



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*David Drummond, Chair*

*Allyn Marzulla, Vice Chair*

*Arthur Morris, Secretary*

*Christopher Bach*

*John Caputo*

*Nicole Davis*

*James Grant*

*Nicholas Sugar, Associate Planner*

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Wednesday, May 22, 2019

7:30 PM

Town Hall

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#### 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.

#### II. Roll Call

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

**Absent:** 3 - Mr. Bach, Mr. Caputo and Mrs. Davis

#### 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. [AHBR 19-309](#) **5662 Timberline Trail**  
Accessory Structure (Pavilion)  
Submitted by Brad Robinson

**Attachments:** [5662 Timberline Trail Submittal](#)

**Mr. Morris made a motion that this item be approved on the consent agenda, Ms. Marzulla seconded the motion.**

**The motion was approved by the following vote:**

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

#### V. Old Business

There was no old business.

**VI. New Business****A. [AHBR 19-365](#) 446 North Main Street (Historic District)**

Fence (4' & 6' Privacy Fence)

Submitted by Tom Lopienski - Historic

Attachments: [446 North Main Street Submittal](#)

Mr. Tom Lopinski Sr. and Mr. Tom Lopinski Jr., owners, were present for the meeting.

Mrs. McMaster presented this application for a privacy fence adjustment with the fence being four-feet high on the side of the house and sloping to six-feet high in the rear of the house.

Mrs. McMaster also stated that staff recommends approval.

**Ms. Marzulla reported the Historic District Subcommittee reviewed the application and recommends issuing a Certificate of Appropriateness. Mr. Morris accepted the recommendation of the Historic District Subcommittee and recommended approval as submitted, Mr. Grant seconded the motion.**

**The motion was approved by the following vote:**

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

**B. [AHBR 19-377](#) 48 North Oviatt Street (Historic District)**

Fence (3' Cedar Picket)

Submitted by James Randall, Northeast Ohio Fence -

Attachments: [48 North Oviatt Street Submittal](#)

Mr. Tom Montgomery, owner, and Mr. Scott Middleton, Northeast Ohio Fence, were present for the meeting.

Mrs. McMaster reviewed the staff notes and recommended approval as submitted.

**Ms. Marzulla reported the Historic District Subcommittee reviewed the application and recommends issuing a Certificate of Appropriateness. Mr. Grant accepted the recommendation of the Historic District Subcommittee and recommended approval as submitted, Mr. Morris seconded the motion.**

**The motion was approved by the following vote:**

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

**C. [AHBR 19-332](#) 6722 Rosewood Trail**

Accessory Structure (Roof Extension, Patio, Hot Tub)

Submitted by Steve Petersen, H & M Landscaping

Attachments: [6722 Rosewood Trail Submittal](#)

Mr. Mark Barker, representing the owners and Mr. Dean Cook, H & M Landscaping, were present for the meeting

Mrs. McMaster introduced the application and noted construction has already begun. Mrs. McMaster requested information regarding the proposed pavers.

Mr. Barker displayed a pictures of the stone being used and the stone on the home and noted it has not been determined what will be behind the nine-foot privacy fence. Mr. Barker also noted the trim will be white and the porch columns will be constructive of Azak.

**A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved. The motion carried by the following vote:**

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

**D. [AHBR 19-344](#) 2092 Middleton Road**

Demolition & Accessory Structure (Pole Barn)

Submitted by James Chapas

Attachments: [2092 Middleton Road Submittal](#)

Mr. James Chapas, homeowner, was present for the meeting.

Mrs. McMaster introduced the applications for the demolition of an existing structure and building a new accessory structure.

Mr. Chapas stated the logo shown on the proposed building will not to be on the building.

Discussion was held regarding the elevations without appropriate fenestrations. Mr. Chapas indicated they would be using all double hung windows and that four-inch trim will be used.

**Ms. Marzulla reported the AHBR finds that the structure at 2092 Middleton Road does not have historical or architectural significance. Further the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to retain this building.**

**This finding was approved by the following vote:**

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

**Mr. Grant made a motion, seconded by Mr. Morris, to approve the application, conditioned on the removal of logo, the south elevation main door be moved to avoid a wall greater than twelve-feet without a fenestration, a window be added to the west elevation, all windows be double-hung and the windows and doors have four-inch white trim.**

**The motion was approved by the following vote:**

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

- E.**        [AHBR 19-363](#)    **6778 Majestic Oaks Drive**  
Accessory Structure (Pavilion/Hot Tub)  
Submitted by Christian Garofalo
- Attachments:**        [6778 Majestic Oaks Drive Submittal](#)
- Mr. Christian Garofalo, owner was present for the meeting.
- Mrs. McMaster introduced the application and staff notes for a pavilion and hot tub.
- Mr. Garofalo noted the side elevation, as presented contains an error which will be corrected.  
Mr. Garofalo showed an example of the panalized stone to be used for the back side of the wall.
- Mr. Morris moved to approve the application, seconded by Mr. Grant, with the addition that, at the owners discretion, a stone chimney matching the existing chimney may be added and that the transcription error be corrected.  
The motion was approved by the following vote:
- A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved as amended, with the condition that the Hudson Fire Department give approval regarding their comments. The motion carried by the following vote:**
- Aye:**    4 -    Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
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- F.**        [AHBR 19-334](#)    **7566 Huntington Road**  
Addition (Master Bedroom)  
Submitted by Paul Palumbo, Palumbo Renovations
- Attachments:**        [7566 Huntington Road Submittal](#)
- Mr. Paul Palumbo, builder, and Mr. Don Chappik, homeowner were present for the meeting.
- Mrs. McMaster introduced this application for a master bedroom addition and presented the staff notes.
- The Board and Mr. Palumbo discussed the width of the porch steps, the glass block windows and the gables. Following the discussion, Mr. Palumbo stated the whole house would have vinyl siding.
- Mr. Morris made a motion, seconded by Mr. Grant, to approve the application as submitted with the following conditions: Standard windows be used in place of glass block windows, a whole step will be used and revised plans will be submitted.**
- Aye:**    4 -    Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

**G. [AHBR 19-328](#) 1939 Norton Road**

New Residential Construction (Two-Story, Single Family Home)  
Submitted by Andrea Schrock, Rembrandt Homes Inc.

Attachments: [1939 Norton Road Submittal](#)

Mrs. McMaster presented the application and staff notes for a new single family home based on the revised plans submitted May 21, 2019.

Discussion took place regarding the windows, shutters, rear elevation, front steps and the cupola shake shingles.

**Ms. Marzulla moved to approve this application based on the plans as revised, May 21, 2019, conditioned on the Hudson Fire Department comments being approved. Mr. Morris seconded the motion.**

**The motion was approved by the following vote:**

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

**VII. Other Business****A. [AHBR 19-310](#) 6290 Stone Road (Informal Discussion)**

New Residential Construction (One-Story, Single Family Home)  
Submitted by David Hesse, Payne & Payne Builders

Attachments: [6290 Stone Road Submittal \(Informal\)](#)

Mr. David Hesse, Project Manager for Payne and Payne Builders and Mr. Michael Cato, Architect, were present for the informal discussion.

Discussion took place regard the necessity of shutters on the various elevations, the rear wood burning fireplace and chimney, the width of the window trim, the necessity of showing the venting for the fireplace and window grid consistency.

The Board feels the design was acceptable and requested that material samples of the siding, stone and the window schedule be presented at the next meeting.

**This matter was discussed**

**B. [AHBR 5-8-2019](#) Minutes of Previous Architectural & Historic Board of Review Meeting: May 8, 2019**

Attachments: [AHBR Minutes May 8, 2019 - draft revised](#)

**A motion was made by Mr. Grant, seconded by Ms. Marzulla, that the May 8, 2019 be approved. The motion carried by an unanimous vote.**

**VIII. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the meeting be adjourned. The motion carried by an unanimous vote.**

**Hearing no further business, Chair Drummond adjourned the meeting at 8:29 p.m.**

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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