



# 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, March 13, 2019

7:30 PM

Town Hall

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#### **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:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Grant, Ms. Marzulla and Mr. Morris

**Absent:** 1 - Mr. Drummond

#### **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. [AHBR 19-93](#) 6591 Chestwick Lane**

Accessory Structure (Pavilion)

Submitted by James Arch, Vizmeg Landscape.

Attachments: [6591 Chestwick Lane Submittal](#)

Mr. James Arch, Vizmeg Landscape, was present for the meeting.

Mr. Sugar introduced this application for an open pavilion with a rear wall. Mr. Sugar noted the staff comments.

Mr. Arch stated the faux windows are to eliminate the view into the neighbors property and that five to six-foot tall hedges will screen the wall from the neighboring property. The stone will match the existing stone on the house.

**Ms. Davis moved to approve the motion with the condition of punched openings and operating shutters. Mr. Bach seconded the motion. The motion was approved by the following vote:**

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

**B. [AHBR 19-106](#) 169 Aurora Street (Historic District)**

Accessory Structure (Detached Garage/Accessory Dwelling Unit)

Submitted by Stephen Cochran, Cochran's Remodeling - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [169 Aurora Street Submittal](#)

Mr. Stephen Cochran, Cochran Remodeling, was present for the meeting.

Mr. Sugar introduced the application for demolition of an existing garage which staff notes has no historical significance. Following the demolition a new garage with living space above is proposed. Mr. Sugar described the building materials and noted the staff comments. Staff is exploring the issue of this being on two parcels.

Mr. Cochran and the Board discussed the foundation and the proposed vinyl clad, wood windows. Mr. Cochran also has a quote on aluminum clad, wood windows with muntins on the glass.

The Board discussed the demolition of the garage, the rear fenestration and fiberglass garage doors. Mr. Cochran then showed a siding sample.

**Mr. Grant 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, with a change to aluminum clad wood windows in replacement of the vinyl as proposed. Mr. Grant also stated that the garage which is proposed for demolition is of no architectural significance. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve, Mr. Caputo seconded the motion. The motion was approved by the following vote:**

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

- C.        [AHBR 19-112](#)    **7887 Valley View Road**  
Alteration (Detached Garage, Alteration)  
Submitted by David Fike, Fike Builders.  
*Attachments:*        [7887 Valley View Road Submittal](#)
- Mr. David Fike, Fike Builders was present for the meeting.
- Mr. Sugar introduced this request to replace an attached garage and construct a new detached garage in the back yard.
- Mr. Sugar stated that staff recommends approval as submitted.
- 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:**    6 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Grant, Ms. Marzulla and Mr. Morris
- D.        [AHBR 19-120](#)    **170 Ravenna Street**  
Alteration (Front Porch & Exterior)  
Submitted by Paul Palumbo, Palumbo Renovations.  
*Attachments:*        [170 Ravenna Street Submittal](#)
- Mr. Paul Palumbo, Palumbo Renovations, was present for the meeting.
- Mr. Sugar introduced the case for a porch addition and noted the staff comments including the inconsistent materials used on the proposed addition.
- Mr. Palumbo noted many houses on Ravenna Street with a variety of materials on the elevations.
- The Board discussed stone not being placed on the front elevation (aside from the new porch), lowering the siding around the house and moving the porch back six-inches from alignment with the front of the house.
- Ms. Davis moved that stone not be placed on the front elevation, aside from the new porch, that the siding be lowered around the house and that the porch be moved back six-inches from alignment with the front of the house, Mr. Caputo seconded the motion. The motion was approved by the following vote:**
- Aye:**    6 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Grant, Ms. Marzulla and Mr. Morris
- E.        [AHBR 19-113](#)    **7139 Valley View Road**  
Addition (Family Room)  
Submitted by Paul Palumbo, Paul Palumbo Renovations.  
*Attachments:*        [7139 Valley View Road Submittal](#)
- Mr. Paul Palumbo was present for the meeting.
- Mr. Sugar stated there were no staff comments.
- 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: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Grant, Ms. Marzulla and Mr. Morris

F. [AHBR 19-90](#)

**101 Blackberry Drive**

Addition, Alteration (Front Porch, Exterior Alterations)

Submitted by Jim Dombroski, Brandywine Construction.

Attachments: [101 Blackberry Drive Submittal](#)

Mr. Jim Dombroski, Brandywine Construction, was present for the meeting.

Ms. Schrenk, described the project, showed the proposed cultured stone and noted the staff comments.

Mr. Dombroski described the project and explained the removal of brick from the foundation of the house and replacing the brick with cultured stone.

Discussion took place regarding the projection of the stone in front of the siding and the aluminum flashing on top of the brick.

**Mr. Caputo made a motion to approve, conditioned on changing the proposed vent on the gable end to a fifty-percent smaller vent. Ms. Davis seconded the motion. The motion was approved by the following vote:**

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

G. [AHBR 5424](#)

**2445 Danbury Lane**

Addition (Bedroom/Bathroom, Garage)

Submitted by Samantha Ayotte, Peninsula Architects.

Attachments: [2445 Danbury Lane Update 2-13-19](#)

Nik Sirna, Peninsula Architects, was present for the meeting and described the topography of the land and challenges of this project.

Mr. Sugar introduced the case which received an informal review in a previous AHBR meeting. Mr. Sugar noted that the BZBA approved a variance for the garage in the side yard that sets back 28 feet from the front edge of the house.

**Mr. Grant, moved to approve the application as submitted, Mr. Caputo seconded the motion. The motion was approved by the following vote:**

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

H. [AHBR 19-96](#)

**5516 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 132)**

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

Submitted by Jamey Heinzman, Pulte Homes.

Attachments: [5516 Timberline Trail Submittal](#)

Ms. Jamey Heinzman was present for the meeting.

Mr. Sugar, stated that staff recommends approval as submitted.

**Mr. Morris made a motion to approve as submitted, Ms. Davis seconded the motion. The motion was approved by the following vote:**

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

**I. [AHBR 19-128](#) 5735 Darrow Road**

Alteration (Exterior Alterations - Firestone)

Submitted by Mary Ann Wervey, Zaremba Group.

Attachments: [5735 darrow road submittal](#)

Mr. Rick Divore, First Energy Architects, and Ms. Mary Ann Wervey, Zaremba Group, who is the purchaser of the property, were present for the meeting. Mr. Divore described painting and work to be done.

Mr. Sugar described minor improvements to be made including the removal of the projection and reviewed the staff comments.

**Mr. Bach, moved to approve, with the following conditions: The front entryway to project a minimum of twelve inches and remain EIFS. Ms. Davis seconded the motion.**

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

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

**VII. Other Business**

**A. [AHBR 19-81](#) 2496 Barlow Road**

Addition (Attached Garage, Bedroom)

Submitted by Michael Pope, Environments by Design, LLC.

Attachments: [2496 Barlow Road Submittal](#)

Mr. Michael Pope, Environments by Design, was present for the informal discussion on this project which will go to the BZBA at their next meeting. Mr. Pope described the project and the increased value of the home with the addition.

Mr. Sugar described the project and reviewed the staff comments.

The Board discussed various changes to the design, including lowering the roof height and adding fenestration to the rear elevation.

**This matter was discussed**

**B. [AHBR 19-107](#) 27 College Street (Historic District) - Informal Discussion**

Alteration (Basement Window Replacement)

Submitted by Brad Wenclewicz- Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [27 College Street Submittal](#)

Mr. Brad Wenclewicz was present for this informal discussion.

Mr. Sugar introduced the request to replace basement windows with glass block windows. Mr. Sugar also detailed the staff comments.

The Board reviewed previous decisions when glass block windows were not permitted as a replacement in the Historic District. The Board also discussed alternatives to glass block that would provide security and encouraged Mr. Wenclewicz to consider alternatives to the glass block.

**This matter was discussed**

**C. [AHBR 2-27-2019](#) Minutes of Previous Architectural & Historic Board of Review**

**Meeting: February 27, 2019**

Attachments: [AHBR Minutes February 27, 2019 - draft](#)

**A motion was made by Mr. Caputo, seconded by Mrs. Davis, that the February 27, 2019 minutes be approved. The motion carried by an unanimous vote.**

**VIII. Adjournment**

**Ms. Davis made a motion that the meeting be adjourned, Mr. Caputo seconded the motion. The motion was approved unanimously.**

**Ms. Marzulla adjourned the meeting at 9:06 p.m.**

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**Allyn Marzulla, Vice 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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