

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

The Architectural Board of Review met in a scheduled meeting on Thursday, July 23, 2020 via Zoom. Mark Verdova called the meeting to order at 6:00 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 (Joined the meeting at 6:15pm) Brad Duguay Tom Shrout, Vice Chairman Mark Verdova, Chairman
Absent:	Melissa Coleman
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

MOTION: To accept for review, proposed elevations received via email, for Trentstone, and to add the items to miscellaneous for discussion.

Mr. Verdova moved; Mr. Duguay seconded and the motion carried, 3-0 on a roll call vote.

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

Nays: None

OATH OF OFFICE:

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

NEW BUSINESS:

MARC GORDIN 835 DEEPWOODS DRIVE ACC STRUCTURE

Marc Gordin, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Gordin was seeking approval to construct a 12X24 foot accessory structure. Mr. Gordin stated the accessory structure would be pre-constructed and assembled on site. Finish colors and materials were discussed and include Perfect Greige siding and Weathered wood shingles. Mr. Shrout asked what the structure would be set on. Mr. Gordin explained the site would be graded and he would use gravel for leveling. The structure would sit on the gravel. Mr. Gordin further explained that he would use earth anchors to set the structure and the structure would not go all the way to the ground. Mr. Shrout asked what material would be used for the floor. Mr. Gordin stated he would use some type of treated material, similar to decking. Mr. Shrout recommended the applicant install some type of trim around the base of the structure. Mr. Gordin agreed and asked the Board for a suggestion. Mr. Verdova recommended using Azek and Mr. Duguay agreed. Mr. Shrout asked about access to the structure. Mr. Gordin explained that the overhead doors would face front and there would be a porch with a man door on the side elevation. Mr. Shrout asked if there would be windows on the side elevation. Mr. Gordin confirmed there would be two windows on the front elevation and one window on the left elevation. Mr. Verdova confirmed there would not be windows on the right or rear elevation.

MOTION: To approve the plans, with the addition of Azek skirting around the structure.

Mr. Duguay moved; Mr. Shrout seconded and the motion carried, 3-0-1, on a roll call vote.

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

Nays: None

Abstentions: Dr. Alford-Smith

**Dr. Alford-Smith joined the meeting at 6:15pm.

JESUS OSARIO 610 LANTERN WAY ACCESSORY STRUCTURE

The homeowner, Jesus Osario attended the meeting to present the project and answer questions. Mr. Osario is seeking approval to construct a 320 square foot accessory structure. Mr. Osario explained the barn would be 16X20 and the highest point would be 12 feet 3 inches. He stated the barn would be assembled on site, and will sit on a concrete foundation. Mr. Osario noted that the structure would have four windows on the front elevation as well as four smaller windows on the front on the roofline, to allow natural light in. Mr. Osario also noted that there would be no electricity, and no plumbing in the structure. Finish colors and materials were discussed and include shingles to

match the existing house, Navajo White vinyl siding, and White trim. Mr. Verdova stated that he appreciates the detail and commented that the project makes sense for the family. He questioned the shutter proportions. Dr. Alford-Smith had no comments. Mr. Duguay asked if the existing house had shutters. The answer was yes. He also asked if the existing shutters on the house would match the proposed shutters on the barn. The answer was no. Mr. Duguay stated that he would prefer to see the shutters removed. Mr. Carr stated that he liked the Craftsman design. He further stated that he would recommend the removal of the shutters, as they are not functional. Mr. Osario approved of the suggestion and agreed to implement the change.

MOTION: To approve the plans, with the removal of the shutters.

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

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

Nays: None

CHAD JOHNS

1005 WHISPERWOOD

FRONT PORCH

Chad Johns, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Johns was seeking approval to construct a front porch addition to his existing home. Mr. Johns explained the porch would be 40 feet long and 10 feet deep. Finish materials and colors were discussed and include Cobalt Black shingles, and White posts. The roof will have a 2-12 pitch. The porch floor will be a composite material; the color will be Dark Hickory. Mr. Verdova stated that the addition seemed very logical, and would enhance the home. He also noted that the finish materials were premium materials. Dr. Alford-Smith questioned a marking on the plans that looked like the number 101. Mr. Johns explained that the 101 was actually 10 feet, which is the depth of the proposed porch. Mr. Shrout agreed with Mr. Verdova and stated the porch addition was very handsome. He clarified that the porch was not a wrap around. Mr. Johns confirmed the porch would not wrap. Mr. Duguay asked if there were vents below the decking of the porch. Mr. Johns explained that no vents exist, and the porch would be wrapped in Azek material. He also noted that the porch would not have a railing, as there is only one-step.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

BRIAN ZRIMSEK

540 WILLARD RD

ADDITION

Rick Siegfried, Architect, and Ken Badamenti from Alair Homes, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicants. Mr. Siegfried was seeking approval to construct a 2,903 square foot addition. Mr. Siegfried

explained the project. He was able to do a screen share. He explained that a breezeway would be added to connect a new 2-car garage and a third bay for RV storage. He also explained a porch would be added to the front elevation. Additionally, he noted that he planned to add second floor space above the garage and the family room. Mr. Verdova asked if a garage door had been selected for the RV bay. Mr. Siegfried explained the door would be a carriage style door that will match the texture of the addition. Mr. Verdova asked what type of material would be used to finish the rear deck. Mr. Siegfried explained that the material would be Timbertech, or Trex material. Mr. Verdova asked how wide the proposed breezeway would be. The answer was about 8 feet. Lastly, Mr. Verdova questioned the shutters on the existing house as well as the addition. He explained the shutter guidelines to Mr. Siegfried.

Mr. Shroul had the same comment regarding the shutters. He also questioned the size of windows on the rear elevation. He asked why they were two different sizes. Mr. Siegfried explained the need for the different sizes was driven by the functionality of the inside. Mr. Shroul asked if there was any way to make the windows the same size. Lori Zrimsek, homeowner, explained how the space in each room would be used, she further explained why she would prefer to not change the window size. Mr. Duguay agreed with the shutter comments. He asked about the absence of window grids on the rear elevation. Mr. Siegfried stated that at this time there was no plan for window grids. Mrs. Zrimsek stated that her preference would be to remove all window grids from the entire house. She stated that the removal of the grids on the existing front windows is not possible, as the grids are in between the glass panes. She stated she would prefer an unobstructed view of her backyard with no grids on the rear windows. Dr. Alford-Smith stated the project design looked beautiful. Mr. Siegfried asked the Board if the metal accent roof were changed to shingles, would that be a problem for the Board. The answer was no, it would not be a problem. Dr. Alford-Smith asked what the final recommendation for the RV garage door was. Mr. Verdova stated that he would request a condition be included in the motion, that the garage door would require final approval by the Board and the door would be decorative. Mr. Siegfried agreed with that stipulation. Ms. Davis, representing a citizen question, asked why the roofline on the new construction does not match the existing roofline. It was noted that if the lines matched, it would not be as obvious that there was an addition. Mr. Siegfried explained that the difference in rooflines was essentially due to the taller RV garage bay. He explained that it was important to keep the pitch of the roofs the same, which required the extra height on the addition. Ms. Davis noted for the citizen caller that they feel the rooflines should match, but would defer to the expertise of the Board and the discretion of the Architect. Mr. Verdova asked the Board members for final comments. There was none. Dr. Alford-Smith made a motion to approve the project. Mr. Duguay seconded the motion. During the voting, Mr. Verdova asked for conditions regarding the shutters and the selection of the RV garage bay. Mr. Verdova explained the shutter guidelines to

the homeowner. The shutters were discussed in detail. Dr. Alford-Smith withdrew her motion.

MOTION: To approve the plans, contingent on the approval of the decorative RV garage bay door, as well as adherence to the shutter guidelines on the entire home.

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

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

Nays: None

RICHARD CZERWINSKI 815 DEEPWOODS DR ACC STRUCTURE

Richard Czerwinski, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Czerwinski was seeking approval to construct a 26X24 foot accessory structure. Finish colors and materials were discussed and include vinyl siding and asphalt shingles to match the existing house. Trim and gutters will also match the house. The structure will have two 8X9 foot garage doors. The overhead garage doors will be White. Mr. Czerwinski noted that the existing house has aluminum siding and that the house will be re-sided. The proposed garage and the existing house would match. Mr. Verdova confirmed the existence of brick to grade. The applicant confirmed and stated the brick would match the existing house. Mr. Verdova asked Ms. Davis if the Board could vote without knowing the color of the proposed siding. Ms. Davis stated a stipulation could be included in the motion. Mr. Duguay asked if the existing house had shutters on the windows. The answer was yes. He recommended adding shutters to the accessory structure. The applicant agreed to implement the suggestion. Mr. Duguay also confirmed the structure would have windows on the elevation that faces the street. The applicant confirmed. Mr. Shrout asked what material would be used for the floor. Mr. Czerwinski stated the floor would be constructed of concrete. He noted that there would be a drain in the floor. Dr. Alford-Smith had no comments.

MOTION: To approve the plans, with the addition of two windows on the elevation that faces the street, and the addition of shutters.

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

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

Nays: None

WOODMASTERS 285 LAKELAND WAY ROOF OVER DECK

Bruce Howell of Woodmasters, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Howell was seeking approval to construct a screened porch over half of an existing deck. Mr. Howell explained the project. He noted that the shingles would be Weathered Wood, and would match the

existing shingles. He noted the trim would be White. Dr. Alford-Smith stated the project seemed straightforward and would be an attractive addition to the home. Mr. Shrout had no questions. Mr. Duguay questioned the screening on the underneath of the deck. Mr. Howell explained the screening would be attached to the joists to keep the bugs out. He further noted the screen would not be visible.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PRESTIGE HOMES 1050 E. MENNONITE RD HOUSE

Elaine Schmidt and John Russell, of Prestige Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. The applicants are seeking approval to construct a 5,267 square foot, two-story residence. Mr. Russell explained the project. The home would feature a 3-car side load garage and two fireplaces. Finish colors and materials were reviewed and include Cedar Pride and Harvest Cedar shake siding. The horizontal siding will be Maverick Brown, and the stone will be Casa di Sassi. The trim and shutters will be Shagbark, and the soffit will be Musket Brown. The garage door will be Bronze with Shagbark overlays. Standing seam accent roofs are planned in Copper. The front door will be stained Natural Brown. Mr. Russell showed samples of the color selections to the Board. Mr. Shrout confirmed the color of the shutter as Shagbark. The applicant experienced some technical difficulty and lost video. Mr. Verdova confirmed the colors with the applicants. The subject home passed a comparison review. No issues were noted. Mr. Russell noted a slight change on the elevations. He explained that on the right elevation, the position of the man door was changed and the windows were moved to either side of the door. The Board had no issue with the change. Dr. Alford-Smith had no questions or comments. Mr. Duguay had no questions. He stated that the design was beautiful. Mr. Shrout agreed that the design was beautiful. Mr. Shrout questioned the shutters and asked if they were proportional to the windows. Mr. Verdova agreed. The applicant stated he would either remove the shutters, or make them proportional. The Board was acceptable to either solution.

MOTION: To approve the plans, with the change to the rear door and the adjustment of the shutters on the right elevation.

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

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

Nays: None

**The representative from Pulte experienced technical difficulty with the video.

MOTION: To move Renaissance Park to item eight, ahead of 680 Scarlett Lane.

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

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

Nays: None

PULTE HOMES

RENAISSANCE PARK

PRELIMINARY REVIEW

Keith Filipkowski of Pulte Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Filipkowski is seeking preliminary feedback for the new development known as Renaissance Park. Mr. Filipkowski gave a detailed overview of the project. Mr. Filipkowski stated that the portion of the project he is presenting is located on the Eastern side of the project and will consist of 125 total lots. The applicant noted that some of the homes would have basements and some would be constructed on a concrete slab. He further noted that there would be a mixture of front entry and side entry garages. Mr. Filipkowski stated that at least 25% of the homes would have side-load garages. All of the proposed homes in this section are slated to be Ranch style homes. He stated that 23 of the 125 proposed homes would be designated as high impact lots. Mr. Filipkowski explained that five floor plan options are available. He stated that the square footage of the homes would range between 1,683 square feet and 2,186 square feet. He noted that all had the opportunity to increase square footage by adding a second floor loft. Mr. Verdova asked for comments from the members.

Mr. Shrout had no additional comments. He stated that the previous presentation addressed his concerns. Especially windows and side-load garages. Dr. Alford-Smith asked why in the previous presentation all the homes were two-story with no first floor bedrooms and this presentation, all the homes were ranch style. Mr. Filipkowski explained the Eastern portion of the project is targeting older adults and empty nesters. He further stated that Pulte did not want to intermix the different product types. Dr. Alford-Smith stated that she thinks the homes are quite impressive. Mr. Duguay questioned the rooflines on some of the proposed houses. He stated that the rooflines looked massive. Mr. Filipkowski explained that it was difficult to get a complete sense of the roof pitch when viewing the homes in a two dimensional picture. Mr. Duguay stated that he liked how the windows are incorporated. Mr. Duguay also questioned the left elevation on the Eastway plan. He stated his copy did not show the same amount of windows as the plans being presented. Mr. Filipkowski apologized for the confusion and stated that the presentation had the correct amount of windows, which were more than what was on the submitted plans. Mr. Verdova thanked the applicant for not doing the bare minimum in respect to windows. He also noted that he did not see any violations regarding the shutter guidelines. He did ask why there was no carryover of styles from one phase of the project to the next. Specifically the Farmhouse style. Mr. Filipkowski explained that Pulte was trying to keep the designs traditional and the smaller lots do not lend themselves to the Farmhouse style. He did mention that as they fully develop the project they were open to adding additional styles if the need arose. Mr. Filipkowski thanked the Board for their feedback.

MOTION: No motion is required for a preliminary discussion.

PULTE HOMES

680 SCARLETT LANE S/L 61

HOUSE

Gabe Kirksey, of Pulte Homes, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Kirksey was seeking approval to

that the plans show a bedroom behind the gathering room. Mr. Kirksey explained that the vent would run parallel to the joists and vent out the back of the home.

MOTION: To approve the plans, as submitted, with the fireplace venting out the rear of the home.

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

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

Nays: None

PULTE HOMES

685 SHINNECOCK LANE S/L 46

CONDO

Gabe Kirksey, of Pulte Homes, attended the meeting to present the project and answer questions. Mr. Kirksey was seeking approval to construct a 4,786 square foot home within the Clubside Manor subdivision. The home will feature a 2-car front-load garage with a fireplace in the gathering room. The subject home will also have a full stone front. Finish colors and materials were discussed and include Mega Greige siding, White Oak stone, and Backdrop shake. The trim and soffit will be Mega Greige and the front door will be Backdrop. The overhead garage door will also be Backdrop. The subject home passed a comparison review. No issues were noted. Residential Guidelines were reviewed. Mr. Verdova asked about the addition of a window and stone wraps on the presentation. He stated that those items were not on the submitted plans. Mr. Kirksey explained that those items were added after the information was submitted to the City. Dr. Alford-Smith had no concerns. Mr. Shrout stated the subject home looked fine, he had no comments. Mr. Duguay did not have any questions or comments.

MOTION: To approve the plans, with the addition of a window on the left elevation, and adding stone wraps.

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

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

Nays: None

MISCELLANEOUS:

Ms. Davis apologized to the Board members for the late addition of the Trentstone project. She explained that the project would go before Planning Commission, and Planning Commission would meet twice before the August ABR meeting. She wanted to afford the Board the opportunity to review the project and offer comments before it went before Planning Commission. Mr. Shrout asked if there was a deadline for ABR submissions. Ms. Davis explained that yes, there is a deadline. She further explained that the Trentstone project did meet the deadline for Planning Commission; she stated that it was an internal decision to forward the information to the Board after the ABR deadline. Ms. Davis asked for comments and reminded the Board their comments would be compiled and forwarded to Planning Commission. She advised that the Board could discuss the project and offer comments, or send them directly to her via email.

Mr. Shrout asked if there was a particular style, the developer was trying to emulate. Ms. Davis stated she thought the style was reminiscent of French Country. She clarified the homes are freestanding condominiums and they would be located off Aurora Lake Road. Mr. Shrout asked if the homes would be visible from any street. Ms. Davis stated that some of the homes would be visible from Aurora Lake Road. Mr. Shrout asked how many homes are planned. Ms. Davis referred the members to the site plan. Mr. Shrout noted that the proposed homes were reminiscent of the early Rockefeller houses in East Cleveland. He thought they were attractive.

Mr. Verdova stated the proposed homes were nice looking and was interested to see what the price point would be. Mr. Shrout stated that the proposed homes add to the mix for Aurora, and agrees with Mr. Verdova that the homes are striking in a good way.

Mr. Duguay noted that he liked the way the brick chimneys were laid out, He stated that it really sets the houses apart. He stated that it gives them the feel of a Shaker Heights home. He noted that it was very different from what they have seen from the big box builders. Mr. Duguay stated that he does not like the front-facing garage. Mr. Shrout and Mr. Verdova agreed.

Ms. Davis reminded the Board if they had any additional thoughts or comments, they should email them directly to her and she would summarize them to be presented at the Planning Commission meeting. Dr. Alford-Smith had no comments.

Mr. Shrout asked for the status of the sign at Aurora Farms. He stated that the sign looks very shabby. He stated that the sign was intended to be temporary after a storm three years ago. Ms. Davis explained that the Building Department has been in contact with Aurora Farms to try to get them to clean up their property.

ADJOURNMENT:

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

Mark Verdova, Chairman

Christine Gruttadauria, Secretary