



# 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, January 23, 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:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

**Absent:** 2 - Mr. Grant and Mr. Morris

#### **III. Public Comment**

Chair Drummond opened the meeting for public comments on any topic whether on the agenda or not on the agenda. There were no comments.

#### **IV. Consent Applications**

There were no items on the consent agenda.

#### **V. Old Business**

- A.        [AHBR 4922](#)        **77 North Oviatt Street**  
New Construction (Hudson Middle School)  
Submitted by John Peterson, GPD Group

Attachments:        [Materials Packet](#)  
[Plans and Renderings](#)  
[Window Cornice Details](#)

Mr. John Peterson, GPD Group, was present for the meeting.

Mr. Sugar introduced the application noting: The front entryway redesign, questioned if the the roof pediment should be lowered, the treatment that ends near the outside corner which typically goes to an inside corner, the window in front of the staircase questioning whether a more traditional window should be used and the brick pilaster used near the entry.

Board members and Mr. Peterson discussed the staff comments regarding the false covered walkway terminus, the muttoms in the windows, the windows near the building entrances, the window above the front entry and its need for trim.

**Ms. Marzulla made a motion to accept the application as submitted with the condition that the half-round window above the entrance be trimmed out. Mr. Caputo seconded the motion. The motion was approved by the following vote:**

**Aye:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

## VI.        **New Business**

- A.        [AHBR 5460](#)        **7750 Stow Road**  
Addition (Classrooms - Ellsworth Hill Elementary School)  
Submitted by John Peterson, GPD Group

Attachments:        [7750 Stow Road Submittal](#)  
[Ellsworth Materials](#)

Mr. John Peterson was present for the meeting.

Mr. Sugar introduced the 14,700 square foot addition that will use similar materials to the existing school.

The Board and Mr. Peterson discussed the proposed brick and blending of shingles on the roof.

**Mr. Bach made a motion to approve the application as submitted with the condition that the doors match the existing doors on the building. Mr. Davis seconded the motion. The motion was approved by the following vote:**

**Aye:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- B.**        [AHBR 19-34](#)    **178 West Streetsboro Street**  
Sign (Building Sign - Verizon)  
Submitted by Olivia Pridemore, Advanced Installation & Sign Service  
*Attachments:*        [178 W Streetsboro Street Submittal](#)
- Ms. Olivia Pridemore, Advanced Installation & Sign Service, was present for the meeting.
- Mr. Sugar introduced the application and stated the sign meets the Land Development Code standards.
- Mr. Caputo moved to approve the application as submitted, Ms. Davis seconded the motion. The motion was approved by the following vote:**
- Aye:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla
- C.**        [AHBR 19-27](#)    **110 East Streetsboro Street (Historic District)**  
Fence (4' Wood Privacy)  
Submitted by Andrew McEachern - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
- a) *Staff notes applicant has replaced a 6' privacy fence in the side yard where the Land Development Code only permits a 4' fence. Request is to reduce fence height to 4' and extend fence two sections (16') towards the rear yard. Entire fence will have a height of 4'.*
  - b) *Architectural Design Standards require the finished side of the fence to face the property boundary. Revise the fence design so the finished side faces the property boundary.*
- Attachments:*        [110 E Streetsboro Street Submittal 2-13-19](#)
- No one was present for the meeting.
- D.**        [AHBR 19-32](#)    **1730 Old Tannery Circle**  
Addition (Master Suite, Sun Room)  
Submitted by Samantha Ayotte, Peninsula Architects  
*Attachments:*        [1730 Old Tannery Circle Submittal](#)
- Mr. Nik Sirna, Peninsula Architects, was present for the meeting.
- Mr. Sugar noted the variety of window types on the structure and suggested use of one of the existing window types.
- The Board and Mr. Sirna discussed the purpose of the proposed windows and that the casement windows are for egress.
- Ms. Davis moved to approve the motion with a change of the square window on the front facade to a double panel, single slider window. Ms. Marzulla seconded the motion. The motion was approved by the following vote:**
- Aye:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- E.**        [AHBR 19-36](#)    **35 Ingelside Drive**  
Addition (Front Entry)  
Submitted by Samantha Ayotte, Peninsula Architects  
*Attachments:*        [35 Ingelside Drive Submittal](#)
- Mr. Nik Sirna, Peninsula Architects was present for the discussion.
- Mr. Sugar noted that Ingelside Drive is unique as it is a public street with driveway specifications. The proposal has received a variance for the front yard setback.
- Mr. Sirna explained that this project is done for an elderly person who will use the proposed work for mobility out of the house.
- The Board and Mr. Sirna discussed the use of a third siding material, the windows and the exposed foundation material.
- Mr. Caputo made a motion to approve the application as submitted. Mr. Bach seconded the motion. The motion was approved by the following vote:**
- Aye:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla
- F.**        [AHBR 19-37](#)    **263 North Main Street (Historic District)**  
Addition (Mudroom), Window Replacement  
Submitted by Jared Huey, Payne & Payne Builders Inc. - Historic District -  
recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 -  
no recommendation.
- a) Architectural Design Standards require replacement windows to be compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials. Staff requests Arch Board confirm if the proposed window is an appropriate replacement.*
- Attachments:*        [263 N Main Street Submittal 2-13-19](#)
- Mr. Jared Huey, Payne and Payne Builders, and Ms. Angela Furnick, homeowner, were present for the meeting and discussion.
- Mr. Sugar introduced the application for a porch replacement, window replacements and the rear entryway door window.
- Mr. Huey stated he located sandstone pieces that will be used for the foundation in place of the proposed material.
- The Board and Mr. Huey discussed the windows and the goal of repair as a first consideration. Mr. Huey showed window samples to the Board.
- The Board decided to conduct a site visit within the next two weeks and requested that Mr. Huey have a schedule of proposed work on the windows.
- This matter was continued**

- G.**        [AHBR 19-38](#)    **74 Fox Trace Lane**  
Addition (Sunroom, Screened Porch, Office), Exterior Alterations  
Submitted by Andrew Reynolds, Clemens Pantuso Architecture

Attachments:        [74 Fox Trace Lane](#)

No one was present for the meeting.

Mr. Sugar presented the application noting that a raised skylight is not permitted.

**Ms. Marzulla moved to approve the motion with the condition that the skylight over the screened porch in the rear, be changed to a flat skylight. Mr. Caputo seconded the motion. The motion was approved by the following vote:**

**Aye:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- H.**        [AHBR 19-4](#)        **5534 Timberline Trail (The Reserve of River Oaks, Phase III, Lot 126)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes

Attachments:        [5534 Timberline Trail Submittal](#)

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

Mr. Sugar had no comments.

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

**Aye:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

## **VII.    Other Business**

Mr. Sugar noted that City Council voted for Downtown Phase II to go to a ballot and that staff is reviewing the process for permits that have expired.

- A.**        [3963](#)                **Minutes of Previous Architectural & Historic Board of Review**  
**Meeting: January 9, 2019**

Attachments:        [AHBR Minutes January 9, 2019 - Draft](#)

**Ms. Marzulla moved to approved the minutes of January 9, 2019 with two edits, Ms. Davis seconded the motion.**

## **VIII.    Adjournment**

**Ms. Marzulla made a motion to adjourn the meeting, Mr. Caputo seconded the motion. The motion was approved unanimously.**

**Hearing no further business, Chair Drummond adjourned the meeting at 9:14 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.*