

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
June 25, 2020

The Architectural Board of Review met in a scheduled meeting on Thursday, June 25, 2020 via Zoom. Mark Verdova called the meeting to order at 6:03 p.m.

The meeting was facilitated by Zoom technology via the internet, in accordance with the emergency measures permitted by Governor DeWine and the Ohio General Assembly. This temporary measure amends the Ohio Open Meetings Act R.C. 121.22, during this period of the Covid-19 pandemic to allow meetings to be conducted in this manner (HB 197). The Aurora City Council, Resolution 2020-030, adopted this same emergency measure. All applicants and members were provided the link ahead of time. The link to the meeting was also made available to the public on the City of Aurora website.

ROLL CALL:

Present: Daisy Alford-Smith
Melissa Coleman
Brad Duguay
Tom Shrout, Vice Chairman (Joined the meeting at 6:07pm)
Mark Verdova, Chairman

Also Present: Meredith Davis, Asst. Director of Planning, Zoning, & Building Division
Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

MOTION: To accept for consideration, revisions for 29 Maple Lane, 386 E. Garfield Rd., 70 Barrington Town Square, and to remove item eight (8), 319 Cherry Ridge from the agenda.

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0 on a roll call vote.

Yeas: Mr. Verdova, Ms. Coleman, Dr. Alford-Smith, Mr. Duguay

Nays: None

OATH OF OFFICE:

Mr. Verdova will administer the oath to applicants separately before the presentation of their project.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of May 28, 2020 meeting, as submitted

Ms. Coleman moved; Mr. Duguay seconded and the motion carried, 4-0-1 on a roll call vote.

Yeas: Ms. Coleman, Mr. Duguay, Mr. Verdova, Mr. Shrout

Nays: None

Abstentions: Dr. Alford-Smith

OLD BUSINESS:

LAAD SIGNS

70 BARRINGTON TWN SQ.

WALL SIGN

Linda Nichols of Laad Signs attended the meeting to present the project and answer questions. Ms. Nichols was seeking approval to install a wall sign at the Tide Cleaners in the Barrington Town Square Plaza. Ms. Nichols presented her project at the May meeting. She presented the sign again with revisions. The revised sign will have the word “cleaners” in White. The original submission had the word “cleaners” in Blue. The Tide logo will remain in the corner. Ms. Coleman asked if the Board was reviewing any other signs other than the wall sign. Ms. Davis explained that the wall sign was the only sign being reviewed at this time. Ms. Coleman was in favor of the revisions. Mr. Verdova confirmed the Board had suggested the revision at the May meeting. Mr. Shrout confirmed that was the case. Mr. Duguay asked if the location of the sign was changing. Ms. Nichols stated that the location would stay as originally proposed, above the entrance to the business. Mr. Verdova asked for comments and questions. Ms. Nichols pointed out to the Board that the cans or the metal side portion of the word “cleaners” is Blue. She wanted to ensure the Board was aware. Ms. Coleman asked if this was normal. Ms. Nichols explained that it is very common to use a different color on the sides. Mr. Duguay asked what size the side cans would be. The answer was 3 inches. Mr. Shrout expressed concern over the size of the Tide logo.

MOTION: To approve the plans, as submitted.

Mr. Verdova moved; Dr. Alford-Smith seconded and the motion carried, 4-1, on a roll call vote.

Yeas: Mr. Verdova, Dr. Alford-Smith, Ms. Coleman, Mr. Duguay

Nays: Mr. Shrout

construct a 6,678 square foot model home in the Barrington Subdivision. The home will feature a 3-car side-load garage, a first floor master suite and views of the golf course. The home will also feature a fireplace in the living room. Mr. Caito stated they have been working with the developer on the design. He stated the design is modern and a little bit different for the Barrington subdivision. Dr. Alford-Smith questioned the absence of a window on the left elevation. She asked if there was a reason that there is not a window in the left hand corner of the master suite. Mr. Caito explained that there are several large windows on the rear elevation in the same bedroom. He stated that the solid wall would most likely accommodate the placement of the bed. Finish colors and materials were discussed and include Pearl Gray siding, Echostone brick, and Black gutters. The front door and overhead garage door will be stained Gray. A standing seam Charcoal accent roof is proposed on portions of the home. Ms. Coleman asked if Mr. Caito had samples of the proposed brick. Mr. Caito stated that a color palette was emailed. He did not have a sample. Ms. Coleman was able to view the color palette electronically. Ms. Coleman asked if the project had received approval from the Homeowners Association. The answer was yes. Mr. Duguay questioned the presence of a door on the second floor of the rear elevation. Mr. Caito explained the door provides access to a roof deck. The upper deck sits atop the veranda on the rear elevation.

MOTION: To approve the plans, as submitted.

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, 5-0 4-0-1, on a roll call vote.

Yeas: Ms. Coleman, Mr. Shroul, ~~Mr. Verdova~~, Dr. Alford-Smith, Mr. Duguay

Nays: None

Abstentions: Mr. Verdova

*** During a break in the meeting to address technical difficulties of one of the applicants, Mr. Verdova asked to revisit the project at 602 Club Drive. He stated that he was alerted to the possibility that he should have abstained from the vote for the project at 602 Club Drive. Mr. Verdova explained that he had zero involvement with the design of the Payne and Payne model home. He stated that it was his understanding that as long as he did not have anything to do with a project, specifically, the design of the project or direct contact with the client in a sales capacity, he could vote. He stated it was brought to his attention that his vote might have been a concern. Mr. Verdova asked to have his vote changed to abstain. He also asked that there be a discussion so that moving forward, he would know if it were appropriate for him to vote. Ms. Davis confirmed that she would consult with legal and get back to him. Mr. Duguay stated he was fine with the change to the vote. Mr. Shroul stated that he was also fine with changing the vote. He further stated that in the future Mr. Verdova should probably abstain in regards to Payne and Payne projects. He stated that Mr. Verdova voting could give the wrong impression. Mr. Verdova thanked Mr. Shroul and the rest of the Board for their thoughts regarding the matter and their understanding. By unanimous voice vote, Mr. Verdova's vote was changed to abstain.

SARA COOPER

160 CAMBRIDGE DR

ACCESSORY STRUCTURE

Sara Cooper, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Ms. Cooper is seeking approval to

construct a 240 square foot shed. Mr. Verdova asked if the applicant had approval from the homeowners association. Ms. Coleman stated that she was under the impression that The Lakes of Aurora subdivision did not allow sheds. Ms. Cooper explained that the section of The Lakes that she lives in has a master association, which covers the common area. She stated that the developer never set up the association for her section. She stated that there are no bylaws or restrictions that apply to sheds, fences, or colors. She further explained that the residents of her section have discussed forming an association, but to date, have not. Mr. Shrout asked if the applicant had considered a smaller sized shed. Ms. Cooper explained that her riding lawn mower would take up half the space of the proposed shed. She stated that she did consider a 14X16 size, but the company she decided to go with does not offer that size. Ms. Coleman asked if the proposed shed met the zoning guidelines. Ms. Davis confirmed that it did. Mr. Duguay questioned the Clay color of the shed in relation to the color of the house. Ms. Cooper explained that the front of her house is a red brick. The sides are a similar color to the color of the shed. Mr. Shrout asked what material would be used to construct the floor. The answer was engineered flooring, tongue and groove. Ms. Coleman asked if one side of the structure would not have windows. The applicant stated that was correct. Ms. Coleman noted that the shed would be 160 feet from the road. The applicant stated that she spoke to her neighbors and they have no concerns. Mr. Verdova stated that he did not have any concerns. He stated that the 12-foot side, which is the skinny side, faces the street. He stated that it looks like the shed would be placed in the ideal location. Dr. Alford-Smith asked for clarification regarding the lack of the Homeowners Association in the applicants unit. Ms. Cooper explained that there is a master association, which covers the common areas as well as maintenance of the signage, but does not govern fences, sheds, or color choices. She stated that the developer did not set up the smaller association that would address specific issues. Dr. Alford-Smith clarified that the Master Association does not have anything to do with the approval of a shed. She further clarified that a smaller association for the applicants' area does not exist. Ms. Cooper confirmed that was the case.

MOTION: To approve the plans, as submitted.

Mr. Duguay moved; Ms. Coleman seconded and the motion carried, 4-1, on a roll call vote.

Yeas: Mr. Duguay, Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: Dr. Alford-Smith

SAND PEBBLES

238 E. GARFIELD RD

WALL SIGN

A representative for the project was not connected to the Zoom call.

MOTION: To table the project until such time as a representative joins the Zoom meeting.

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

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

Nays: None

JOHN BROCKWAY

910 EAST BLVD

ACCESSORY STRUCTURE

John Brockway, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Brockway is seeking approval to construct a 24X32 foot pole barn. Mr. Brockway stated that he presented his project to the Board of Zoning Appeals and received a variance for the size of the structure. Colors and materials were discussed. The siding and the roof will be constructed using steel. The siding will be Beige and the roof will be Brown. The overhead garage door will be Brown. Mr. Duguay asked if there would be any windows in the overhead garage door. The answer was no. Ms. Coleman asked what color the existing house was. The applicant explained the house is Tan. He further explained that he chose the dark Brown for the pole barn because he thought it would blend in, and not stick out. Mr. Duguay noted that most garage doors are White. He also noted that the existing house has quite a bit of White trim. Ms. Coleman recommended a window on the right side elevation. The applicant agreed with the suggestion. Mr. Brockway noted that he does plan to landscape around the structure. Mr. Shrout stated that typically the Board prefers to have an accessory structure that matches the existing house. Mr. Brockway stated that in the future he plans to change his shutters on the existing house to Brown or Black. Mr. Shrout stated that it is difficult to approve something that may happen down the road. Mr. Verdova reminded the applicant that he needed at least three of five Board members to vote for the project to get an approval. Mr. Verdova asked Ms. Coleman to give a recap as to what suggestions the Board would recommend. She stated that the siding should match the existing house as close as possible, additionally; she noted that the windows and doors should be White and the addition of a window on the right elevation. Lastly, Ms. Coleman suggested windows in the overhead garage door. The other members of the Board agreed with Ms. Coleman. The applicant agreed to implement the suggestions. Mr. Duguay questioned the distance to the property line in the rear. Ms. Davis explained that the distance would be measured during inspections. Mr. Shrout asked if the height of the pole barn would exceed the height of the house. The answer was no.

MOTION: To approve the plans, with the addition of a window on the right side elevation, and a change to the color of the overhead garage door and man door to White. Windows will be added to the overhead door and the man door. The siding should match the existing house as close as possible.

Ms. Coleman moved; Mr. Duguay seconded and the motion carried, 5-0, on a roll call vote.
Yeas: Ms. Coleman, Mr. Duguay, Mr. Verdova, Dr. Alford-Smith, Mr. Shrout
Nays: None

THOMAS REPELLA

824 CIRCLEWOOD

ROOF OVER DECK

JR Weber, contractor, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Weber is seeking approval to construct a roof over an existing deck. The roof will tie in to the home construction. He stated that both the existing roof and the proposed roof use a 4-12 pitch. He stated that possibly in the future the homeowners would screen the area in. Ms. Coleman confirmed the area would be open for now. She asked if the wood would be stained to

match the house. The applicant explained that the pressure treated lumber. He stated that it would not be wise to stain the wood until next year; he stated that the wood would need time to cure. Mr. Duguay asked how old the existing shingles are. Mr. Weber stated he thought the roof was about 15 years old. He further stated that the rear yard is densely populated with trees and the roof of the deck would not be seen. Mr. Weber noted he would try to match the shingles as best he could. Mr. Shrout asked if the roof would connect to the existing roof, or be free standing. Mr. Weber stated the roof would be connected to the house and would not be taller than the existing structure.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

THOMAS LEINDECKER 690 LAKE TRAIL PORCH ADDITION

Thomas Leindecker, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Leindecker is seeking approval to construct a 275 square foot porch addition to the front of his house. He stated that the front of the house is flat, with no overhead protection at the front door. He stated that to the left of the front door is an existing stoop. He stated that water gets behind the stoop and drains into the basement. The addition of the front porch will solve the water problem and add curb appeal to the house. Mr. Leindecker explained that he proposes to add a wraparound porch. He stated that a railing would not be required because of the height of the porch. One window will be changed to a door to provide entry into a small living room. Colors and finish materials were discussed. Siding that is removed to accommodate the porch will be reused; it will match the existing house exactly. Ms. Coleman asked if the columns would be finished in White. The answer was yes. Mr. Verdova stated he liked the addition and noted it was a good project. Mr. Shrout agreed and stated the addition enhances the façade of the house.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES 600 BURGESS CIRCLE S/L 15 CONDO

Gabe Kirksey of Pulte Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Kirksey is seeking approval to construct a 5,259 square foot single-story Napa Valley model home within the Clubside Manor subdivision. The house will feature a 2-car front-load garage, and a covered front porch. Colors and finish materials were discussed and include Passive siding, Echo Ridge LedgeStone, and Network Gray shake. The trim will be Passive, and the soffit will be Colonial Gray. The front door will be Van Dyke Brown and the overhead garage door

Ms. Coleman questioned the similarity of the elevations. She stated that it seemed like there was one floor plan and six elevations. She questioned if there would be a situation of a Newbury Farmhouse, a Linwood Farmhouse, and a Mercer Farmhouse in a row. She stated that her concern is that the Farmhouse elevations are very similar. She further stated that the Farmhouse style is so popular that she could see future homeowners leaning in that direction. Mr. Filipkowski explained that the intent is not to offer two farmhouses next to each other. Ms. Coleman also stated that some of the designs could be improved and bumped up a bit. Specifically, the high impact lots.

Dr. Alford-Smith stated she understands Ms. Coleman's points. She stated that she is fine with what has been presented thus far. She was excited about the project and pledged her support. Dr. Alford-Smith left the meeting at 7:54pm.

Mr. Filipkowski stated that the intent was not to offer farmhouse, after farmhouse, after farmhouse. He stated that he would be willing to set an internal policy to ensure that this does not happen. Ms. Coleman asked how many color packages are being offered. Mr. Filipkowski stated they were still working on the color packages. Ms. Coleman also asked if Pulte would be offering different shingles. Mr. Filipkowski was open to that suggestion.

Mr. Duguay commented that he understands the lot sizes are small. He stated that the plan looks like any high-density subdivision. He is concerned over some of the front features that emphasize the front-load garage. Specifically, the small windows that flank the garage as well as the louvers and small window on the farmhouse. He emphasized that these small features make the garage look huge. Mr. Filipkowski explained that the elevations are 2-dimensional. He stated the garages are actually tucked in to the front of the house. Mr. Filipkowski also explained the reasoning behind the placement and size of the windows.

Mr. Shrout thanked Mr. Filipkowski for the presentation. He stated that he was appreciative of the efforts to be respectful of the historic nature of the Western Reserve. He stated that he was not in favor of the front-loading garages. He agreed with Mr. Duguay regarding the garages sticking out and looking huge. He also questioned the shutters on the Newbury Farmhouse. He stated they did not look to be the proper scale. Mr. Shrout also agreed with Ms. Coleman regarding the possibility of a series of the same style of house next to each other. He would prefer to see fewer houses and side-load garages. Lastly, he stated that overall, the preliminary plan looked good and he appreciates the hard work that went in to creating it.

Mr. Duguay asked for confirmation that on the West side of the project there would be 183 front facing garages including the Townhouses. Mr. Filipkowski did confirm that statement. Mr. Verdova reminded the Board that the Planning Commission has approved the plan and approved the number of lots. Mr. Shrout asked if Pulte Homes has considered flipping some of the homes so the garages would be on the right. He stated that currently, all the garages are shown on the left side of the house. Mr. Filipkowski explained that the garage placement would depend on the terrain of the

land, and the grading of the site. Mr. Verdova asked if courtyard garages had been considered. Mr. Filipkowski stated that some consideration had been given, but ultimately, they settled on front facing garages. Mr. Duguay asked for clarification on window placement on the Mercer model versus the Boardwalk model. He stated that the windows on the Boardwalk model looked very close to the roofline. Mr. Filipkowski explained that the standard would be to have windows at least 12 inches from the roofline. Mr. Verdova clarified that the purpose of the presentation tonight was to offer the Board the opportunity to provide feedback and suggestions.

Ms. Coleman stated that the Linwood, the Mercer, and the Continental models all needed more windows on the side elevations. Especially, the high impact lots. Mr. Duguay agreed. Mr. Filipkowski agreed to look at those models. Mr. Verdova provided a recap of the discussion. The other members followed with their final thoughts.

MOTION: No motion is required for a preliminary discussion.

CITY OF AURORA

325 TOWNLINE RD

PAVILION

Meredith Davis, Assistant Director of Planning, Zoning, and Building presented the project. Ms. Davis explained that the City is seeking approval to construct a 24X36 ft. pavilion at the Hartman Park Complex, located on Townline Road. The pavilion will be constructed of wood and have a Green metal roof. It was noted that the pavilion would be located near the restroom facilities, which were previously approved by the Board. Ms. Coleman asked what material would be used for the floor. Ms. Davis answered that the floor would be constructed using concrete. Ms. Coleman stated that the project seemed straightforward.

MOTION: To approve the plans, as submitted.

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman, Mr. Duguay

Nays: None

MISCELLANEOUS:

Mr. Verdova stated that Dr. Alford-Smith had to leave the call early and that several applicants did not log in on time. He stated that he thought the earlier time worked better. He let the Board know that he sent an email to Reva Barner, his council member, and Mayor Womer-Benjamin outlining his reasons for meeting at an earlier time. Mr. Verdova asked the opinion of the other members on an earlier start time. Ms. Coleman stated that she was in favor of the earlier time. Mr. Duguay was in favor of an earlier time, but stated that 4:00pm was a little early, he stated he could be available as early as 4:30pm. Mr. Shrout stated that he was in favor of the earlier start time. He provided some reasoning as to why an earlier start time would be a concern. He stated that because the meetings are public and need to be accessible to the public, he stated that most people are working and therefore that is why historically the meetings have been

held in the evenings. He stated that providing sufficient notice to the public should address this concern. Mr. Shroul emphasized that he was in favor of an earlier time. Mr. Verdova explained that he has participated in the meetings in three different capacities. He has participated as a Board member, a builder, and as an applicant. He stated that other municipalities have meetings during the day. He also stated that with technology, he would prefer to continue to do the meetings via Zoom. Ms. Coleman stated that she was in favor of an earlier start time, but would appreciate consistency in the schedule. Mr. Shroul stated that he was providing background information, but is definitely in favor of the earlier start time. Mr. Verdova asked if there was a Councilman listening to the meeting. He asked if the Councilmember had anything to share, or wanted to make a comment. It could not be confirmed if the listener was a council member. No comment was given.

ADJOURNMENT:

Mr. Verdova moved to end the meeting; Ms. Coleman seconded, and the meeting adjourned at 8:41 p.m. on a unanimous voice vote.

Mark Verdova, Chairman

Christine Gruttadauria, Secretary