

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
October 24, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, October 24, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:08 p.m.

ROLL CALL:

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

** Ms. Coleman advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects. Applicants are permitted to poll the members and request to have their project postponed if they felt the vote would not be favorable.

AMENDMENTS TO AGENDA:

MOTION: To move item one, City of Aurora cupola, to item five.

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 3-0, on a unanimous voice vote.

OATH OF OFFICE:

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

APPROVAL OF MINUTES:

Not enough members were present who attended the September 26, 2019 meeting to adopt the minutes. They will be considered at the next meeting.

OLD BUSINESS:

None

NEW BUSINESS:

ERAWAN THAI KITCHEN 38 S. CHILLICOTHE RD WALL SIGN

Gilbert Macias, of Fast Signs attended the meeting to present the project and answer questions. The applicant was seeking approval for a wall sign at a new business, Erawan Thai Kitchen. The proposed sign will have navy blue letters and a white background. The sign would be illuminated. The applicant noted the sign would tie in to existing electric. The wall sign will be located over the entrance of the restaurant.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

EASY E. CONSTRUCTION 460 LAKELAND WAY ADDITION W/DECK

Dan Weller, homeowner, attended the meeting to present the project and answer questions. Mr. Weller was seeking approval to construct a 480 square foot sunroom with a deck. The sunroom and deck would be located at the rear of the existing home. The applicant plans to use a dark gray trex material for the deck. The finish materials and colors will match the existing house. Ms. Coleman asked the applicant if there would be a poured patio underneath the elevated deck. Mr. Weller stated that no patio is planned at this time. Mr. Verdova questioned who the contractor would be. Mr. Weller stated that Easy E. Construction would be doing the work. Ms. Coleman questioned what material would be used to construct the railing. The applicant stated the contractor would be using composite material, not wood. The railing would match the deck flooring. Dr. Alford-Smith questioned the weight of the sunroom in relation to the support beams. Mr. Weller stated his contractor had no concerns regarding the weight. He noted that the building plans reflect the weight and is well within the acceptable range.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES 722 NANCY DRIVE S/L 266 SINGLE FAMILY RESIDENCE

Jamie Heinzman, of Pulte Homes attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 6,172 square foot Deer Valley HR3T model home within the Hawthorn subdivision. The home will feature a 3-car side-load garage and a fireplace in the gathering room. Finish materials and colors were discussed and include bark siding, signature blend brick, and a bohemian black finish on the front door. The trim and soffit will be extra white and the overhead garage door will be warm stone. The proposed home passed a similarity comparison. No issues were noted. Residential guidelines were discussed. Ms. Coleman asked if

windows had been added to previous submissions. The applicant confirmed that a window that had been added previously was included on the submission.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES 664 WILLIAM CT S/L 41 SINGLE FAMILY RESIDENCE

Jamie Heinzman, of Pulte Homes attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 5,374 square foot Lyon CT21 model home within the Beljon Farms subdivision. The home will feature a 2-car side-load garage and a fireplace in the gathering room. Finish materials and colors were discussed. Ms. Heinzman noted that the color package is custom and was designed by the homeowner. Finishes include tree moss siding and bellevedere brick. The shutters, trim, and soffit will be white. The overhead garage door will be pavilion beige and the front door will be enduring bronze. The proposed home passed a similarity comparison. The applicant noted that there are very few ranch style homes in Beljon. Residential guidelines and window placement were discussed. No issues were noted.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

CITY OF AURORA 130 S. CHILLICOTHE RD CITY HALL CUPOLA

Michael Kessel, of Prime AE attended the meeting to present the project and answer questions. Mr. Kessel is seeking approval to construct a cupola on the roof of City Hall. The applicant provided a brief history of the original bell tower, which was destroyed in a fire in the early 1900's. Mr. Kessel stated the new structure would consist of a cupola only. The bells would be eliminated. Material and color samples were shown to the board members. He stated the materials would be long lasting and very durable. Mr. Kessel stated the material is fiber cement and will be painted to match the existing building. Asphalt shingles that match the existing roof will be used. Mr. Kessel noted that a lightning rod with a copper cap would be installed on the cupola. The louvers were discussed. It was noted that the louvers would have a panel behind them to keep birds and other animals out of the cupola. The cupola will also have an access panel for maintenance. Ms. Coleman questioned the use of two different colors on the cupola. The applicant stated the shake would be color matched to the lighter color of the existing building. The trim would match the darker gray color on the existing building. The names of the colors were not available. The applicant noted that the contractor would use a paint deck during construction to match the color of the existing building, preferably on a sunny day. The shingles will match the existing shingles. The applicant

gave a brief description of other historical restorations they have completed, including the Glendale Cemetery in Akron.

MOTION: To approve the plans, 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. Verdova

Nays: None

RYAN HOMES 65 LAKELAND WAY S/L90 SINGLE FAMILY RESIDENCE

Phil Wendzicki, of Ryan Homes attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 4,331 square foot Palladio Ranch model home located within the Forest Ridge subdivision. The proposed home will feature a 2-car front-load garage and a fireplace in the family room. It was noted that the fireplace would vent out the rear of the home. Finish materials and colors were discussed and include silver mist siding and shake, and PA Sierra stone. The front door will be naval. The trim, soffit and overhead garage door will be white. No shutters are planned for this home. The subject home passed a similarity comparison. No issues were noted. Dr. Alford-Smith questioned the rear-covered porch in regards to the walkout basement. Mr. Wendzicki clarified the location compared to other homes without a walkout basement.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES 420 LAKELAND WAY S/L 42 SINGLE FAMILY RESIDENCE

Phil Wendzicki, of Ryan Homes attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 4,000 square foot Columbia model home, located within the Forest Ridge subdivision. The planned home will feature a 2-car front-load garage, a rear covered porch, and a fireplace in the family room. Mr. Wendzicki noted that the fireplace would vent out the rear of the home. No shutters are planned for the proposed home. Mr. Verdova commented on the size of the front porch. He noted it was a good size and consisted of usable space. Finish materials and colors were discussed and include twilight shadow siding and autumn ledgestone stone. The front door will be tavern taupe and the trim, soffit, and overhead garage door will be white. The subject home passed a similarity comparison. No issues were noted. Residential guidelines were discussed. No issues were noted. Dr. Alford-Smith clarified which houses would be looked at during a similarity review.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES 455 Lakeland Way S/L 48 SINGLE FAMILY RESIDENCE

Phil Wendzicki, of Ryan Homes attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 4,429 square foot Hudson model within the Forest Ridge subdivision. The home will feature a 2-car front-load garage and five bedrooms. No fireplace is planned for this home. Finish materials and colors were discussed and include sagebrook siding and aspen buckeye stone. The trim, soffit, and overhead garage door will be beige. The front door will be raisin. No shake or board and batten accents are planned. Finishes on the walkout basement were discussed. It was noted the walkout would be finished with siding and some stone to grade. Residential guidelines were discussed. No issues were noted. Mr. Wendzicki stated that no shutters are planned for the proposed home. The home did not pass a similarity comparison. Several options to distinguish the subject home from the surrounding properties were discussed. The Board recommended changing the color of the front door. Mr. Wendzicki agreed with the suggestion and stated he would change the color from raisin to black fox.

MOTION: To approve the plans, with a change to the front door color. Change from raisin to black fox.

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. Verdova
Nays: None

MISCELLANEOUS:

None.

ADJOURNMENT:

Ms. Coleman moved; Mr. Verdova seconded, and the meeting adjourned at 7:19p.m on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary