



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Christopher Bach
John Caputo
Nicole Davis
James Grant

Nicholas Sugar, Associate Planner

Wednesday, February 13, 2019

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. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Ms. Marzulla, and Mr. Morris

Absent: 1 - Mr. Grant

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 Mr. Morris, seconded by Mr. Caputo, that the consent agenda be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, and Mr. Morris

Excused: 1 - Ms. Marzulla

- A. [AHBR 19-56](#) **46 Ravenna Street, Suite C3**
Sign (Building Sign - RMD Designs)
Submitted by Nathaniel Milstein, Easy Sign Group
Attachments: [46 Ravenna Street, Suite C3 Submittal](#)

Ms. Marzulla arrived at 7:35 p.m.

This application was approved on the consent agenda.

- B.** [AHBR 19-78](#) **50 West Streetsboro Street**
Sign (Building Sign - Mike's Computer Rescue)
Submitted by Joe Berdine, Signarama.
Attachments: [50 West Streetsboro Street, Suite 2 Submittal](#)

This application was approved on the consent agenda.

- C.** [AHBR 19-57](#) **147 Hudson Street**
Alteration (Chimney Removal)
Submitted by Rick Hawksley
Attachments: [147 Hudson Street Submittal](#)

This application was approved on the consent agenda.

V. Old Business

- A.** [AHBR 19-37](#) **263 North Main Street (Historic District)**
Addition (Mudroom), Window Replacement
Submitted by Jared Huey, Payne & Payne Builders Inc. - Historic District.
Attachments: [263 N Main Street Submittal 2-13-19](#)

Mr. Jared Huey, Payne & Payne Builders, was present for the meeting.

Mr. Sugar noted that at the site visit, Board members viewed the location of the closed porch addition, the windows to be rebuilt and the building to be replaced. The elevations on the addition have been updated to show a sandstone foundation to match the existing foundation and shake shingles to match the existing shake shingles.

Mr. Huey thanked the Board members for the site visit and showed an example of the proposed window that will replace the non-conforming windows that were added through the years. The original windows that are part of the house, will be rebuilt. Mr. Huey also showed the proposed matching doors.

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. Morris, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VI. New Business

A. [AHBR 19-27](#) 110 East Streetsboro Street (Historic District)

Fence (4' Wood Privacy)

Submitted by Andrew McEachern - Historic District.

Attachments: [110 E Streetsboro Street Submittal 2-13-19](#)

Mr. Sugar introduced the application to reduce the height of a completed fence in the side yard and add two sections at the rear of the fence. Also the code requires that the finished side of the fence faces the property line.

Mr. McEachern introduced a letter from Mr. Sam Harshman, the adjoining neighbor, who gave permission to leave the fence facing as is.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted and allowing for the two additional panels at the rear of the property, at the owners discretion. A motion was made by Mr. Caputo seconded by Ms. Davis, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

B. [AHBR 19-44](#) 126 Aurora Street (Historic District)

Alteration (Window/Door Relocation)

Submitted by Bill Morris - Historic.

Attachments: [126 Aurora Street Submittal](#)

Mr. Bill Morris was present for the meeting.

Mr. Sugar introduced the request for a kitchen remodel that involves removing and changing exterior doors and windows.

Mr. Morris stated that the new siding will be aluminum to match the existing siding.

The Board discussed the size and placement of the proposed window on the east elevation.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the condition that a smaller double hung window be used instead of the fixed panel window that was proposed for the east side window labeled number two. A motion was made by Mr. Bach, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

C. [AHBR 19-50](#)**7344 Dillman Drive**

Accessory Structure, Alteration (Two-Car Detached Garage)

Submitted by Samantha Ayotte, Peninsula Architects.

Attachments: [7344 Dillman Drive Submittal](#)

Mr. Sugar introduced the application for additions that include a front facade, dormers, gables and a detached garage that also has dormers and gables. The foundation will be parged concrete.

Ms. Samantha Ayotte, Peninsula Architects, was present for the meeting and agreed to add a window to the wall that needs an additional fenestration.

A motion was made by Mr. Morris, seconded by Mr. Caputo, that this AHBR Application be approved with the condition that a second window be added. The motion carried by the following vote:

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

D. [AHBR 19-55](#)**2332 Red Coach Lane**

Addition (Bedroom, Multipurpose Room & Basement Space)

Submitted by Carlton Buck, Four Points Architectural Services, Inc.

Attachments: [2332 Red Coach Lane Submittal](#)

Mr. Carlton Buck, Four Points Architectural Service, Inc., was present for the meeting.

Mr. Sugar described the application for an addition on the southwest corner of the house that has previously received a variance from BZBA.

Mr. Buck explained that one area identified by staff as requiring fenestration consists of a walk-in closet for medical supplies. The other identified area will be obscured by a ramp and railing.

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved with the condition that the railing is determined by staff to be acceptable. The motion carried by the following vote:

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

- E.** [AHBR 19-54](#) **6388 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 114)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
Attachments: [6388 Forest Edge Drive Submittal](#)
- Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.
- Mr. Sugar clarified the look-alike standards for new homes and showed the locations of the three homes to be considered this evening. Mr. Sugar then stated the proposed application meet the look-alike standards.
- The Board and Mr. Sugar discussed the orientation of the house relative to the curvature of the road.
- A motion was made by Ms. Davis, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Ms. Marzulla, and Mr. Morris
- F.** [AHBR 19-53](#) **6361 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 119)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
Attachments: [6361 Forest Edge Drive Submittal](#)
- Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.
- Mr. Sugar recommended approval of this application.
- A motion was made by Mr. Caputo, seconded by Ms. Davis, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Ms. Marzulla, and Mr. Morris
- G.** [AHBR 19-52](#) **6364 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 116)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes.
Attachments: [6364 Forest Edge Drive Submittal](#)
- Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.
- Mr. Sugar stated that staff recommends approval of this application.
- A motion was made by Mr. Marzulla, seconded by Mr. Caputo, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Ms. Marzulla, and Mr. Morris

VII. Other Business

Mr. Sugar updated the Board:

1. The Historic District expansion meeting with Ms. Laura Church. The plan is to reengage the public through a letter that will allow comments and a survey. The Cleveland Restoration Society will also co-host a workshop on April 3, 2019 at 7 p.m., at Old Town Hall, 27 E. Main Street, with Mr. Sugar and Hudson Heritage Association. The anticipated topic is, 'Why Restoration'. An additional workshop with Cleveland Restoration Society is planned for June 6, 2019, at Barlow Community Center, to give an overview of Heritage of Hudson. This will be followed on August 7, 2019, to discuss, 'Planing Your Rehabilitation Project'. Then, finally, Cleveland Restoration will return on October 2, 2019 to discuss energy efficiency. AHBR Board members encouraged that professional tradesperson be involved in the presentations.

2. The Land Development Code update may be approved by the Planning Commission within the next month. A change to the proposed LDC is limiting garage heights to 18-feet from the 25-feet allowed presently.

3. New Downtown Phase II renderings are available on the Community Development website and there are plans to have Mr. Testa back within a couple of months for an updated presentation.

A. [AHBR 5424](#)

2445 Danbury Lane - Informal Discussion

Addition (Bedroom/Bathroom, Garage)

Submitted by Samantha Ayotte, Peninsula Architects.

Attachments: [2445 Danbury Lane Submittal](#)

Ms. Samantha Ayotte, Peninsula Architects, was present for an informal discussion.

Ms. Ayotte distributed a revised elevation and explained the purposes of the addition are for accessibility for a disabled elderly person, future resale value and improved sightlines to the side of the property where children play.

Board comments included that this is a typical Hudson colonial with a proposed addition that does not fit, the addition is foreign in character to the existing house, there is nothing in the architectural guidelines that allow this project and concern was expressed regarding the style of proposed windows on the addition.

B. [4029](#)

Minutes of Previous Architectural & Historic Board of Review

Meeting: January 23, 2019

Attachments: [AHBR Minutes January 23, 2019 - draft](#)

Ms. Marzulla made a motion to approve the minutes of January 23, 2019, with the addition of 'rear porch' to comments for 263 North Main Street. Mr. Caputo seconded the motion. The motion was approved by the following vote:

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

VIII. Adjournment

Ms. Marzulla made a motion to adjourn, Mr. Caputo seconded the motion. The motion was approved unanimously.

Hearing no further business, Chair Drummond adjourned the meeting at 9:02 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.