr. Spape asked if there is a railing around the deck; Mr. Burge responded that there is a sturdy railing which was part of the deck approval.

MOTION: To approve the rear elevation awning for Crossings Café conditioned upon plan approval by the City Architect

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

Yeas: Mr. Spape, Mr. Liang, Mr. Barrow, Mr. Holecek, Mrs. Lavy

Nays: None

MISCELLANEOUS:

Mrs. Lavy brought up the issue of consistency with the Board's rulings. A brief discussion followed relative to residential plans that were reviewed at the last meeting; a side elevation depicted a large expanse of siding which was presented as a privacy issue. Mr. Barrow commented that there are ways to address this issue aesthetically.

Mr. Barrow asked about tourist attraction signs. Mr. Wehrenberg explained the process by which businesses can apply for and be granted these signs which are considered highway signs and are built to City directional sign specifications.

Mr. Wehrenberg informed the Board that the former Aurora Automotive business on East Garfield Road has been purchased and is expected to re-open. The structure is an older building located in the Train Station District. The issue of renovating the exterior of existing buildings is something which the Board may wish to consider in its guidelines. Mr. Barrow recommended including a statement that a property must be aesthetically compatible with the surrounding area.

ADJOURNMENT:

Mr. Spape moved; Mr. Barrow seconded, and the meeting was adjourned at 8:15 p.m.

Christopher Holecek, Chairman

Judy Conkling, Secretary