

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
January 23, 2020

The Architectural Board of Review met in a scheduled meeting on Thursday, January 23, 2020 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:01 p.m.

The Administrative Assistant, Marie Lawrie prior to the meeting date, gave Melissa Coleman the oath of office.

ROLL CALL:

Present:	Daisy Alford-Smith Melissa Coleman, Chairman Tom Shrout
Absent:	Mark Verdova
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

MOTION: To accept for review, revisions for 605 Beljon Lane S/L 49.

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

Yeas: Mr. Shrout, Ms. Coleman, Dr. Alford-Smith

Nays: None

MOTION: To postpone item 2, T.S Building Concepts 150 Hanes Road.

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

Yeas: Mr. Shrout, Ms. Coleman, Dr. Alford-Smith

Nays: None

ORGANIZATIONAL:

It was determined that members would like to postpone the election of a chairman and Vice chairman until next meeting to allow all members of the board to be present.

MOTION: To postpone election of Chairman and Vice Chairman until the February Meeting.

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

Yeas: Mr. Shrout, Ms. Coleman, Dr. Alford-Smith

Nays: None

OATH OF OFFICE:

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

**Ms. Coleman advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of December 12, 2019 meeting, as submitted

Dr. Alford-Smith moved; Mr. Shrout seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Dr. Alford-Smith, Mr. Shrout, Ms. Coleman

Nays: None

OLD BUSINESS:

AURORA VFW 1033 N. AURORA RD. REVISIONS

James Carpenter, Commander of the Aurora VFW post, attended the meeting to present the revisions and answer questions. Mr. Carpenter described the revisions for the board. He stated that originally the accessory structure would have two eight-foot overhead garage doors. The revision calls for one sixteen-foot door and the addition of a man door in the rear of the building. Mr. Carpenter stated that the reason for the revision was to save the VFW some money. Dr. Alford-Smith asked if the project was already complete. The applicant stated that the project was just in the early stages. He further noted that only the postholes have been completed. The applicant confirmed that the finish colors and materials would remain the same. The overhead door and the man door would remain White.

MOTION: To approve the revisions as submitted.

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Dr. Alford-Smith, Mr. Shrout

Nays: None

NEW BUSINESS:

WALDEN 379 RAVINE DRIVE SINGLE FAMILY CONDO

Manny Barenholtz, of Walden Co, attended the meeting to present the project and answer questions. He is seeking approval to construct a 6,900 square foot single-story residence within the Walden subdivision. The house will feature two 2-car side-load garages, a covered porch, and a gas fireplace in the porch. Finish materials and colors

were discussed. The applicant did not have the specific names of his finish colors. He stated the finishes would match the rest of the homes in the development and would be earth tones. Mr. Barenholtz did provide a picture of a neighboring home for reference. Mr. Shrout questioned the size of the lot. The applicant stated that an additional home would be added. Ms. Coleman asked the applicant to submit a completed residential information sheet with his next project. Mr. Barenholtz agreed to do so. Ms. Coleman questioned the lack of windows in the garages. She indicated that she would prefer to see additional windows, but understood the submitted design would keep with the style of the neighborhood.

MOTION: To approve the plans as submitted.

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

Yeas: Ms. Coleman, Mr. Shrout, Dr. Alford-Smith

Nays: None

WOODMASTERS 260 LAKELAND WAY SCREENED PORCH

Bruce Howell, contractor attended the meeting to present the project and answer questions. Mr. Howell was seeking approval to construct a 210 square foot screened porch on the rear of the house. The applicant noted that the roof would not be attached to the gutter as submitted. He clarified that the porch roof would extend higher and attach to the existing house roof. The width of the project was discussed. The screened porch will be open underneath. The applicant indicated that the homeowner would put stone underneath. Finish materials and colors were discussed. Mr. Howell provided samples for the board. Shingles will match the existing house. The soffit and trim will be White. The stairs and railings will be White as well. The top of the stairs will have lighting on the posts.

MOTION: To approve the plans, as submitted.

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

Yeas: Ms. Coleman, Mr. Shrout, Dr. Alford-Smith

Nays: None

PULTE HOMES 665 WILLIAM CT S/L 44 SINGLE FAMILY RESIDENCE

Jamie Heinzman, of Pulte Homes attended the meeting to present the project and answer questions. She was seeking approval to construct a 5,633 square foot Lyon model home. The subject home is a single story, ranch style home. The home will feature a 2-car side-load garage. The home will also feature a fireplace in the gathering room. Finish materials and colors were discussed and include Pebble Clay siding, Bellevedere brick, and Vintage Wine stone. The trim and soffit will be Extra White and the front door will be Griffin. The shake will be Walnut and the overhead garage door will be Mexican Sand. The shutters will be Tuxedo Gray. Ms. Heinzman explained that the front elevation would be finished with a combination of brick, stone, and shake. The other elevations would be finished in Pebble Clay siding. Ms. Coleman asked if the applicant had a sample of the proposed stone. Ms. Heinzman did not have a sample, but was able to provide a picture on her phone. Windows were discussed. It was noted that in the past a transom window was added to the rear elevation. This window is

included on the submitted plans. Ms. Coleman questioned if there would be stone on the inside of the front porch. Ms. Heinzman confirmed the stone and added that the porch post would be stained Cedar Bark. The subject home passed a similarity comparison. Four existing homes were reviewed. There were no issues.

MOTION: To approve the plans as submitted.

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

Yeas: Ms. Coleman, Mr. Shrout, Dr. Alford-Smith

Nays: None

PULTE HOMES 605 BELJON LN S/L 49 SINGLE FAMILY RESIDENCE

Jamie Heinzman, of Pulte Homes attended the meeting to present the project and answer questions. She was seeking approval to construct a 5,447 square foot Woodside HR2X model home in the Beljon Farms subdivision. The subject home will feature a 2-car side-load garage and a fireplace in the gathering room. The submitted plans show brick on the front elevation. Ms. Heinzman noted that the brick is being replaced with Echo Ridge LedgeStone. The applicant also noted that previously requested windows were added to the plans before submitting to the board. The windows will not have shutters. Colors and finish materials were discussed and include Flagstone siding, Echo Ridge ledgeStone, and Ironstone shake. The trim and soffit will be Extra White. The front door Chateau Brown and the overhead garage door will be Dorian Gray. Ms. Coleman questioned the color of the front door. Ms. Heinzman stated that the Chateau Brown simulates a wood grain finish. The subject home was compared to seven existing houses. The stone was discussed in detail. Ms. Coleman recommends a different stone, as several houses already use the Echo Ridge ledgeStone. Ms. Heinzman agreed. She asked the board for a conditional approval. She stated she would present the revised stone selection at the February meeting, for approval.

MOTION: To approve the plans, pending a change in the stone.

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Ms. Coleman, Dr. Alford-Smith, Mr. Shrout

Nays: None

PULTE HOMES 649 BELJON LANE S/L 52 SINGLE FAMILY RESIDENCE

Jamie Heinzman, of Pulte Homes attended the meeting to present the project and answer questions. She was seeking approval to construct a 5,552 square foot Willwood CR21 model home within the Beljon Farm subdivision. The home will feature a 2-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Harvard Slate shake and siding and Black Rundle stone. The trim and soffit will be Extra White. The front door will be Tricorn Black. The overhead garage door will be Pavestone. Windows were discussed. Ms. Coleman questioned the size of the window above the garage. No existing homes surround the subject home at this time. There were no homes to compare to the subject home.

MOTION: To approve the plans as submitted.

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

Yeas: Mr. Shrout, Ms. Coleman, Dr. Alford-Smith

Nays: None

GEIS@LENA LLC

335 LENA DRIVE

INDUSTRIAL BUILDING

Trevor Extine, Architect from Geis Companies, attended the meeting to present the project and answer questions. Mr. Extine is seeking approval to construct a 175,000 square foot industrial building. The applicant noted that he designed Trelleborg, a neighboring industrial building. The subject building will have 500 feet of frontage and will be landscaped. The height of the building is 38 feet. Dr. Alford-Smith questioned the size of the building. The original information given to the board was 150,000 square feet. The applicant explained that the original submission was 150,000 square feet with a future addition of 25,000 square feet. The client elected to move forward and build the building to capacity. Mr. Extine was able to announce the tenant for the new building will be Ashley Furniture. The front of the building will house a showroom and offices. The finish of the building will be done in precast concrete, and then painted. The majority of the building will be painted Egret White. The accent paint will be Mega Greige and Well Bred Brown. Two banks of windows in the front of the building will be trimmed in Trex material, the color is Tree House. Mr. Shrout complimented the applicant on the sample board that was provided for the boards review.

MOTION: To approve the plans as submitted.

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

Yeas: Mr. Shrout, Ms. Coleman, Dr. Alford-Smith

Nays: None

MISCELLANEOUS:

Mr. Shrout asked for an update on the entry sign to Aurora Farms. He stated that it was his understanding that action to repair the sign was postponed due to the proposed renovation of the Aurora Farms complex. Ms. Davis explained that the renovation has been postponed and will most likely be scaled back. Ms. Davis will discuss the issue with the department director to determine the intentions of Simon Properties in regards to the repair or replacement of the sign.

ADJOURNMENT:

Ms. Coleman moved; Mr. Shrout seconded, and the meeting adjourned at 7:01 p.m. on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary