



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 27, 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.

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

II. Roll Call

Present: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, and Ms. Marzulla

Absent: 1 - 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

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the consent agenda be approved. The motion carried by the following vote:

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

A. [AHBR 19-92](#) 2900 Woodbridge Road

Fence (4' Decorative Aluminum)

Submitted by Andrew Guran

Attachments: [2900 Woodbridge Road Submittal](#)

This application was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 19-88](#)****137 Keswick Drive**

Addition (Covered Patio)

Submitted by Stephen Keary, Keary Landscaping and Contracting

Attachments: [137 Keswick Drive Submittal](#)

Mr. Chuck Juda, homeowner, and Mr. Stephen Keary, Keary Landscaping and Contracting, were present for the meeting.

Mr. Sugar introduced this rebuild of an existing deck with the addition of a roof. Mr. Sugar detailed the staff comments from the staff report.

Mr. Keary described the hidden valley on the original structure and stated his willingness to change the proposed stone on the columns to Azek.

Mr. Perry and the Board discussed the Architectural standard of like materials consistently applied on all sides and that the proposed roof is not allowed by the LDC and is creating a snow trap.

The Board agreed that since brick is used on the front of the house any accents on the back need to be brick.

Ms. Marzulla moved to approve the application conditioned on an adjustment to the roof valley and changing the columns from stone to an Azek wrap. Mr. Caputo seconded the motion.

The motion was approved by the following vote:

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

B. [AHBR 19-95](#)**6375 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 109)**

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6375 Forest Edge Drive Submittal](#)

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting regarding this new residential construction.

Mr. Sugar stated staff recommended approval.

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

The motion carried by the following vote:

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

- C. [AHBR 3897](#) **44 Clinton Street**
New Construction (Two-Story, Commercial Building)
Submitted by Laura Yeager Smith, Laura Yeager Smith Home & Design
- Attachments:* [44 Clinton Street Submittal](#)
 [44 Clinton Street Previous Submittal](#)
- Mr. Russ Marchetta, Marchetta Architecture, and Ms. Laura Yegar Smith, owner, were present for the meeting.
- Mr. Sugar noted the changes to the design from the previous informal meeting and detailed the comments from the staff report.
- The pilasters on the rear of the building, the color scheme and the window patterns on the front facade were discussed with an extended discussion on whether the muntins should be placed between the glass or on the outside of the glass.
- Ms. Marzulla moved to approve the application as submitted with the exception of the simulated divided windows on the seconded floor. Ms. Davis second the motion.**
- The motion was approved by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, and Ms. Marzulla

VII. Other Business

- A. [3774](#) **Design update to Hudson's Downtown Phase II presented by Mota Design Group**
- Attachments:* [DTPH2 Design Update](#)
- Mr. Brett Moses, Mota Design, and Mr. Joel Testa, Testa Group, were present for the meeting.
- Mr. Hannan noted this project is headed to a public advisory vote on May 7th. In order for the public to understand the scope of the project a detailed plan is being prepared for presentation to the public.
- Mr. Moses noted the project's first phase is residential town homes on Owen Brown Street. The Board stated that the renderings captured a traditional neighborhood development and that the porches and tree lawns were positive aspects of the plan.
- Discussion regarding the Downtown Phase II plans moving through the Hudson Boards and Commission was held.
- The Board encouraged informal discussions taking place regarding the various phases of the development.
- This matter was presented.**

B. [AHBR 2-13-2019](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: February 13, 2019

Attachments: [AHBR Minutes February 13, 2019 - draft](#)

A motion was made by Mr. Caputo, seconded by Mr. Grant, that the February 13, 2019 minutes be approved as submitted. The motion carried by an unanimous vote.

VIII. Adjournment

A motion was made by Mr. Caputo, seconded by Ms. Davis to adjourn the meeting. The motion carried by an unanimous vote.

Mr. Drummond adjourned the meeting at 8:58 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.