



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*David Drummond, Chair*

*Allyn Marzulla, Vice Chair*

*Arthur Morris, Secretary*

*John Caputo*

*James Grant*

*Chris Waldeck*

*Nicholas Sugar, Associate Planner*

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Wednesday, May 9, 2018

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. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**Absent:** 1 - Mr. Morris

#### **Staff Present**

Mr. Greg Hannan, Community Development Director; Mr. Nick Sugar, Associate Planner

#### **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**

There were no items on the consent agenda.

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

**A.        [3437](#)****37 North Oviatt Street (Historic District)**

Addition, Renovation & Accessory Structure

Submitted by Jason Baylor - *Historic District* -

**Attachments:**        [37 N Oviatt](#)

The owners, Mr. Jason Baylor, Ms. Baylor and Mr. Mike Kato the architect for the project were present for the meeting and discussion.

Mr. Sugar introduced the case with updated drawings that were distributed and noted the AHBR site visit that took place on May 8, 2018.

Mr. Baylor displayed samples of the proposed windows, color scheme and split face block that is proposed for use.

**Mr. Waldeck stated that the Historic District Subcommittee reviewed the application and recommends granting a Certificate of Appropriateness with the following condition:**

**1. The deck is made compliant with the eight foot setback requirement.**

**A motion was made by Mr. Grant, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.**

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**B.        [3438](#)****109 East Streetsboro Street (Historic District)**

Addition & Window Replacement

Submitted by Nikolas Sirna, Peninsula Architects - Historic District.

**Attachments:**        [109 E Streetsboro](#)  
                              [109 East Streetsboro](#)  
                              [Interior Window Images](#)

Mr. Sugar introduced the renovation that includes new windows a screened-in porch and mud room. Mr. Sugar also noted the AHBR site visit on April 24, 2018.

Mr. Nick Sirna the architect for the project was present for the meeting and discussion. Mr. Sirna said Pella Architect Reserve windows will be used for the front of the house and the Pella Proline for the remaining windows.

**Mr. Waldeck stated that the Historic District Subcommittee reviewed the application and recommends granting a Certificate of Appropriateness. A motion was made by Mr. Grant, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.**

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**VI.        New Business**

**A.**      [3642](#)**5715 Darrow Road**

Demo Commercial Building

Submitted by Tom MacGeorge

Attachments:      [5715 Darrow Road](#)

Mr. Thomas MacGeorge representing Bernie Moreno Companies was present for the meeting and discussion.

Mr. Sugar stated that this 18,500 square foot building has no known historical significance and that the applicant is working with the Hudson Engineering Department regarding leveling the site.

**Ms. Marzulla made a motion, seconded by Mr. Grant that the AHBR finds that the structure at 5715 Darrow Road does not have architectural and historic significance and that the AHBR finds that the applicant for a permit to demolish this structure will not voluntarily consent to the retention of this property.**

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**B.**      [3443](#)**111 First Street**

Signs (Building, Projecting - One Eleven Spa)

Submitted by Laura Stanley

Attachments:      [111 First Street Submittal](#)

No one was present for the discussion regarding this application.

Mr. Sugar presented the plan for the sign.

**Ms. Marzulla made a motion, seconded by Mr. Waldeck that this application be approved with the following condition:**

**1. The 'O' at the top of the sign be removed.**

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**D.**      [3678](#)**46 Ravenna Street**

Signs (Ground - Evaporator Works)

Submitted by Nathaniel Milstein, Easy Sign Group

Attachments:      [46 Ravenna Street](#)

Mr. Chris Saraphino the sign designer and Mr. Dan CiCillo, the property owner were present for the meeting and discussion regarding the design of the two signs placed on this property.

**A motion was made by Mr. Caputo, seconded by Mr. Grant, that this AHBR Application be approved on the condition:**

**1. The sign design plan be approved administratively by staff.**

**The motion carried by the following vote:**

**Aye:**    4 -    Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 1 - Ms. Marzulla

E. [3427](#)

**2450 Brunswick Lane**

Accessory Structure (Pergola & Hot Tub)

Submitted by Vince DiBiasio

Attachments: [2450 Brunswick Lane](#)

Mr. Vince DiBiasio the builder was present for the meeting and discussion.

The Board discussed the various options presented regarding fencing and the building of a pergola.

**A motion was made by Mr. Caputo, seconded by Mr. Waldeck, that option two of this AHBR Application (Privacy boards/slats/panels painted white) be approved.**

**The motion carried by the following vote:**

Aye: 4 - Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 1 - Ms. Marzulla

F. [3484](#)

**1469 Hines Hill Road**

Accessory Structures (Barn)

Submitted by Mike Ritenour

Attachments: [1469 Hines Hill Road](#)

Mr. Nick Sirna the architect for the project was present for the meeting and discussion regarding this barn accessory structure with vertical steel siding that sits on 3 acres surrounded by other large properties. Mr. Sirna stated the exterior will be painted matte white.

**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: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

G. [3749](#)

**7701 Holyoke Ave**

Accessory Structures (Detached Garage)

Submitted by Chris Finley, Finley and Sons Builders

Attachments: [7701 Holyoke Ave](#)

Neither the applicant nor representatives were present for the discussion.

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

**The motion carried by the following vote:**

Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

- H.**      [3542](#)      **71 Division Street (Historic District)**  
Deck & Fence  
Submitted by Beverly Bauza - Historic District.  
**Attachments:**      [71 division street](#)
- Ms. Beverly Bauza the property owner and Ms. Sandy Madar were present for the meeting and discussion regarding new steps on the front porch and a 3 feet high picket fence.
- Mr. Waldeck stated that the Historic District Subcommittee reviewed the application and recommends granting a Certificate of Appropriateness. A motion was made by Mr. Grant, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.**
- The motion carried by the following vote:**
- Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck
- I.**      [3590](#)      **85 Division Street (Historic District)**  
Alteration (Siding Replacement)  
Submitted by Marybeth Murphy - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
**Attachments:**      [85 Division Street Submittal](#)
- Ms. Marybeth Murphy the applicant was present for the meeting and discussion regarding replacing the siding on this historic home.
- The AHBR made a decision to schedule a site visit.**
- J.**      [3535](#)      **145 Aurora Street (Historic District)**  
Alteration (Window Replacement)  
Submitted by David Fike, Fike Builders - Historic  
**Attachments:**      [145 Aurora Street Submittal](#)
- Mr. David Fike the builder was present for the meeting and discussion for this application to replace windows.
- The AHBR made a decision to schedule a site visit.**
- K.**      [3426](#)      **7321 Darrow Road**  
Alteration (Siding Roof, Windows & Door Replacement)  
Submitted by William Gotts  
**Attachments:**      [7321 Darrow Road](#)
- Mr. William Gotts the property owner was present for the meeting and discussion regarding alterations, new siding, window replacements and a full metal roof.
- A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved.**
- The motion carried by the following vote:**
- Aye:**    4 -    Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 1 - Ms. Marzulla

L. [3456](#)

**7628 Oxgate Court**

Addition (garage)

Submitted by Brian W. Keske, BWK Design

Attachments: [7628 Oxgate Court](#)

Mr. Brian Keske the designer for the project was present for the meeting and discussion for this addition.

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

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

M. [3473](#)

**5459 Lincoln Blvd (Boston Park Subdivision)**

**New Residential Construction (One story, Single Family House)**

Submitted by Chris Cobientz , Cobientz Homes

Attachments: [5459 Lincoln Blvd](#)

Mr. Chris Koblentz the contractor and Mr. Brad Sommers the owner were present for the meeting and discussion.

Discussion was held on bringing the stone foundation to a consistent level around the house.

**A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that this AHBR Application be approved with the following condition:**

**1. The exposed stone foundation be applied at a consistent height on all elevations and the plan submitted to staff.**

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

N. [3270](#)

**7523 Huntington Road ( Western Reserve Ranch Estates I Lots 2/3)**

New Residential Construction (1-Story, Single Family Home)

Submitted by Mike Burianek, Modern Home Concepts

Attachments: [7523 Huntington Road Submittal](#)

Mr. Mike Burianek of Modern Home Concepts was present for the meeting and discussion.

Mr. Sugar noted the projection of the wing as an issue for AHBR to consider.

**A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, that this AHBR Application be approved with the following condition:**

**1. Changes be made to reflect the updated plans presented to the Board at this meeting.**

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**O.**      [3419](#)**6766 Majestic Oaks Drive (Reserve at River Oaks Lot 7)**

New Residential Construction (2-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments:      [6766 Majestic Oaks Drive Submittal](#)

Mr. Chris Schneider the construction manager for Pulte Homes was present for the meeting and discussion.

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

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**P.**      [3580](#)**5619 Timberline Trail (Reserve at River Oaks S/L 71)**

New Construction (Two Story Single Family House)

Submitted by Jamey Heinzman, Pulte Homes

Attachments:      [5619 Timberline Trail](#)

Mr. Chris Schneider the construction manager for Pulte Homes was present for the meeting and discussion.

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

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**Q.**      [3581](#)**6404 Kingwood Drive (Reserve at River Oaks S/L 86)**

New Construction (Two Story Single Family House)

Submitted by Jamey Heinzman, Pulte Homes

Attachments:      [6604 Kingwood Drive](#)

Mr. Chris Schneider the construction manager for Pulte Homes was present for the meeting and discussion.

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

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**VII. Other Business**

Mr. Hannan stated the he would like to schedule a special AHBR meeting to review Downtown Phase 2 on June 9, 2018. He will email the board members regarding their availability. Mr. Kevin Zack will be available to review the Phase 2 plans with the AHBR. By consent the Board requested Mr. Zack attend the meeting.

Mr. Waldeck noted his term on AHBR ends in June and he will not available for reappointment because of a possible relocation.

**A. [3480](#) Minutes of Previous Architectural & Historic Board of Review  
Meeting: April 11, 2018**

Attachments: [AHBR Minutes April 11, 2018](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the April 11, 2018 minutes be approved as submitted.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**[3506](#) 6771 Pheasants Ridge - Informal Discussion  
New Construction (Single Family House)  
Submitted by Prestige Homes**

No one was present for the informal review.

**VIII. Adjournment**

Ms. Marzulla made a motion to adjourn, Mr. Caputo seconded the motion which was approved by consent.

Chair Drummond adjourned the meeting at 9:40 p.m.



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**David Drummond, Chair**

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**Allyn Marzulla, Vice Chair**

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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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