



**Architectural and Historic Board of Review**  
**Town Hall 7:30 p.m. 2<sup>nd</sup> Floor Meeting Room**  
**27 East Main Street Hudson, Ohio**

**June 11, 2014**

## **MINUTES**

Chair Marzulla called to order the regularly scheduled meeting of the Architectural and Historic Board of Review of the City of Hudson at 7:30 p.m. in the meeting room of Town Hall.

Roll Call:      Present:      Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris  
                 Absent:      Mrs. Church and Mr. Seiple

Officials Present:      Mrs. McMaster, Associate Planner  
                                 Mr. Hanink, Council Liaison

The minutes were taken by Ms. Soloman, AHBR Clerk. The meeting was not tape recorded.

### **I. Public Comment**

Chair Marzulla opened the meeting to public comment on any agenda item. There were no comments.

### **II. Applications Reviewed**

#### **A. Consent Applications**

1.      **340 North Main Street**  
Fence (4 ft. aluminum fence – **Saint Mary Church**)  
Submitted by R & T Fence

Mr. Drummond made a motion to approve the application as submitted.

Mr. Grant seconded the motion.

Roll Call:      Aye:   Mr. Drummond, Mr. Grant, Ms. Marzulla and  
                                 Mr. Morris

Nay:   None

Motion carried.

2. **2240 Edgeview Drive**

Accessory Structure (above ground pool)

Submitted by Daniel Taylor

Mr. Drummond made a motion to approve the application as revised.

Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris

Nay: None

Motion carried.

3. **37 John Clark Lane**

Accessory Structure (inground pool) Fence (4 ft. aluminum)

Submitted by Highland Construction

Mr. Drummond made a motion to approve the application as revised.

Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris

Nay: None

Motion carried.

4. **2219 Fairfield Lane**

Accessory Structure (inground pool) Fence (4 ft. aluminum)

Submitted by Highland Construction

Mr. Drummond made a motion to approve the application as revised.

Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris

Nay: None

Motion carried.

5. **6604 Chestwick Lane**

Accessory Structure (inground pool) Fence (4 ft. aluminum)

Submitted by High-Tech Pools

Mr. Drummond made a motion to approve the application as revised with the following condition:

- a) Conditional upon approval from the Service and Engineering Departments to locate a structure within an easement. A license agreement will be required.

Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

6. **689 Union Drive**  
Alteration (portico at front entry)  
Submitted by Melanie Lowenkamp

Mr. Drummond made a motion to approve the application as submitted.  
Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

## **B. Old Business**

7. **16 Thirty Acres**  
Alteration (roof alteration)  
Submitted by George Faddoul – Historic Landmark

The Historic District Subcommittee reviewed the application. Mr. George Faddoul, Ms. Valerie Strong and Mr. Keith Misner were present at the meeting. This work was started prior to approval of a zoning certificate. The applicant indicated the roof alteration was necessary due to issues with leaks. The Subcommittee was concerned that this significant alteration to the existing roof would detract from the character of the house. They suggested contacting an architect to design a functional and compatible roof.

The applicants withdrew the application to consider other options.

## **C. New Business**

8. **200 Laurel Lake Drive**  
Fence (5 ft. chain link fence to enclose garden)  
Submitted by Acme Fence

Mr. Mike Clayton of Acme Fence was present at the meeting. There was discussion on the fence type and the proposed location. The Board determined chain link would not be appropriate due to the visibility of the fence and suggested a wood framed wire mesh fence. Mr. Clayton agreed to revise the fence style.

Mr. Drummond made a motion to approve the application as revised with the following condition:

- a) The fence will be wire mesh framed with wood rails and wood posts.

Mr. Morris seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

9. **5 Thirty Acres Lane**  
Accessory Structure (shed)  
Submitted by Christopher Capece

Mr. Capece, the homeowner and applicant, was present at the meeting. There was discussion on the materials and window placement on the proposed shed. The Board determined a window would not be required at the right elevation due to the five foot separation from the existing shed.

Mr. Grant made a motion to approve the application as revised with the following conditions:

- a) The double doors will have no windows.
- b) Shutters will be removed from the windows.
- c) The roof shingles will match the roof of the existing shed.
- d) Incorporate 1 x 3 trim at the doors and windows.

Mr. Morris seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

10. **103 West Case Drive**  
Alteration (aluminum patio cover)  
Submitted by James and Margaret Carson

Mr. James Carson was present at the meeting. He agreed to incorporate additional trim detail as suggested. Mr. Drummond stated that the proposed patio cover did not comply with the design standards; however, since a similar structure currently existed on the house, a replacement could be allowed. Ms. Marzulla suggested more substantial posts. Mr. Carson said he would contact the manufacturer and incorporate wider posts, if available.

Mr. Drummond made a motion to approve the application as revised with the following conditions:

- a) The new patio cover is an in kind replacement of an existing cover.
- b) Incorporate wider posts if available.
- c) Add additional trim detail.

Mr. Grant seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

11. **6751 Saint James Circle**

Alteration (roof over existing front stoop, new front door)  
Submitted by M.G. Neff Construction

Mr. Neff, the applicant, was present at the meeting. There was discussion on the style of the proposed door compared to the style of house. The Board suggested the existing door was more appropriate, but determined the proposed door would be acceptable.

Mr. Grant made a motion to approve the application as submitted.

Mr. Morris seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

12. **5462 Coolidge Boulevard**

Addition (attached garage and screened porch)  
Submitted by Legacy Builders – BZBA approval for variance to the required wetland and side yard setbacks for an attached garage on April 17, 2014 – BZBA approval for variance to the required wetland setback for the screened porch on February 20, 2014 - Docket No. 2014-04

Mr. Bill Young of Legacy Builders was present at the meeting. The Board had no concerns with the plans as presented.

Mr. Morris made a motion to approve the application as submitted.

Mr. Drummond seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

13. **1227 Hunting Hollow Drive**

Addition (remove existing screened porch and build new enclosed porch)  
Submitted by Legacy Builders

Mr. Bill Young of Legacy Builders was present at the meeting. The Board discussed the proposed hip roof and determined the plans were acceptable as presented.

Mr. Morris made a motion to approve the application as presented.

Mr. Drummond seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

14. **470 Inverness Court**

Addition (enclosed porch)  
Submitted by Joyce Factory Direct

A representative from Joyce Factory Direct was present at the meeting. There was discussion on the number of special window proposed. The Board determined the proposed transom windows could be permitted as a special window since the proposed slider windows replicate the existing slider doors.

Mr. Grant made a motion to approve the application as revised with the following conditions:

- a) The skylights will be flat.
- b) The foundation and roof shingles will match the existing house.

Mr. Drummond seconded the motion.

Roll Call: Aye: Mr. Drummond, Mr. Grant, Ms. Marzulla and  
Mr. Morris  
Nay: None  
Motion carried.

15. **5315 Wilshire Park Drive**

Addition (four season room)  
Submitted by MJH Contractors

The Board reviewed the plans and discussed the number of specialty windows proposed.

Mr. Morris made a motion to approve the application as revised with the following condition:

- a) A foundation plan will be submitted.

Mr. Grant seconded the motion.

Roll Call:     Aye:   Mr. Drummond, Mr. Grant, Ms. Marzulla and  
                              Mr. Morris  
                  Nay:   None  
                  Motion carried.

### **C.   Other Business**

#### **1.   Approval of Minutes**

Mr. Drummond made a motion to approve the March 12, 2014 minutes.

Mr. Morris seconded the motion.

Roll Call:     Aye:   Mr. Drummond, Mr. Grant, Ms. Marzulla and  
                              Mr. Morris  
                  Nay:   None  
                  Motion carried.

### **V.   Adjournment**

Hearing no further business, Chair Marzulla adjourned the meeting at 9:02 p.m.

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Allyn Marzulla, Chair

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Board Member, Acting Secretary

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Denise Soloman, AHBR Clerk