



City of Hudson, Ohio

Meeting Minutes - Final

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, November 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.

II. Roll Call

Present: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla 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

A motion was made by Ms. Marzulla, seconded by Mr. Morris, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- A. [5252](#) **5801 Darrow Road**
Sign (Building, Ground - JLP CPAs)
Submitted by Joe Berdine, Signarama

Attachments: [5801 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

- B. [5284](#) **72 Village Way**
Sign (Building - The Brain Center)
Submitted by Joe Berdine, Signarama
Attachments: [72 Village Way Submittal](#)

This AHBR Application was approved on the consent agenda.

- C. [5185](#) **6615 Meadow Farm Drive**
Accessory Structure (Detached Garage)
Submitted by Stephen Kolar
Attachments: [6615 Meadow Farm Drive Submittal](#)

This AHBR Application was approved on the consent agenda.

V. **Old Business**

- A. [4955](#) **54 North Oviatt Street (Historic District)**
Addition (Family Room, Laundry Room, Porch)
Submitted by Diane Rubin Schuld, Studio D - Historic
Attachments: [54 N Oviatt St Submittal](#)

Mr. Sugar stated this is a continuation of a previous application for a one-story room addition to the rear of the projection. The project has been redesigned and follows the recommendations of the Secretary of Interior with the addition subordinate to the main mass.

Ms. Diane Rubin Schuld was present for the meeting. Discussion took place concerning the model of the architectural windows, the second floor window which may be removed, the lattice work on the porch and the foundational materials.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the application with two conditions. Mr. Grant moved to accept the recommendation of the Subcommittee, Mr. Caputo seconded the motion.

- 1. The make and model of the windows be submitted to staff for approval.**
- 2. The drawings reflect if the second floor window will remain or be eliminated.**

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VI. **New Business**

- A. [5297](#) **147 Hudson Street (Historic District)**
Addition (great room, master suite, replacement windows, entry gate, brick wall)
Submitted by Rick Hawksley - Historic District
Attachments: [147 Hudson Street Submittal](#)

Mr. Sugar noted this application to demolish a garage and build a new garage, great room and bedroom was approved in October 2017. There are no changes from previous approval.

Mr. Alan Ememin, LRL Investment Partners was present for the meeting.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the application. Mr. Morris moved to accept the recommendation of the Subcommittee, Mr. Grant seconded the motion.

The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- B. [5246](#) **38 Aurora Street (Historic District)**
Accessory Structure (Fence)
Submitted by James Hackney - Historic District
Attachments: [38 Aurora Street Submittal](#)

Mr. Sugar introduced this application to reduce the height of a recently installed six-foot tall fence, where the six-foot tall fence is in violation of the LDC, resulting in a four-foot tall fence. The six-foot tall fence was denied by BZBA.

Ms. Linda Neff, 42 Aurora Street, the next door neighbor to the applicant was present for the meeting, representing the applicant.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend waiving the two week waiting period and granting a Certificate of Appropriateness for the application with one condition. Mr. Morris moved to accept the recommendation of the Subcommittee, Mr. Caputo seconded the motion.

1. The fence will be scalloped in the front and rear of the four-foot section where it meets with the six-foot fence.

The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- C. [5294](#) **13 North Oviatt Street (Historic District)**
 Accessory Structure (Fence)
 Submitted by Megan Coughlin - Historic
 Attachments: [13 N Oviatt Street Submittal](#)

Mr. Sugar introduced this application for a fence.

Ms. Megan Coughlin was present for the meeting and agreed that the finished side of the fence will face the neighboring property.

Ms. Grant reported that all members of the Historic District Subcommittee recommend waiving the two week waiting period and granting a Certificate of Appropriateness for the application. Mr. Caputo moved to accept the recommendation of the Subcommittee, Mr. Morris seconded the motion.

The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- D. [5275](#) **74 E Streetsboro Street (Historic District)**
 Alteration (Entryway Door)
 Submitted by Donna Devine, Gunton Corporation - Historic District
 Attachments: [74 E Streetsboro Submittal](#)

Mr. Sugar introduced this application for a rear entry door that is similar to the existing door.

Mr. Dan Murphy, Pella Windows and the contractor for the project was present for the meeting.

Ms. Grant reported that all members of the Historic District Subcommittee recommend waiving the two week waiting period and granting a Certificate of Appropriateness for the application. Ms. Marzulla moved to accept the recommendation of the Subcommittee, Ms. Davis seconded the motion.

The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- E. [5041](#) **5538 Stow Road**
Addition (Attached Garage)
Submitted by Nathan Young

Attachments: [5538 Stow Road Submittal](#)

Mr. Sugar introduced this application for an addition with a three car garage on a steep grade. Staff viewed this addition as a projection.

Mr. Nathan and Mr. Zach Young, Applicants were present for the meeting and distributed updated elevations showing the chimney will match the foundation and showing the stone on the back of the house.

A motion was made by Mr. Morris, seconded by Mr. Caputo, that this AHBR Application be approved with one condition.

- 1. Specifications for the garage doors be submitted to staff for approval.**

The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- F. [5191](#) **7303 Walters Road (SV-Lot 91 E of Walters Road)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by David Nystrom, Alair Homes

- a) *Staff notes revisions include a deeper front porch and decreased size of garage, reducing forward projection to 12' 4". The overall design and location of home minimize the significance of the forward projection.*
- b) *Staff notes the degree of variation is comparable to recent approvals. A reference document has been provided showing recently approved projections.*
- c) *Additional photos have been added to the submittal to provide accurate site perspectives.*

Attachments: [7303 Walters Road Submittal](#)

[Previous Plans From 11-14-18 Meeting](#)

Mr. Sugar introduced this application for a new house with a wing projection that conflicts with the standards. The front elevation also has 5 different window types.

Ms. Lisa Foster, owner: Mr David Labachie, architect and Mr David Nystrom, Alair Homes were present for the meeting.

The Board and applicants discussed that the proposed garage wing projection is too dominant and would not align with past approvals of the Board.

Ms. Foster asked that the application be tabled for a later date to make revisions.

This matter was continued

- G.** [5243](#) **5548 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 125)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [5548 Timberline Trail Submittal](#)

Mr. Sugar introduced the application for a new single family home.

Ms. Jamey Heinzman, applicant, was present for the meeting.

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

The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- H.** [5245](#) **5590 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 88)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
Attachments: [5590 Timberline Trail Submittal](#)

Mr. Sugar introduced this application for a new, single family home.

Ms. Jamey Heinzman was present for the meeting.

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

The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- I.** [5249](#) **5261 Towbridge Drive (Towbridge Subdivision, Phase III, Lot 78)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Donald Highlander, ConnectingSpaces LLC
Attachments: [5261 Towbridge Drive Submittal](#)

Mr. Sugar introduced this application for a lot with wetland setbacks.

Mr. Don Highland, architect and Mr. Christopher Rightnour, homeowner, were present for the meeting.

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

The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VII. Other Business

Mr. Sugar noted the following:

1. A Downtown Phase II meeting was held with second meeting on to be held on November 27th which will be followed by council discussion.
2. Hudson Heritage Association and Community Development have begun a draft regarding a homeowner handbook for new homeowners in the Historic District. The Board suggested a best practices handbook with preferred details included.
3. Mr. Bach spoke regarding the dedication of the restored brass tablet and future base for the monument at the Boy Scout site.

- A. [3875](#) **46 Ravenna Street**
Sign Plan Review (Evaporator Works)
Submitted by Dan Dicillo, Streak Investments
Attachments: [46 Ravenna Street Submittal](#)

Mr. Sugar stated that the Board has approved two signs at the applicant's location and he would like clarification on appropriate designs on the sign.

Mr. Dan Dicillo, Streak Investments, was present for the meeting and showed examples of requested signs.

The Board and Mr. Dicillo discussed the designs with the board stating a consistent look is desired, though individual sign panels may be comprised of different colored backgrounds.

This matter was discussed

- B. [3878](#) **2019 Architectural & Historic Board of Review Meeting Schedule**
Attachments: [2019 AHBR Meeting Schedule](#)

A motion was made by Mr. Grant, seconded by Mrs. Davis, that the 2019 AHBR meeting be approved as amended with the March 27,2019 being removed.

The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- C. [3877](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
October 24, 2018**
Attachments: [AHBR Minutes October 24, 2018 - Draft](#)

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that the October 24, 2018 minutes be approved as submitted. The motion carried by an unanimous vote.

VIII. Adjournment

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

Chair Drummond adjourned the meeting at 9:25 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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