



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, July 25, 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: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

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 motion was made by Ms. Marzulla, seconded by Mr. Caputo, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

A. [4461](#)

5863 Darrow Road

Sign (Building - Huntington Bank)

Submitted by Lou Belknap, Agile Sign

Attachments: [5863 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business

A. [4486](#)**5897 Darrow Road**

Sign (Building - Fozio's Advanced Automotive Service & Tire)

Submitted by Dean Schramm, Schramm Signs

Attachments: [5897 Darrow Road Submittal](#)

Mr. Sugar introduced the case for a request for a change request to the previously approved application number 4172 on July 11, 2018. The request is for glossy finished letters for the store sign instead of the previously approved matte finish.

Mr. Pat Fazio noted that the Architectural Design Standards only says a sign should have a matte finish, he is requesting a glossy finish.

Chair Drummond stated that AHBR always interprets the Architectural Design Standards as requiring matte finish signage.

Ms. Marzulla made a motion to not approved the application for glossy letters on the store sign, Mr. Grant seconded the motion.

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VI. New Business**A. [4229](#)****139 Franklin Street (Historic District)**

Fence (3 ft. wood picket)

Submitted by Patricia Forkel - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Staff recommends approval as submitted.

Attachments: [139 Franklin Street Submittal](#)

No one was present for the meeting.

This matter was continued

B. [4437](#)**100 Lake Forest Drive**

Accessory Structure (Cart Pavilion)

Submitted by Ernest Roma, Lake Forest Country Club

Attachments: [100 Lake Forest Drive Submittal](#)

Mr. Ernest Roma, Chief Operating Officer, Lake Forest County Club, was present for the meeting and discussion

Mr. Sugar, introduced the application for a large metal building that differs in style from the main structure that is Tudor style. There are also no fenestration on the north and south elevations.

Mr. Roma brought photographs showing that the building is not visible from any right-of-way. Also due to the FEMA floodplain it is a two-sided cream colored building that will allow water to flow through. Mr. Roma agreed to landscape around the building, put closed shutters on the sides of the building and work with staff to approve revised elevations.

Mr. Caputo made a motion, Mr. Grant seconded the motion, to approve the application with the following conditions:

- 1. Closed shutters be placed on the north and south elevations.**
- 2. Revised elevations will be submitted to staff for approval.**

The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

C. [4466](#)**1612 Carriage Hill Drive**

Alteration (Vertical Siding)

Submitted by Denise Cipriano, Great Day Improvements

Attachments: [1612 Carriage Hill Drive Submittal](#)

Mr. Rick Scacchi, representing Great Day Improvements, was present for the meeting and explained his clients request for vertical siding below the windows in the rear of the house.

Following discussion Mr. Scacchi agreed to frame the vertical siding for a picture frame effect using trim similar to the window moulding.

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

- 1. Solid board trim will be used to frame the vertical siding.**

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

D. [4365](#)**29 College Street (Historic District)**

Addition, Accessory Structure (Detached Garage)

Submitted by Allan Sveda - Historic

Attachments: [29 College Street Submittal](#)

Mr. Sugar introduced the case for a block foundation on a new bedroom wing, removing a deck and rear addition, exposing existing wood siding, rebuilding the front steps, replacing windows, demolishing the existing garage and building a new single car garage.

Mr. Alan Sveda, owner, was present for the meeting and discussion.

Mr. Grant reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans submitted. A motion was made by Mr. Morris, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote.

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

E. [3829](#)**2445 Glenn Echo Drive**

Addition (First floor)

Submitted by Paul Palumbo, Palumbo Renovations

Attachments: [2445 Glenn Echo Drive Submittal](#)

Mr. Sugar introduced the application which has received a variance from BZBA.

Mr. Paul Palumbo, contractor, explained that the driveway design is to accommodate an existing tree and that the placement of the proposed addition is to balance two wings of the house. Mr. Palumbo agreed to work with staff on the design of the driveway.

Mr. Morris made a motion, seconded by Ms. Davis, to approve the application.

The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

F. [4403](#)**771 Silverberry Lane**

Addition (Second Story)

Submitted by Jim Dombroski

Attachments: [771 Silverberry Lane Submittal](#)

Jim Dombroski, representing Brandywine Construction, was present for the meeting and discussion.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

G. [4335](#)**434 North Main Street**

New Home (Lighton On Main, Lot 4)

Submitted by Justin Kapela, J. Kapela Design & Construction - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Section III-2 (b)(iii) states New freestanding structures and non-historic properties: The use of substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials. Question if vinyl siding and stone foundation are compatible materials.*
- b) Architectural Standards require exposed foundations to be consistently applied to each mass. Staff notes inconsistent application around left, right and rear elevations.*
- c) Front steps to be full length at sidelites.*
- d) Submit product sheets for windows, foundation and doors. Suggest simulated divided lites.*

Attachments: [434 North Main Street Submittal](#)

Mr. Sugar introduced the application for a new home construction in the historic district using vinyl siding and a stone foundation that is not consistently applied to the mass.

Proposed siding and foundation materials were presented to the Board.

Mr. Justin Kapela, the contractor explained the design of the house and his reason for using vinyl siding on the Cape Cod style home.

The Historic District Subcommittee decided to use the two-week review period to schedule a site visit for this application.

This matter was continued.

H. [4169](#)**2321 Exline Circle (Canterbury Place, Part 1, Lot 18)**

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

Submitted by Larry Wojtala, Our House Custom Homes

Attachments: [2321 Exline Circle Submittal](#)

Mr. Sugar introduced the application by noting the orientation of the house, consistently applied windows and the clipped hip roof.

Mr. Larry Wojtala, representing Our Custom Home, and homeowners, Michelle and Jason Macko were present for the meeting.

Following discussion the Board determined that shutters need only to be applied to the windows in the front of the house.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

I. [3925](#) **6572 Regal Woods Drive (The Reserve at River Oaks, Phase II, Lot 83)**

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6572 Regal Woods Drive Submittal](#)

Mr. Sugar introduced this application for a materials change request on the front elevation, the request is to use brick instead of previously approved stone.

Ms. Jamey Heinzman was present for the meeting and discussion she agreed to work with staff for minor plans corrections.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

J. [4351](#) **5508 Timberline Trail (The Reserve of River Oaks, Phase III, Lot 133)**

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5508 Timberline Trail Submittal](#)

Mr. Sugar introduced this application and questioned if the stone returns to both sides of the porch.

Ms. Jamey Heinzman, representing Pulte Homes, affirmed that the stone does return to both sides of the porch.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

K. [4352](#) **5556 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 124)**

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5556 Timberline Trail Submittal](#)

Mr. Sugar introduced this application and noted the rear window placement.

Ms. Jamey Heinzman was present for the meeting and discussion regarding the window placements.

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: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

L. [4353](#) **6357 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 118)**

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6357 Forest Edge Drive Submittal](#)

Mr. Sugar introduced this application and noted the steps not being the full width of the entryway and different size windows on the side elevation.

Jamey Heinzman, representing Pulte Homes, noted that all the windows are two-feet wide, but of different heights because of the design of the inside of the house. The Board discussed the window sizes and agreed they were appropriate considering the interior of the house.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VII. Other Business

**A. [3646](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
July 11, 2018****

Attachments: [AHBR Minutes July 11, 2018 - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the Minutes be approved as amended.

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VIII. Adjournment

Ms. Marzulla moved, Mr. Caputo seconded, that the meeting be adjourned. The motion was unanimously approved.

Mr. Drummond adjourned the meeting at 9:03 p.m..

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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