



City of Hudson, Ohio

Meeting Minutes - Draft

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

Wednesday, May 23, 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.

Staff in attendance: Mr. Greg Hanna, Community Development Director; Mr. Nick Sugar, Associate Planner.

II. Roll Call

Present: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

Absent: 2 - Mr. Grant and Mr. Morris

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board. After no one came forward Chair Drummond noted a letter from Virginia Rogers concerning 48 Aurora Street. Chair Drummond made the letter available for the Board and interested parties.

IV. Consent Applications

A. [3752](#)

7489 North Marblehead Road

Fence (4 ft. wood split rail with interior wire mesh)

Submitted by Ryan Fedor

Attachments: [7489 N. Marblehead Road Submittal](#)

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

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

V. Old Business

A. [3535](#)

145 Aurora Street (Historic District)

Alteration (Window Replacement)

Submitted by David Fike, Fike Builders - Historic

Attachments: [145 Aurora Street Submittal](#)

Mr. David Fike of Fike Builders was present for the meeting and discussion.

Mr. Sugar introduced the application by stating this is a window replacement and that the Board conducted a site visit to confirm the need for replacing the windows and that an interior mullion will be applied to the windows on the front facade.

Ms. Marzulla of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Waldeck, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

B. [2103](#)

84 North Oviatt Street (Historic District)

Addition (Window Placement)

Submitted by Robert Morlan - Historic District

Attachments: [84 N. Oviatt Street Submittal \(Previous\)](#)

[84 N. Oviatt Street Submittal \(Revised\)](#)

Mr. Robert Morlan, the applicant was present for the meeting and discussion.

Mr. Sugar introduced the request to modify the plan that was approved by the AHBR on October 11, 2017 with minor window changes.

Mr. Waldeck of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Ms. Marzulla, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VI. New Business

A. [2924](#)**27 Owen Brown Street (Historic District)**

Accessory Structure (detached garage)

Submitted by Barbara McDonald - Historic

Attachments: [27 Owen Brown Street Submittal](#)

Mr. Eric Treend, the homeowner and Ms. Barbara McDonald the architect were present for the meeting.

Mr. Sugar introduced the case for a garage with living quarters on the second floor. The garage will be used for storage and an antique car. Mr. Sugar also stated the height of the garage is a concern.

The Board discussed the height of the house and garage as well as the design of the garage.

The Board requested that a revised floor plan confirming the first floor garage space and accurate heights of the house and building be submitted to staff.

Ms. Marzulla of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Wakdeck, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

B. [3954](#)**245 North Main Street (Historic District)**

Accessory Structure & Fence (8-foot privacy fence)

Submitted by Charlie Green, Windstream - Historic District

Attachments: [245 North Main Street Submittal](#)

Mr. Everett Chamberlain representing Windstream was present for the meeting.

Mr. Sugar introduced the application regarding a fence at the rear of the building and the rear elevation of the building that does not have any windows or other fenestration.

The Board discussed the rear elevation and Mr. Chamberlain agreed to some type of fenestration as approved by City Staff upon submission by Mr. Chamberlain. The fence height is also to be approved by City Staff after Mr. Chamberlain consults with interested neighbors.

Mr. Waldeck of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted with the addition of a fence as approved by City Staff after Mr. Green consults with interested neighbors and fenestration as approved by City Staff. A motion was made by Ms. Marzulla, seconded by Mr. Caputo to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

C. [3920](#)**48 Aurora Street (Historic District)**

Addition, Windows and Dormers

Submitted by Samantha Ayotte, Peninsula Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Dormer impacts the symmetry of front elevation.*
- b) *Tablet of Moses window in attic is a unique architectural feature. This window is referenced in both the Ohio Historic Inventory Form as well as Lois Newkirk's publication Hudson: A Survey of Historic Buildings in an Ohio Town. This type of feature is unique to other homes along Aurora Street. The window originally featured shutters, but is otherwise preserved.*

Attachments: [48 Aurora Street Submittal](#)

Mr. Joseph Matava of Peninsula Architects was present for the meeting.

Following discussion regarding the project the Board decided to make a site visit.

D. [3557](#)**65 Manor Drive**

Addition & Accessory Structure

Submitted by Robert Kagler

Attachments: [65 Manor Drive Submittal](#)

Mr. Rob Kagler was present for the meeting regarding a residential addition and accessory structure.

Mr. Sugar introduced the case for the structure.

Mr. Caputo moved to approve the application with the addition of windows on the accessory structure. Ms. Marzulla seconded the motion.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

E. [3049](#)**6604 Hollis Blvd (Canterbury on the Lakes, 1A, Lot 11)**

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

Submitted by Prestige Homes

Attachments: [6604 Hollis Blvd Submittal](#)

Mr. Jon Russell was present for the meeting regarding a new home.

Mr. Sugar introduced the case with concerns regarding the roof and windows.

The Board discussed the roofline and the windows confirming grids will be applied on the front facade and partially on the side and rear facades..

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

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

F. [3753](#)**5675 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 63)**

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

Submitted by Jamey Heinzman, Pulte Group

Attachments: [5675 Timberline Trail Submittal](#)

Ms. Jamey Heinzman representing Pulte Homes was present for the meeting regarding a new home.

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

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VII. Other Business

Mr. Hannan reminded the Board of a special session on June 6, 2018.

A. [3529](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:**

May 9, 2018

Attachments: [AHBR Minutes 5-9-2018](#)

A motion was made by Mr. Caputo, seconded by Mr. Waldeck, that the May 9, 2018 minutes be approved as submitted.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that this meeting be adjourned.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

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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