



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, June 27, 2018

7:30 PM

Town Hall

I. Call To Order

Chair Drummond 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.

Staff in attendance: Mr. Nick Sugar, Associate Planner

II. Roll Call

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

Absent: 2 - Mrs. Davis and Mr. Grant

III. Public Comment

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

IV. Consent Applications

A. [4126](#)

118 West Streetsboro Street

Sign (Building - Club Pilates)

Submitted by Tonya Bowden, Laad Sign & Lighting

Attachments: [118 West Streetsboro Submittal](#)

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

The motion carried by the following vote:

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

V. Old Business

VI. New Business**A. [4113](#)****89 First Street, Suite 202**

Sign (Building, Projecting - Hidden Spirits Cocktails)

Submitted by Karen Becker, Becker Signs

Attachments: [89 First Street, Unit Suite 202 Submittal](#)

No one was present for the meeting.

This matter was continued

B. [4241](#)**5897 Darrow Road**

Sign (Building - Goodyear)

Submitted by Dean Schramm, Schramm Signs

Attachments: [5897 Darrow Road Submittal](#)

Mr. Dean Schramm, representing Schramm Sign Contractor was present for the meeting and discussion. Mr. Schramm brought a sample of the lettering that will be used for the sign.

Mr. Sugar said that two signs will be allowed on the property and requested a written statement from the applicant that the present ground sign will be removed with the installation of the new signs.

A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved conditioned on a matte paint be used and a written statement be provided to staff regarding the removal of the present ground sign.

The motion carried by the following vote:

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

C. [4217](#)**1931 Barlow Road**

Alteration (Siding & Window Replacements)

Submitted by Leah Roth, Case-Barlow Farm

Attachments: [1931 Barlow Road Submittal](#)

Ms. Leah Roth, Case Barlow Farm Board of Trustees, Treasurer, was present for the meeting and discussion.

Mr. Sugar explained the scope of the project and Ms. Roth answered questions regarding the work to be done.

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, Mr. Drummond, Ms. Marzulla and Mr. Morris

D. [4232](#)**23 Church Street (Historic District)**

Fence (3' Wood Picket Fence)

Submitted by Paul Troyer - Historic District

Attachments: [23 Church Street Submittal](#)

Ms. Allison Murphy, homeowner was present for the meeting and discussion.

Mr. Sugar introduced the application for a three-foot high fence with cedar pickets, treated rails and posts. The existing fence is currently over the property line and on City of Hudson property, the fence is to be moved off of city property.

Mr. Murphy stated that the pickets will match the natural color of the rails.

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 plans as presented. A Motion was made by Mr. Morris and seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

F. [4258](#)**109 East Streetsboro Street (Historic District)**

Addition (Garage & Breezeway)

Submitted by Nikolas Sirna, Peninsula Architects - Historic

Attachments: [109 East Streetsboro Street Submittal](#)

Mr. Nick Sirna, representing Peninsula Architects and the owners was present for the meeting and discussion.

Mr. Sugar introduced this case for a garage and breezeway addition that received a variance from BZBA for the front facing garage doors.

Mr. Sirna showed a corrected view of the breezeway and stated that the elevation presented to the Board was a previous version.

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 corrected plans as presented by Mr. Sirna. A Motion was made by Mr. Morris and seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee on the condition that Mr. Sirna submit the specifications for the garage doors to Community Development staff.

The motion was approved by the following vote:

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

- F.** [4198](#) **5533 Stonecreek Way**
Addition (Family/Dining Room & Mud Room)
Submitted by Andrew Smith
a) Confirm foundation material on elevations.
b) Windows on addition to have divides similar to existing windows on home.
Drawings should indicate final proposal.

Attachments: [5533 Stonecreek Way Submittal](#)

No one was present for the meeting.

This matter was continued

- G.** [4199](#) **5855 Nicholson Drive**
Addition (Screened Porch)
Submitted by Douglas Fleming, Roberts Remodeling & Construction

Attachments: [5855 Nicholson Drive Submittal](#)

Mr. Doug Fleming, representing Roberts Remodeling & Construction was present for the meeting and discussion.

Mr. Sugar introduced the case and stated that the existing stone veneer on the front of the home has no documentation on file.

The Board approved the existing stone veneer on the house and Mr. Fleming agreed to work with staff on the double handrails for the steps.

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

The motion carried by the following vote:

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

- H.** [4094](#) **5630 Timberline Trail (The Reserve of River Oaks, Phase II, Lot 91)**
New Residential Construction (Two-Story, Single Family Home)

Attachments: [5630 Timberline Drive Submittal](#)

Ms. Jamey Heinzman, representing Pulte Homes was present for the meeting and discussion.

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

The motion carried by the following vote:

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

- I. [4071](#) **6771 Pheasants Ridge (Deer Hollow Estates, Lot 13)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Lisa Stuthard, Prestige Homes

Attachments: [6771 Pheasants Ridge Submittal](#)

Mr. John Russell, builder and Mr. Dan Taylor, homeowner were present for the meeting and discussion.

Mr. Sugar introduced this new home construction with a 130 feet setback.

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

The motion carried by the following vote:

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

VII. Other Business

Mr. Sugar informed the Board that Ms. Nicole Davis has been appointed to the Board and will be at the next meeting.

Mr. Sugar reported that he is still researching Board members being able to use the Viewpoint system and a way to find administrative approvals for individual properties. He also stated that the Phase II review date is undetermined.

- A. [3583](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: June 13, 2018

Attachments: [AHBR Minutes 6-13-2018](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the June 11, 2018 minutes be approved as amended.

The motion carried by an unanimous vote.

VIII. Adjournment

Ms. Marzulla moved that the meeting be adjourned, Mr. Morris seconded the motion.

The motion pass unanimously.

The meeting was adjourned at 8:14 pm.

David Drummond, 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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