



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

Frank Congin

James Grant

Chris Waldeck

Nicholas Sugar, Associate Planner

Wednesday, March 14, 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. Hannan, Community Development Director; Mr. Sugar, Associate Planner; and Mr. Campbell, Executive Assistant.

II. Roll Call

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

Absent: 2 - Mr. Congin 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

There were no items on the consent agenda.

V. Old Business

A. [2756](#) **7377 Lascala Drive**
Addition (garage with bonus room)
Submitted by R.C. Norman Construction
Attachments: [7377 Lascala Submittal](#)

Mr. Alan Koerner representing R.C. Norman Construction was present for the meeting and discussion.

Mr. Sugar noted plan changes made to lower the height of proposed wing, to give the north elevation a gabled roof, to the windows on the south elevation and adding trim around the garage doors.

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved with updated plans submitted to Staff.

The motion carried by the following vote:

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

VI. New Business

A. [2941](#)

2324 Exline Circle

Addition (conservatory & deck)

Submitted by Scandinavian Signature Construction Company

Attachments: [2941 Exline Circle Submittial](#)

Mr. Rob Larson of the Scandinavian Signature Construction Company was present for the meeting and presented revised plans to the AHBR.

Mr. Sugar stated that Engineering Department review was needed for the final approval.

A motion was made by Mr. Waldeck, seconded by Mr. Caputo, that the revised plans for 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

B. [3156](#)

214 Ravenna Street

Demolition (detached garage)

Submitted by Benno Von Schwerdtner

Attachments: [214 Ravenna St Submittial](#)

In the absence of the applicant, at Mr. Hannan's request, the Board decided to review this application.

Ms. Marzulla made a motion, seconded by Mr. Waleck, that the AHBR finds the structure at 214 Ravenna Street does not have historic or architectural significance. Further, AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.

The motion carried by the following vote:

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

C. [3143](#)

7959 Valley View Road

Addition (sunroom existing foundation to remain)

Submitted by Bridget Gamble

Attachments: [7959 Valley View Road Submittial](#)

Ms. Bridget Gamble from Saunders and Company was present for the meeting and discussion. Ms. Gamble stated that the siding materials and windows will match the existing siding and windows and that the existing deck will not be altered.

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

D. [3061](#)

5762 Timberline Trail (Reserve at River Oaks Lot 103)

New Construction (two story single family house)

Submitted by Pulte Homes

Attachments: [5762 Timberline Trail Submittial](#)

Ms. Jamie Heinzman was present for the meeting and discussion.

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

VII. Other Business

A. [3393](#)

MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. February 28, 2018

Attachments: [AHBR Minutes 2-28-2018](#)

A motion was made by Ms. Marzulla , seconded by Mr. Grant, that the Minutes be approved as amended.

The motion carried. by an unanimous vote.

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

B. [3402](#)

169 North Hayden Parkway - Informal Discussion

Addition (and detached garage)

Submitted by Joseph Matava

Attachments: [169 N Hayden PWY Submittial](#)

Mr. Joe Matava of Peninsula Architects was present for this informal discussion regarding the Board's opinion on the French doors located on the rear elevation of the house. The Board suggested submitting a detailed spec sheet for further review. The Board also questioned the window spacing on the proposed detached garage.

C. [3411](#)

2084 Ravenna Street - Informal Discussion

New Construction (two story single family house)

Submitted by Tony Lunardi, LDA Builders

Attachments: [2084 Ravenna Street Submittial](#)

Mr. Tony Lunardi of LDA Builders and Mr. Jeffrey Wooly were present for this informal discussion regarding a new home. The Board spoke negatively regarding the garage being approximately thirty-feet forward of the main mass of the house and encouraged rethinking the design.

D. Updates

Mr. Hannan updated the Board regarding the downtown phase two project including traffic and parking studies that have taken place. Meetings will take place with City Council, the Planning Commission and residents in the months ahead.

Mr. Hannan also said the Land Development Code update is continuing with discussions regarding directives from the comprehensive plan including small scale house, garage orientation, density of homes, overlay codes, possibly easing setbacks and other issues. Discussion will take place with City Council.

VIII. Adjournment

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

The motion carried by an unanimous vote.

Hearing no further business, Chair Drummond adjourned the meeting at 8:46 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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