



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, April 24, 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: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant and Ms. Marzulla

Absent: 2 - Mrs. Davis 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

Chair Drummond explained that items on the consent agenda have been reviewed by Board members and staff and found to be in compliance.

A motion was made by Mr. Caputo, seconded by Mr. Marzulla, to approve the Consent Agenda.

The motion carried by the following vote:

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

A. [AHBR 19-136](#) 5915 Darrow Road

Signs (Building, Canopy, Monument Cabinet Replacement- Sunoco)
Submitted by Dana Carman, Pro Sign.

Attachments: [5915 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

- E. [AHBR 19-184](#) **2881 Blaikley Drive**
Addition (Bedroom, Living Room, Office)
Submitted by Christy Duffus, Payne & Payne Builders.

Attachments: [2881 Blaikley Drive Submittal](#)

This AHBR Application was approved on the consent agenda.

V. **Old Business**

There was no old business.

VI. **New Business**

- B. [AHBR 19-261](#) **160 Aurora Street (Historic District)**
Fence (4 ft, 6 ft Wood Lattice)
Submitted by William Cloyd - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [160 Aurora Street Submittal](#)

Ms. Marissa Oxenroder and Mr. William Cloyd were present for the meeting.

Mr. Sugar introduced the application for a six-foot fence in the front yard that exceeds the maximum height allowed. The application requests permission to lower the portion of the six-foot fence that is in the front yard, to four feet.

The Board discussed the proposed fence style and if a transition between fence heights is appropriate.

Ms. Oxenroder stated that treated lumber posts, cedar boards and Trex caps will be used.

Ms. Marzulla, representing the Historic District Subcommittee, made a motion to waive the two week waiting period and issue a certificate of compliance. Mr. Bach accepted the recommendation and made a motion to approve, Mr. Caputo seconded the motion.

The motion carried by the following vote:

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

- C. [AHBR 19-206](#) **20 High Street (Historic District)**
Alteration (Landscape Wall, Porch Columns)
Submitted by Brian Mancino - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.

Attachments: [20 High Street Submittal](#)

Ms. Mancino, homeowner was present for the meeting.

Mr. Sugar introduced this application for a wall, brick piers, posts and walkway to the front entrance and porch columns. Mr. Sugar noted that glass blocks have generally not been approved material in the historic district.

Ms. Mancino, stated the intention to wrap the columns on the porch in cedar.

The Board discussed the lighted glass blocks on the walkway and determined these are not appropriate for the house or historic district and encouraged the use of carriage style lights.

Ms. Marzulla, representing the Historic District Subcommittee, made a motion to waive the two week waiting period and issue a certificate of compliance, conditioned on the removal of the glass blocks on the walkway and reducing the size of the caps at the top of the columns on the porch. Mr. Bach accepted the recommendation and made a motion to approve, Mr. Caputo seconded the motion.

The motion carried by the following vote:

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

- D. [AHBR 19-38](#) **74 Fox Trace Lane**
Alteration (Skylight)
Submitted by Andrew Reynolds, Clemens Pantuso Architecture.

Attachments: [74 Fox Trace Lane Submittal](#)

Ms. Rebecca Pantuso, architect, was present for the meeting.

Mr. Sugar introduced this application for a raised skylight on the back of the home and noted that the design standard requires a flat skylight

Ms. Pantuso described and showed pictures of the proposed skylight.

After seeing the type of skylight and its placement on the rear of the structure, the Board declared this to be an exceptional design.

Mr. Bach, noting the proposed skylight to be an exceptional design, moved to approve as submitted, Mr. Grant seconded the motion.

The motion was approved by the following vote:

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

F. [AHBR 19-250](#) 5376 Towbridge Drive

Addition (Kitchen, Mudroom, Deck)

Submitted by Al Klaben.

Attachments: [5376 Towbridge Drive Submittal](#)

Mr. Al Klaben, builder and Mr. Brian Freed, homeowner were present for the meeting.

Mr. Sugar introduced the staff report and noted the plans were recently updated which address the staff comments regarding the garage addition. Mr. Sugar also questioned the type of siding and screening on the deck.

Mr. Klaben stated the addition will be sided to match the house and the new siding will be integrated into the existing siding.

Ms. Marzulla made a motion to approve with the condition that compatible skirting be installed around the bottom of the deck. Mr. Caputo seconded the motion.

The motion was approved by the following vote:

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

G. [AHBR 19-268](#) 290 Bicknell Drive

Addition (Master Suite, Front Entry, Dormers)

Submitted by Rebecca Pantuso, Clemens Pantuso Architects.

Attachments: [290 Bicknell Drive Submittal](#)

Ms. Rebecca Pantuso, Pantuso Architects, was present for the meeting.

Mr. Sugar reviewed the staff notes that included changes to the rear wing and entryway.

Ms. Pantuso and the Board noted the unusual design of the existing house, with vinyl siding and shake shingles, which makes any addition difficult to design according to the City of Hudson standards.

Mr. Caputo, made a motion to approve the application with a change of shingles on the left side of the house terminating at an inside corner. Mr. Grant seconded the motion.

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

H. [AHBR 19-197](#) 6372 Ridgeline Drive (The Reserve of River Oaks, Phase III, Lot 143)

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

Submitted by Jamey Heinzman, Pulte Homes.

Attachments: [6372 Ridgeline Drive Submittal](#)

Mr. Gabe Percey, construction manager, Pulte Homes, was present for the meeting.

Mr. Sugar, recommend approval as submitted.

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

I. [AHBR 19-198](#) 5825 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 48)

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

Submitted by Jamey Heinzman, Pulte Homes.

Attachments: [5825 Timberline Drive Submittal](#)

Mr. Gabe Percey, construction manager, Pulte Homes, was present for the meeting. Mr. Percey noted a drafting error that will be revised in the elevation.

A motion was made by Mr. Caputo, seconded by Mr. Marzulla, that this AHBR application be approved with the drafting error on the right elevation be revised to remove the perceived change in stone.

The motion carried by the following vote:

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

J. [AHBR 19-200](#) 6635 Regal Woods Drive (The Reserve at River Oaks, Phase 1, Lot 27)

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

Submitted by Jamey Heinzman, Pulte Homes.

Attachments: [6635 Regal Woods Drive Submittal](#)

Mr. Gabe Percey, Pulte Homes, was present for the meeting.

Mr. Sugar noted the mis-alignment of the windows for the gathering room on the first floor and the suite windows on the second story.

Mr. Percey noted the second story windows are in the suite and are equal distance from the walls in the room.

Ms. Marzulla made a motion to approve the application approve with the adjustment of the second floor window on the rear wing, to align with first floor. Mr. Grant seconded the motion.

The motion was approved by the following vote:

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

- K.** [AHBR 19-264](#) **101 Lake Forest Drive (Lake Forest, Lots 321, 322, 352, 353)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jonathan Fleming, Architect.

Attachments: [101 Lake Forest Drive Submittal](#)

Mr. Jonathan Fleming, Architect and Mr. Timothy Clepper, owner were present for the meeting.

Mr. Sugar introduced the application for a new home on four lots, which are proposed to be merged into one lot, across from Lake Forest Country Club and reviewed the staff notes.

Mr. Fleming introduced the proposed house using a model and the projected elevations. Mr. Flemming showed samples of the shake shingles, the Ohio North Coast Stone and Blue Stone, all Ohio stone, which will be used on the exterior of the structure.

The Board discussed the types of roof, the stone, shingles, general design of the house and then declared this to be an Exceptional Design and very correct.

Ms. Marzulla, made a motion to approve the application as submitted with future design changes and the finalized plans presented to staff. Mr. Grant seconded the motion. The motion was approved by the following vote:

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

VII. Other Business

- A.** [AHBR 4173](#) **6290 Stone Road (Informal Discussion)**
New Residential Construction (One-Story, Single Family Home)
Submitted by David Hesse, Payne & Payne Builders.

Attachments: [6290 Stone Road \(Informal Discussion\)](#)

Mr. David Hesse, Payne and Payne Builders, was present for this informal discussion.

Mr. Sugar introduced the informal discussion for a house that would be more than ten percent from the average of the front yard setbacks of the existing two properties immediately adjoining the subject property. The property in question is 4.9 acres with a depth of 1,250 feet.

The Board discussed the proposed project and felt the proposed placement of the house on this property was appropriate.

This matter was discussed

- B.** [AHBR 4-10-2019](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: April 10, 2019

Attachments: [AHBR Minutes April 10, 2019 - draft](#)

Ms. Marzulla made a motion to approve the April 10, 2019 minutes, with two edits, Mr. Caputo seconded the motion. The motion carried by an unanimous vote.

VIII. Adjournment

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

Chair Drummond adjourned the meeting at 9:00 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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