



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, August 22, 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.

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. Morris to approve the consent agenda.

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

A. [4665](#)

5075 Darrow Road

Sign (Building Sign - Circle K)

Submitted by Rick Self.

Attachments: [5075 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

B. [4724](#)**111 First Street**

Sign (Building Sign - Neoskin)

Submitted by Tricia Bedrick.

Attachments: [111 First Street Submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business**A.** [4335](#)**434 North Main Street (Historic District)**

New Home (Lighton On Main, Lot 4)

Submitted by Justin Kapela, J. Kapela Design & Construction

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

Mr. Justin Kapella, J. Kapela Design & Construction, was present for the meeting.

Mr. Sugar noted that the siding material would be a LP Smart Siding, a cement board brand.

Mr. Kapela showed a sample of the grey fieldstone as listed on the plans.

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

VI. New Business**A.** [4381](#)**19 Warrensburg Circle**

Accessory Structure (Detached Garage)

Submitted by Brad Baldwin.

Attachments: [19 Williamsburg Circle Submittal](#)

Mr. Brad Baldwin, applicant and homeowner, was present for the meeting.

Mr. Sugar introduced the 840 square foot, detached, three car garage that matches the existing attached garage.

Mr. Baldwin, stated the windows will have grids to match the house.

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

- B.** [4628](#) **109 East Streetsboro Street (Historic District)**
Accessory Structure (Hot Tub)
Submitted by Nikolas Sirna, Peninsula Architects.

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

Mr. Nikolas Sirna, representing Peninsula Architects, was present for the meeting.

Mr. Sugar introduced the application for a hot tub with overhead electric wires that has been submitted to the electric department for approval and noted that plantings that will surround the project. Mr. Sugar added that the proposal will also require approval from Hudson Public Power due to the proximity of overhead wires.

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

- C.** [4639](#) **530 West Streetsboro Street**
Accessory Structure (Detached Garage)
Submitted by David Drummond.

Attachments: [530 West Streetsboro Street Submittal](#)

Mr. Drummond and Mr. Morris recused themselves from this application. Ms. Marzulla assumed the Chair.

Mr. David Drummond, applicant and homeowner, stated that the siding is a vertical board and batton and that the additional garage will sit next to the existing garage.

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

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Grant and Ms. Marzulla

Recused: 2 - Mr. Drummond and Mr. Morris

D. [4729](#)**265 Boston Mills Road**

Alteration (Exterior, Stone)

Submitted by Chad Hunter, C. Hunter Masonry.

Attachments: [265 Boston Mills Road Submittal](#)

Mr. Chad Hunter, applicant, was present for the meeting.

Mr. Sugar introduced the application stating that work has begun to replace the exposed foundation with stone and that the proposal conflicts with the design standard that materials on each side of the mass shall be consistently applied.

Mr. Hunter explained that two feet of stone will go all the way around the house to replace the existing painted brick. The stone on both corners of the alcove will terminate at the inside corners. The Board noted the existing brick on the front facade.

A motion was made by Mr. Caputo, 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

E. [4647](#)**6491 Canterbury Drive**

Addition (Garage & Patio Room)

Submitted by Rick Hawksley.

Attachments: [6491 Canterbury Drive Submittal](#)

Mr. Rick Hawksley, architect, was present for the meeting.

Mr. Sugar introduced the garage and patio room additions with gabled roofs to match the existing house.

The Board reviewed the large mass and three season room with insulation and casement windows.

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

- F. [4620](#) **1911 Christine Drive (Lake Christine, Lot 3)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Angela DiFranco, LDA Builders.

Attachments: [1911 Christine Drive Submittal](#)

Tony Lunardi, of LDA Builders was present for the meeting.

Mr. Sugar introduced the application for a new home construction and noted that the architectural standards require materials to be consistently applied on all sides and that the foundation brick was not consistently applied. Mr. Lunardi agreed to make the foundation consistent.

The Board discussed the trim that appeared not to be consistent, however, Mr. Lunardi stated this is a CAD error and the trim will be consistent. The Board requested a window or gable treatment above the roofline of the garage on the second floor, Mr. Lunardi agreed to this change. Also discussed was the half-round window on the left elevation. This window will be replaced by a vent to match the vent above the garage.

Ms. Marzulla, moved, and Mr. Caputo seconded to approve the application, with the following changes:

- 1. Eliminate half round window**
- 2. Use vents on both left and right sides**
- 3. Adjust the consistency of the foundation trim.**

The motion was approved by the following vote:

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

VII. Other Business

Mr. Greg Hannan, Community Development Director:

1. Introduced Ms. Amanda Davey as the new zoning inspector and stated that Ms. Davey has zoning enforcement experience. She will be inspecting projects done without a certificate, compliance and project closeouts.
2. Stated that Downtown Phase II received a preliminary plan review from the Planning Commission and will go before City Council for review on September 4, 2018.
3. Reviewed the LDC meeting before the Planning Commission and stated that staff will do a robust reconsideration of the LDC to eliminate repetitive text, conflicts and administrative issues. There will be less policy changes at this point.
4. Discussed the impervious surface issue in Districts 4 and 5.
5. Stated a sensitivity to density and new construction issues in the Historic District.

- A. [3697](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
August 8, 2018**

Attachments: [AHBR Minutes August 8, 2018 - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mrs. Davis, that the August 8, 2018 minutes be approved.

The motion carried by an unanimous vote.

VIII. Adjournment

Ms. Marzulla moved to adjourn, Ms. Davis seconded the motion. The motion was approved unanimously.

Chair Drummond adjourned the meeting at 8:22 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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