

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
January 28, 2021

The Architectural Board of Review met in a scheduled meeting on Thursday, January 28, 2021 via Zoom. Melissa Coleman called the meeting to order at 5:00 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  
Melissa Coleman, Chairman  
Brad Duguay, Vice Chairman  
Ralph Ware

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

**AMENDMENTS TO AGENDA:**

**MOTION: To remove item 9, Pulte Homes from the agenda.**

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

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

Nays: None

Ms. Coleman explained that the applicants would be sworn in separately, before each presentation.

**ORGANIZATIONAL:**

Ms. Coleman opened the floor for nominations for the position of 2021 ABR Chairman. Mr. Duguay nominated Melissa Coleman. Dr. Alford-Smith seconded the nomination. Ms. Coleman accepted the nomination. Hearing no further nominations, Ms. Coleman closed the nominations.

**MOTION: To elect Melissa Coleman as the 2021 ABR Chairman**

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

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Ware

Nays: None

Abstentions: Ms. Coleman

Ms. Coleman opened the floor for nominations for the position of 2021 ABR Vice Chairman. Dr. Alford-Smith nominated Brad Duguay. Ms. Coleman seconded the nomination. Mr. Duguay accepted the nomination. Hearing no further nominations, Ms. Coleman closed the nominations.

**MOTION: To elect Brad Duguay as the 2021 ABR Vice Chairman**

Dr. Alford-Smith moved; Ms. Coleman seconded and the motion carried, on a 3-0-1 roll call vote.

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

Nays: None

Abstentions: Mr. Duguay

**OATH OF OFFICE:**

Ms. Coleman administered the oath to the applicants individually, before the presentation of each project.

**APPROVAL OF MINUTES:**

**MOTION: To adopt the minutes of December 10, 2020 meeting, as submitted**

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

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

Nays: None

Abstentions: Mr. Ware

**OLD BUSINESS:**

VARDEN KLEKCHYAN

945 LLOYD AVE

HOUSE

Vardan Klekchyan, property owner, attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. The applicant was seeking approval to construct a 1,980 square foot two-story residence. Mr. Klekchyan explained that he had presented his project at the December meeting, but additional information regarding finish colors and materials was requested. The applicant advised the Board, that windows were added to the left elevation. Finish materials and colors were

discussed and include Canyon siding, Tando shake siding, and a Chestnut Hills colored siding, which the applicant explained looks like stone. Mr. Duguay asked which siding would be used on the rear and side elevations. The applicant explained that the primary siding is the Canyon vinyl siding and that material would be used on the sides and rear of the proposed home. Ms. Coleman asked if the sidings were in the Gray or Brown family. The answer was Brown. Ms. Coleman questioned the siding that looks like stone. She asked Ms. Davis if any similar products had been used in the City. MS. Davis stated that she was unaware of any projects that included the stone-like siding. Mr. Klekchyan noted that the product is fairly new to the market. Ms. Coleman asked to see a sample of the siding. Grigor Hokbyan, the builder on the project, asked if he could address the board. He stated that he has used the product on houses in the Wickliffe area. Mr. Duguay stated that he was having a hard time envisioning what the faux stone siding would look like when it was installed. Ms. Coleman was having the same difficulty. Mr. Hokbyan showed the Board some pictures of the siding after it was installed. Mr. Ware asked how the siding holds up over time. Mr. Hokbyan stated that he has not had any problems with the siding. He stated that the faux stone costs more than traditional stone. He also stated that the siding comes in 2x5 foot panels. Ms. Coleman stated that the Residential Guidelines call for 2-foot stone wraps, she asked how the vinyl siding would wrap around the front elevation. Mr. Hokbyan stated that he would use colored flat panels to give the illusion of wrapping the corners. Ms. Coleman asked the Board for their comments regarding the stone.

Mr. Duguay stated that there was a lot of different colors on the house. He stated it was difficult for him to envision what the faux stone would look like. Ms. Coleman agreed. Mr. Hokbyan offered to step away from the meeting for a short time to get a sample of the faux stone siding.

**MOTION: To move the agenda item to the end of Old Business.**

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

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

Nays: None

**PRESTIGE HOMES**

**179 KNIGHTSBRIDGE LANE**

**REVISIONS**

John Russel and Elaine Schmidt, of Prestige Homes, attended the meeting to present the revisions and answer questions. Ms. Coleman swore in the applicants. Mr. Russell explained the changes and stated that the siding on the front of the garage was changed from a horizontal siding to a vertical siding. He stated the color would remain the same. Mr. Russell also explained a change to the siding near the rear gables. He stated that the siding would change from horizontal to vertical as well. Ms. Coleman asked if any of the previously submitted drawing included vertical siding. The answer was yes, this final rendition just changed the amount of vertical siding they planned to

use. Mr. Russel stated he thought that the final revisions showed a nice balance between vertical and horizontal siding. Ms. Coleman asked if any of the colors previously presented were changed. The answer was no, the colors would stay the same.

**MOTION: To approve the revisions, as submitted.**

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

VARDEN KLEKCHYAN 945 LLOYD AVE HOUSE

Mr. Klekchyan was not ready to move forward with his presentation. It was recommended to move his item to the end of the agenda.

**MOTION: To move the project, 945 Lloyd Ave., to the end of the agenda.**

Ms. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

**NEW BUSINESS:**

PAYNE AND PAYNE 402 CLUB DRIVE W. S/L 16 HOUSE

Mark Verdova, of Payne and Payne, attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. Mr. Verdova was seeking approval to construct a 3,062 square foot residence within the Barrington subdivision. The home will feature a 3-car side-load garage and a fireplace in the great room. Mr. Verdova explained that the elevations were previously approved, but the client had decided to change lots. Mr. Verdova stated that the garage would be about a foot larger than previously submitted and would be a courtyard style garage. He noted that a deck was added on the rear of the house adjacent to the master suite. Mr. Verdova also stated that the project has received approval from the Barrington ABR. Colors and finish materials were reviewed and include Pewter siding, Gauntlet Grey trim, and Mastic Charcoal Grey soffit. The front door will be stained Chestnut Brown. The stone will be Ancient Villa Ledgestone Palisades and Ancient Villa Ledgestone Sevilla. He explained that the stone would be a 60-40 mix. Sixty percent would be the Ancient Villa Ledgestone Palisades, and forty percent of the stone would be Ancient Villa Ledgestone Sevilla. Ms. Coleman asked if the fireplace in the great room was a direct vent. The answer was yes. Residential Guidelines were reviewed. No issues were noted. The subject home passed a similarity comparison. Ms. Coleman asked how the siding of the home directly to the left compared to the subject home. Mr. Verdova explained that both sidings were in the Grey family, he explained that the subject home was a traditional Grey. He explained that the neighboring home was Grey, and included some tan

undertones.

**MOTION: To approve the plans as submitted.**

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

JOHN GUY

1123 AURORA HILL DR

ADDITION

John Guy, homeowner attended the meeting to present the project and answer questions. Mr. Guy was seeking approval to construct a 308 square foot addition. He stated that his existing home is on a slab and he basically wanted to extend one side of the home. He stated that the colors and finish materials would match the existing house. The siding will be White, and the roof is Gray. Ms. Coleman asked if the new roof would be lower than the existing roof. The answer was yes. She also asked if there was any stone or brick on the existing house. Mr. Guy explained that the there was no stone or brick, he stated that the house sits on a slab, and the siding goes all the way to the ground. Ms. Coleman asked if there would be windows on the side of the addition. Mr. Guy stated that the current plan has a window on the front, and a window on the rear. No windows are planned for the side. Ms. Coleman mentioned that the side of the addition is 22 feet. She stated that is a large expanse of siding with no windows. Mr. Ware asked if there were currently two windows on the side of the existing house. The answer was yes. Ms. Coleman recommended adding two windows. Mr. Duguay agreed. Mr. Guy agreed to the suggestion. Ms. Coleman asked if shutters would be installed on the new windows, to match the existing shutters. Mr. Guy confirmed that he planned to add shutters to the window on the front elevation only.

**MOTION: To approve the plans, with the addition of two (2) windows on the left elevation, as well as the addition of shutters on the front.**

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

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

Nays: None

JBM RENTALS

600 NANCY DRIVE

ADDITION

Brian Pergert, of JBM Rentals, logged in to the Zoom meeting to present the project and answer questions. Ms. Coleman swore in the applicant. Mr. Pergert was seeking approval to construct a 450 square foot addition. The applicant explained the project and provided the Board a brief history of the structural issues of the existing home. He stated that he has been working with an engineer to address the foundation issues. He explained that the right side of the house is shifting and tilts to the right. He further stated that the time to add an addition is when the foundation is being repaired.

Mr. Pergert stated that he intends to add a family room and a walkout basement underneath. He stated that he intends to reuse the siding and all other colors and finish materials will match the existing home. Dr. Alford-Smith asked if the Board was reviewing the foundation plan, or just the addition. The answer was just the addition.

Ms. Coleman asked how close the old siding would match the new siding. Mr. Pergert stated that he would use the same color of siding. He expected the old siding to be faded from the elements, but would strategically place it to minimize the differences. He also stated that he intends to use landscaping to further disguise the old siding. Ms. Coleman asked about the bump out, which will house the fireplace. Ms. Coleman stated that the Residential Guidelines do not allow for a side bump out. Ms. Davis explained that technically the bump out is on the side, but because of the way the house is situated, the bump out is on the inside and will not be visible. Ms. Coleman asked if there would be a foundation under the fireplace. The answer was no. Ms. Coleman asked Ms. Davis for clarification of the Guidelines, which require a foundation under the bump out. Ms. Davis explained that generally the bump out is supposed to be in the rear of the home or have a full foundation. She stated that it would be to the Board's discretion if they would allow it. Mr. Duguay stated that he did not think the bump out would be visible from the road. Mr. Duguay asked if the door on the walk out basement would be a single door, or a double door. The answer was a double door. He further stated that the space would be used for storage. Ms. Coleman asked if the applicant intended to reroof the house. The answer was no. He explained that the addition would be a metal roof, and would match the existing Gray roof as closely as possible. Mr. Duguay asked if the applicant had a sample of the metal roof. The applicant did not have a sample available

**MOTION: To approve the plans, with the notation of a Gray metal roof on the addition.**

Ms. Duguay moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.  
Yeas: Mr. Duguay, Ms. Coleman, Dr. Alford-Smith, Mr. Ware  
Nays: None

**ARCHER SIGN** 118 W. GARFIELD RD **WALL SIGN**

Dan Berky, of Archer Sign attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. Mr. Berky explained the project and stated that CVS has a nationwide campaign to change the signage on their stores. They are changing The Minute Clinic sign to Health Hub, and also adding a red heart in front of CVS Pharmacy. The colors will be the same as the existing signs. The signs will be LED illuminated signs. Ms. Coleman asked if the current signs were channel letters. The answer was yes. Mr. Berky explained that the new signs would also consist of channel letters. He stated that the existing signs would be removed so that the building could be patched and painted, and then the new signs would be installed. Ms. Coleman asked if the Health Hub signs would be channel letters as well. The answer was yes. Mr. Berky explained that the Health Hub signs would be installed on a panel. The panel would not be lit, only the letters.

**MOTION: To approve the plans, as submitted.**

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 4-0, on a roll call vote.  
Yeas: Ms. Coleman, Dr. Alford-Smith, Mr. Duguay, Mr. Ware  
Nays: None

PAUL KINFORD

175 N. BISSELL RD.

ADDITION

Paul Kinford, attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. Mr. Kinford was seeking approval to construct a 308 square foot addition to the rear of the existing home. Ms. Coleman asked if the existing home had brick or stone to grade. Mr. Kinford explained that there was none. He stated that it was block only. Finish colors and materials were reviewed. Mr. Kinford stated that the siding would be Dove White to match the existing house. He further explained that the existing siding is aluminum and if he could not find the siding in aluminum, he would switch to a Dove White vinyl siding. He stated that either siding would be the same width as the existing siding. Mr. Duguay questioned the residential information sheet. He asked why there was Rose Red brick listed for the type of brick to be used. Mr. Kinford explained that he originally thought that there was brick on the house, but after further review determined the brick was just on the chimney. He confirmed that there was no brick or stone to grade on the existing house.

**MOTION: To approve the plans with no brick to grade on the foundation, as there is no brick or stone to grade on the existing house.**

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

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

Nays: None

KEVIN NIETERT

800 DEEPWOODS DR

PAVILION W/METAL ROOF

Ms. Coleman explained that the representative for 800 Deepwoods drive had to leave the meeting before presenting their project. She suggested postponing the project until the next meeting.

**MOTION: To postpone item 6, Kevin Nietert to the next meeting.**

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

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

Nays: None

CLUB WALDEN

585 COUNTRY CLUB LANE

DECK ADDITION

Rob Rosencrans, of Walden attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. Mr. Rosencrans was seeking approval to add a deck with a retractable roof to the rear of the existing Walden Clubhouse. Ms. Coleman asked if the proposed deck was a new deck, or an addition to the existing deck. The applicant explained the proposed deck was new and would have a retractable awning. He stated that the awning would be White. Dr. Alford-Smith asked if the proposed deck would be an extension of the existing dining room. The applicant explained that the new deck would be in the vicinity of the dining area, but they are making some internal changes to the space and adding a bar. He further explained that the new deck would allow patrons to dine outside. Ms. Coleman asked if the finish materials and colors would match the existing structure. Mr. Rosencrans confirmed that they would. He further stated that the new deck would be constructed using composite

the materials would match. He further explained that the new deck would be constructed using composite materials and that an existing deck was constructed using pressure treated wood. He stated that the two decks would not match exactly as they are composed of different types of materials. Ms. Coleman asked if the railings would match. The applicant explained that the railings would be different. The new railing would have glass inserts. The existing deck does not. Mr. Duguay asked what size posts would be used. Mr. Rosencrans stated that he did not know for sure but stated that they would be substantial. He stated that the posts would be at least 6X6.

**MOTION: To approve the plans, as submitted.**

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion carried, 4-0, on a roll call vote.

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

Nays: None

CLASSIC HOMES                    235 HAWKS NEST S/L 102                    SINGLE FAMILY RESIDENCE

A representative from Classic Homes was not connected to the meeting. Ms. Coleman suggested moving the item to the end of the agenda.

**MOTION: To move item 8, Classic Homes to the end of the agenda.**

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

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

Nays: None

LAKE ERIE METAL ROOF                    876 W. GARFIELD                    METAL ROOF/HOUSE

Ryan Parina, homeowner, attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant. The applicant was seeking approval to replace an existing roof with a metal roof. The applicant explained the existing roof is in disrepair and will be completely torn off. Ms. Coleman asked what color the roof would be. Mr. Parina stated the color of the roof would be Stone Gray. He further explained that his house is brown, but he plans to reside the entire house next year. He stated that he is considering siding the house a Dark Blue, or White. Ms. Coleman asked Ms. Davis to clarify the guidelines regarding metal roofs. Ms. Davis explained that generally the Board does not prefer metal roofs, especially in subdivisions. She stated that the Board has approved projects in the past when the location of the home was on a large parcel of land, or further removed from the center of town. She further explained that the intent of the guidelines, is to keep the character of an existing neighborhood intact. The applicant explained that it is difficult to see his roof from the street due to the way the house was constructed and the pitch of the roof.

**MOTION: To approve the plans as submitted.**

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

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

Nays: None



Mr. Duguay stated that because of the seam, the siding would need to terminate at the corner. Dr. Alford-Smith asked if any of the staff at the Building Department had seen an actual sample of the siding. Ms. Davis explained that a sample was not provided. Ms. Coleman stated that she was nervous about the use of the faux stone siding as she has never seen it on a house. She was not sure the pictures were an accurate representation of how the siding would look. Mr. Duguay liked the sample and noted that the area proposed for the siding was not large. Mr. Ware asked if there was a way to bring the project back to the Board after it was installed. He also stated he was comfortable taking the risk with the faux stone if there was no precedent stating the material could not be used. Dr. Alford-Smith agreed and stated that the applicant stated that the vinyl siding was more durable than stone. She stated that she was fine with the material choice. Mr. Duguay noted that the Board could look at the project after the siding is installed and base future decisions regarding faux stone on this project. Dr. Alford-Smith stated that she did not think approving this project would necessarily set a precedent.

**MOTION: To approve the plans, as submitted.**

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

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

Nays: None

After the vote, the applicant asked to add two windows above the garage on the front elevation. The applicant was advised that the Board would approve the windows conditionally. They asked the applicant to resubmit the updated elevations for the February meeting for approval. Mr. Duguay amended his motion to include the addition of two windows on the front elevation.

**MOTION: To approve the plans, with the addition of two windows above the garage on the front elevation.**

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

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

Nays: None

CLASSIC HOMES      235 HAWKS NEST S/L 102      SINGLE FAMILY RESIDENCE

A representative from Classic Homes was not connected to the meeting. Ms. Coleman suggested postponing the item until next month.

**MOTION: To postpone 235 Hawks Nest, Classic Homes until the next meeting.**

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

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

Nays: None

**MISCELLANEOUS:**

Ms. Coleman welcomed Mr. Ware, the newest member of the Architectural Board of Review. She thanked him for accepting the Mayor's appointment. Mr. Ware stated that it was a pleasure to join the Board and looks forward to serving the community.

**ADJOURNMENT:**

Mr. Duguay moved; Dr. Alford-Smith seconded, and the meeting adjourned at 6:40 p.m. on a unanimous voice vote.

---

Melissa Coleman, Chairman

---

Christine Gruttadauria, Secretary