



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, September 12, 2018

7:30 PM

Town Hall

I. Call To Order

Vice Chair Marzulla called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

Absent: 2 - Mr. Drummond and Mr. Grant

III. Public Comment

Vice Chair Marzulla opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

IV. Consent Applications

There were no items on the consent agenda.

V. Old Business

There was no old business.

VI. New Business

A. [4863](#)**2164 Middleton Road**

Demolition (House)

Submitted by Angela DiFranco, LDA Builders.

Attachments: [2164 Middleton Road Submittal](#)

Mr. Sugar introduced the application for the demolition of this single family home. Staff notes there is no historical significance to the structure.

Mr. Tony Lunardi, general contractor of LDA Builders, was present for the meeting and explained that the structure has been added to over the years and is now in disrepair.

Mr. Morris made a motion, seconded by Mr. Caputo, that the AHBR finds the house at 2164 Middleton Road does not have architectural or historic significance and that the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

B. [4853](#)**126 West Streetsboro Street**

Sign (Ground Signs - Cambridge Commons)

Submitted by Joe Berdine, Signarama.

Attachments: [126 West Streetsboro Street Submittal](#)

Mr. Sugar introduced this application for two ground signs, one in the lawn and one that is an instructional sign to be located in the courtyard in the rear of the building.

Mr. Joe Berdine, representing Cambridge Commons, was present for the meeting and noted that the color of the signs matches the color of the siding on the building. Mr. Berdine clarified the orientation of the courtyard sign.

A motion was made by Mr. Morris, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

C. [4872](#) 47 Church Street (Historic District)

Fence (6' Privacy)

Submitted by Gary Price, Historic District.

Attachments: [47 Church Street Submittal](#)

Mr. Sugar introduced this application for a 6-foot privacy fence, which runs from the back corner of the house to the rear property line. The fence will tie into an existing fence at the rear of the home.

Mr. Gary Price, homeowner, was present for the meeting and stated the fence is replacing bushes and is for privacy.

Mr. Sugar read the code regarding fencing in the front and side/back of the property. The Board and Mr. Price discussed the height and type of fence which the code allows. The Board expressed concern over the contrast in style to the existing fence located in the front yard and corner side yard.

Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness, for the same type of picket fence as is presently in the front and side of the house, this is a substitution for the fence type on the application. A motion was made by Mr. Caputo, seconded by Mr. Morris to accept the recommendation of the Historic District Subcommittee and move that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

D. [4862](#) 6536 Dunbarton Drive

Accessory Structure (Pool Storage)

Submitted by Kurt Titmas.

Attachments: [6536 Dunbarton Drive Submittal](#)

Mr. Sugar introduced the application for a pool shed with shake siding. The proposed shed's roof and windows will match the main structure. Mr. Sugar noted that other parts of the application were approved administratively.

Ms. Michelle and Mr. Kurt Titmas were present for the meeting. Mr. Titmas showed the shake siding, which matches the stone around the pool area.

The Board discussed the need for tie in of the pool shed to the house, and alternatives to the use of shake siding.

Mr. Caputo made a motion, Mr. Morris seconded the motion, to approve the application with the following condition:

1. The siding match the siding on the existing house.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

E. [4882](#)**128 Hudson Street (Historic District)**

Alteration (Front Porch)

Submitted by Barb Lochridge, Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Architectural Design Guidelines require replacement materials to be compatible in proportion, size, style, composition, design, color and texture with the existing historic materials. Staff questions the use of AZEK composite material for replacement of wood posts and railings.

Attachments: [128 Hudson Street Submittal](#)

Mr. Sugar introduced this application to replace decking, posts, steps and railings on the front porch.

Ms. Barb Lochridge, homeowner, was present for the meeting. Ms. Lochridge brought in a sample of the proposed Azek material that will be used to bring the porch back to its original design.

Following discussion of the choice of materials for the rebuild of the deck, the Board decided to conduct a site visit. The Board encouraged Ms. Lochridge to have samples of the decking material, railing system and all other materials to be used, for examination at the Board's site visit.

This application was continued.

F. [4749](#)**5173 Sodalite Drive**

Addition (Family Room, Outdoor Bar)

Submitted by James Miavitz, Pine Valley Construction.

Attachments: [5173 Sodalite Drive Submittal](#)

Mr. Sugar introduced this application for an addition to the home.

Mr. Jim Miavitz, representing Pine Valley Construction and Ms. Bobby Hitch, homeowner, were at the meeting and agreed to add landscaping around the addition.

The Board discussed the doors to the crawl space under the room addition and noted the doors need to be drawn into the plans.

Mr. Caputo made a motion, seconded by Ms. Davis, to approve the application with conditions:

- 1. The plans show a crossbuck wood door, centered under the middle window on the north elevation.**
- 2. Trim that matches the window trim on the door.**

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

G. [4770](#)**1931 Christine Drive (Lake Christine, Lot 1)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Angela DiFranco, LDA Builders.

Attachments: [1931 Christine Drive Submittal](#)

Mr. Sugar introduced this application for a new single family home.

Mr. Ryan Burnbener and Mr. Tony Lunardi were present for the meeting. Mr. Lunardi noted the front porch is at the fifty-foot setback, if the front porch is made bigger, it will require a variance.

A motion was made by Mr. Morris, seconded by Mrs. Davis, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

H. [4595](#)**1948 Christine Drive (Lake Christine, Lot 8)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Angela DiFranco, LDA Builders.

Attachments: [1948 Christine Drive Submittal](#)

Mr. Sugar introduced the application and noted that the front face of the main mass of the structure is behind the front face of one of the wings.

Mr. Chris Shaker, homeowner, and Mr. Tony Lunardi, general contractor, were present for the meeting. Mr. Shaker requested changing the siding on the gable to a vertical, vinyl board and batten siding; and change the roofing material over the front porch to a standing seam metal.

The Board discussed alternatives to the forward facing wing.

Ms. Davis made a motion to approve the application with the following conditions:

- 1. Vertical, board and batten siding be used on the gable of the main facade.**
- 2. Metal, standing seam roof material, be used above the porch.**
- 3. The front garage wall will be moved back two inches.**

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Ms. Marzulla and Mr. Morris

VII. Other Business

Mr. Sugar announced that the meeting regarding the Downtown Phase II Plan may be postponed.

- A. [3735](#) **2164 Middleton Road (Lot 86, S of RD) - Informal Discussion**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Angela DiFranco, LDA Builders.

Attachments: [2164 Middleton Road Submittal - New Home](#)

Mr. Tony Lunardi and the Board informally discussed a proposed new house. The Board expressed disapproval of the design because of the front projecting wing.

This matter was discussed.

- B. [3736](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
August 22, 2018**

Attachments: [AHBR Minutes August 22, 2018 - Draft](#)

Mr. Morris made a motion, seconded by Mr. Caputo, to approve the August 22, 2018 minutes as submitted.

The motion carried by an unanimous vote.

VIII. Adjournment

A motion was made by Mr. Morris, seconded by Mr. Caputo, that this meeting be adjourned.

The motion carried by a unanimous vote.

Vice Chair Marzulla adjourned the meeting at 9:20 p.m.

Allyn Marzulla, Acting Chair

Arthur Morris, Secretary

Joe Campbell, Executive Assistant

Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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