



CITY OF OLMSTED FALLS
MINUTES
ARCHITECTURAL BOARD OF REVIEW
July 14, 2022
7:30 p.m.
Council Chambers
26100 Bagley Road, Olmsted Falls

Meeting was called to order at 7:29 p.m.

Roll:

Board Members: Chair Janet Tomasch, Antoinette Grove and Marcia Hawkins. Marianne Piterans and Martin Manuel were excused. There is a quorum.

Also present: Architectural Consultant Ken Martin, Council Liaison Brian Chitester, Suzanne Croce, Shawn Zimmer, Jim from Old World Classics, and K. Hovnanian representatives.

Agenda items

1. 18-2022 Suzanne Croce, 7451 River Road, Roof Replacement to a property within a Historic District

Ms. Croce is requesting a roof replacement to her house. Chair Tomasch provided information about her home. Ms. Croce is replacing the roof with a metal roof, on both the garage and main house. She has leaf guard gutters currently and will not be replacing them at this time.

Chair Tomasch made a motion to approve the application as presented. Ms. Hawkins seconded. Poll: 3 ayes, 0 nays. MC

2. 19-2022 Hector Solivan, 25642 Water Street, New garage, and driveway, within a Historic District

Mr. Solivan did not show up to the meeting tonight.

3. 20-2022 Shawn Zimmer, 7635 River Road, Alteration to a property within a Historic District, addition to be added to rear of the property

Mr. Zimmer is requesting approval for an addition on the back of his house. He has been renovating the house for the last six years but has not done anything to the back of the house. There is a walk-out basement to a deck, and this needs to be replaced. He is doing an addition. Mr. Martin made some suggestions for him to check with his architect regarding structural issues. Mr. Martin wants to be sure the plans are structurally sound and that there will not be any issues with this addition in the future.

Ms. Hawkins made a motion to approve the application as presented. Ms. Grove seconded.

Poll: 3 ayes, 0 nays. MC

4. 21-2022 Old World Classics, LLC, 7174 River Road Extension, New Construction

They are seeking approval for new home construction. The stone will be Casa di Sassi – Turin Volterra. The wood stain will be rigid foam back siding. The headers will be cedar trim in Arbor Mist. The stucco will be very light, off white, creamy color, but not yellow. The Board loves the color combinations.

Ms. Grove made a motion to approve the application as presented. Chair Tomasch seconded.

Poll: 3 ayes, 0 nays. MC

5. 17-2022 K. Hovnanian Homes, Western Reserves Estates East, New Home Construction in the Historic District

K. Hovnanian has named the new development – Kingston at Western Reserve. They have taken the suggestions from the last work session and have revised the plans and are presenting them for approval. In the packet there are 15 color pallets, ranging in historic colors, for the exterior colors for the community. The front door colors will be Sherwin Williams classics, in mahoganies, brass and naval. They will use James Hardy siding on the front, stone veneer bands around foundation, and LP Smart Side or James Hardy board on the sides and the back of the homes. K. Hovnanian is still investigating which they will use. The Board noted that the smooth side has to be used for the siding, not the rough side. The Board has suggested that the garage doors be painted the same color as the siding of the house to help make them more unique. K. Hovnanian will make sure that the two houses on each side of a house, and the house across the street have different colors on the homes, and that they will be different elevations. The windows will be a composite window, and there will be exterior muttions.

There was a discussion about whether the houses would be approved individually or if the color pallets would be approved, and K. Hovnanian would make sure that the color choices made by the homeowners would be appropriate. A few options were suggested as to the best way to accomplish this, and Councilman Chitester referenced the Sunshine Laws, reminding that approvals must be made in a meeting open to the public. The Board decided that they would not need to review each house individually and trust the judgment of K. Hovnanian on an individual house basis.

Chair Tomasch made a motion to approve the windows as presented. Ms. Grove seconded.

Poll: 3 ayes, 0 nays. MC

Chair Tomasch made a motion to approve the colors as presented. Ms. Grove seconded.

Poll: 3 ayes, 0 nays. MC

K. Hovnanian then presented the houses, by each elevation for the Board to review. The first house presented was the Barcelona.

Chair Tomasch made a motion to approve that the stone would have to be wrapped 24 inches around both sides of the house on all houses with stone on the front. Ms. Grove seconded.

Poll: 3 ayes, 0 nays. MC

Chair Tomasch made a motion to approve the Barcelona elevation EA as presented. Ms. Hawkins seconded. Poll: 3 ayes, 0 nays. MC

Ms. Hawkins made a motion to approve the Barcelona elevation FA as presented. Chair Tomasch seconded. Poll: 3 ayes, 0 nays. MC

The next house presented was the Canterbury.

Chair Tomasch made a motion to approve the Canterbury elevation CA as presented, DA as presented, EA as presented, with the recommendation that it would not be a full stone front, and FA as presented, with the recommendation that the garage is not full stone. Ms. Hawkins seconded. Poll: 3 ayes, 0 nays. MC

The final house presented tonight was the Limerick.

Chair Tomasch made a motion to approve the Limerick elevation CA as presented, DA as presented with the recommendation that the garage is not full brick front, EA as presented, and FA as presented, with the recommendation that the garage is not full stone. Ms. Hawkins seconded. Poll: 3 ayes, 0 nays. MC

The Board offered to have another meeting in August, even though they are on recess. K. Hovnanian will get some date suggestions to the Board.

Council Liaison Report

Councilman Chitester said that he has a draft of the possible changes to the materials to include the LP Smart Side as part of the ABR guidelines.

Meeting was adjourned at 9:38 p.m.

Patm
Approved

9/9/2022

Date