



City of Hudson, Ohio

Meeting Minutes - Final-revised 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, May 8, 2019

7:30 PM

Town Hall

I. Call To Order

Acting Chair Marzulla called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

Absent: 3 - Mrs. Davis, Mr. Drummond and Mr. Grant

III. Public Comment

Acting Chair Marzulla opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

IV. Consent Applications

Acting Chair Marzulla stated there were no items on the consent agenda.

V. Old Business

There was no old business.

VI. New Business

A. [AHBR 19-292](#) 3001 Ravenna Street

Accessory Structure (Pole Barn)

Submitted by Jim Christ.

Attachments: [3001 Ravenna Street Submittal](#)

No one was present for the meeting.

Mr. Sugar introduced this application for an accessory structure in the rear of the house that will replace a circa 1970 structure and noted the prior comment regarding fenestration has been updated to meet the requirement and the applicant has agreed to add rake boards to match the house.

Mr. Bach made a motion, seconded by Mr. Morris that the application be approved with the condition that the rake boards be widened and thickened to match the trim on the house. The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

B. [AHBR 19-298](#) 78 Maple Drive (Historic District)

Accessory Structure (Detached Garage)

Submitted by Gordon Costlow - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [78 Maple Drive Submittal](#)

Mr. Gordon Costlow, architect, and Ms. Angela Lewis, homeowner, were present for the meeting.

Mr. Sugar introduced this application for a detached garage that has received a variance for a setback from the BZBA. The present application has a more decorative garage door, redesigned dormers and redesigned windows, than when presented informally to the AHBR in April 2019.

The Board discussed the fenestration on the rear elevation and the type of windows proposed at the dormers.

Mr. Caputo reported that all members of the Historic District Subcommittee recommended waiving the two week waiting period and granting a Certificate of Appropriateness. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Bach seconded the motion. The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

C. [AHBR 19-316](#) 65 College Street (Historic District)

Alteration (Window Replacement)

Submitted by Karen Fisher - Historic.

Attachments: [65 College Street Submittal](#)

No one was present for the meeting.

Mr. Caputo stated that the Historic District subcommittee recommends that a site visit be made within the next two weeks. Mr. Morris moved to accept the Historic Subcommittee's recommendation, Mr. Bach seconded the motion.

The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

D. [AHBR 19-313](#) 132 Clairhaven Road

Additions (First Floor Master Bedroom Suite & Kitchen Expansion)

Submitted by Cindy Stockman

Attachments: [132 Clairhaven Road Submittal](#)

Ms. Cindy Stockman, architect, and Ms. Cheryl Thomas, owner, were present for the meeting.

Mr Sugar introduced the application for a master bedroom addition and kitchen expansion and discussed the use of non typical windows and the need for the addition to be set back one foot from the front of the house.

Ms. Stockman described the work to be done.

The Board discussed the windows on the west elevation and the proposed trim that will break up the wall plain.

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

The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

E. [AHBR 19-195](#) **6180 Wessington Drive (Canterbury On The Lakes, Phase IV, Lot 160)**

New Residential Construction (Two-Story, Single Family Home)
Submitted by Lisa Stuthard, Prestige Homes.

Attachments: [6180 Wessington Drive Submittal](#)

Ms. Sue Uline, Treasurer of Prestige Homes, was present for the meeting.

Mr. Sugar introduced this application for a new single family home and noted double hung windows on the front elevation with casement windows on the sides and rear.

Ms. Uline and the Board discussed the window styles and the Land Development Code requirements.

Mr. Morris made a motion, seconded by Mr. Caputo, that the motion be approved with the following conditions: 1) Transom windows be added above the rear bedroom windows on all three sides, 2) On the right elevation the casement window be changed to a transom window, 3) On the right elevation a small double hung window may be installed approximately over the air conditioner.

The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

F. [AHBR 19-266](#) **1904 Christine Drive (Lake Christine, Lot 4)**

New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders.

Attachments: [1904 Christine Drive Submittal](#)

Mr. Tony Lunardi and the owner were present for the meeting.

Mr. Sugar introduced this application for a single-family home with non-typical windows on all elevations and spans of 14 feet and 18 feet without fenestration, when the LDC requires no more than 12 feet without fenestration.

Mr. Lunardi stated that the windows on the sides are all fixed picture windows and that the rear windows are all fixed except the two above the shed roof, which are sliders for egress purposes. The homeowner said, the purpose of the fixed windows is for security.

The Board and Mr. Lunardi discussed the project including making double-hung windows non-operable, the height of the windows on the garage which do not match the main house, the lack of fenestrations on two walls and moving the man door on the rear garage wall approximately eight feet towards the middle of the wall.

Mr. Morris made a motion, seconded by Mr. Caputo to approve the motion with the following conditions: 1) Move the man door to the opposite side of the garage, 2) Double hung windows be used across the front of the house, 3) The windows on the left side of the house be double hung.

The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

G. [AHBR 19-267](#) 6411 Forest Edge Drive (The Reserve of River Oaks, Phase III, Lot 112)

New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6411 Forest Edge Drive Submittal](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting and stated the homeowner would like to change the rear window on the right to be a service door.

Mr. Sugar stated staff recommends approval.

A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved with the option of changing the right side window to a man door.

The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Caputo, Ms. Marzulla and Mr. Morris

VII. Other Business

Mr. Sugar informed the Board that Mr. Hannan will represent Staff at the next AHBR meeting.

A. [AHBR 4-24-2019](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 24, 2019

Attachments: [AHBR Minutes April 24, 2019 - draft](#)

A motion was made by Mr. Caputo, seconded by Mr. Bach, that the minutes of the April 24, 2019 meeting be approved as amended.

The motion carried by an unanimous vote.

VIII. Adjournment

A motion was made by Mr. Caputo, seconded by Mr. Bach, that the meeting be adjourned. The motion carried by an unanimous vote.

Acting Chair, Ms. Marzulla adjourned the meeting at 8:27 p.m.

Allyn Marzulla, Acting 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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