



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

Frank Congin

James Grant

Chris Waldeck

Denise Soloman, Associate Planner

Nicholas Sugar, Associate Planner

Wednesday, February 28, 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: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 1 - Mr. Congin

Staff in attendance: Mr. Hannan, Community Development Director; Mr. Sugar, Associate Planner; and Mr. Campbell, Executive Assistant.

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board on any topic, on or not on the agenda. There were no comments.

IV. Consent Applications

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

The motion carried by the following vote:

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

- A. [2840](#) **5876 Darrow Road**
Sign (Ascent Global Logistics)
Submitted by Chad Kress
Attachments: [5876 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

V. **Old Business**

- [2869](#) **15 John Clark Lane**
New Residential Construction (single family two-story house), Demo existing house
Submitted by Joseph Matava
Attachments: [15 John Clark Lane Submittal](#)

Mr. Chris Bach representing Peninsula Architects and the owners were present for the meeting.

Mr. Nick Sugar stated that all recommended changes have been made.

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

The motion carried. by the following vote:

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

- B. [2948](#) **188 Hudson Street (Historic District)**
Addition (Convert existing detached garage to a two-story attached living space and construct new attached, front facing garage.)
Submitted by Rick Hawksley - Historic District
Attachments: [188 Hudson Street Submittal](#)

Mr. Rick Hawksley the Architect and representing the owners was present for the meeting and discussion. Mr. Sugar presented the application and noted a site visit from Board members, staff and Mr. Hawksley on February 27, 2018.

The Board discussed the height of the roofs, the dormers, neighboring homes and the difficult situation this property presents on this one-eighth acre lot while noting that BZBA granted setback variances.

Mr. Waldeck reported that the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as presented. Mr. Grant accepted the recommendation and made a motion, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 1 - Ms. Marzulla

VI. New Business

A. [2756](#)

7377 Lascala Drive

Addition (garage with bonus room)

Submitted by R.C. Norman Construction

a) Suggest incorporating a trim board and header design on garage doors on North Elevation.

b) Second story windows can have better symmetry with overhead garage doors on North Elevation.

c) South elevation is 28 feet. Fenestration placement required every 12 feet. Suggest adding a window to first story and second story.

Attachments: [7377 Lascala Drive Submittal](#)

Mr. Alan Koerner representing R.C. Norman Construction Company was present for the meeting and discussion.

Following discussion regarding making the addition subordinate to the main mass and window spacing, Mr. Koerner requested and the Board agreed to table the application until the next meeting.

This matter was withdrawn until future meeting.

B. [2937](#)

568 Barlow Road

Addition (Master bedroom with sunporch /office)

Submitted by Tracy Zuccaro

Attachments: [568 Barlow Road Submittal](#)

Mr. Morris joined the meeting at the beginning of this application.

Ms. Tracy Zuccaro was present for the meeting and discussion regarding the addition of a master bedroom and bathroom.

Mr. Sugar noted that comments regarding the columns and siding have been addressed.

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

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- F. [2952](#) **6756 Majestic Oaks Drive (Reserve at River Oaks Lot 8)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes

Attachments: [6756 Majestic Oaks Submittial](#)

Ms. Jamey Heinzman of Pulte Homes was present for the meeting and discussion regarding the size of the second floor windows and materials and design on the front facade.

Mr. Morris moved to approve with the owners option to continue the board and batton along the first floor and return board and batton to inside corners of the elevation and replace the bathroom window with a window to match the second floor windows, Ms. Marzulla seconded the motion.

The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and
 Mr. Waldeck

- G. [2945](#) **6744 Majestic Oaks Drive (Reserve at River Oaks Lot 9)**
New Construction (single family two-story house)
Submitted by Pulte Homes

Attachments: [6744 Majestic Oak Submittial](#)

Ms. Jamey Heinzman of Pulte Homes was present for the meeting.

Mr. Sugar stated that all concerns have been addressed.

A motion was made by Ms. Mrzulla, seconded by Mr. Waldeck thaat this AHBR Application be approved as submitted.

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and
 Mr. Waldeck

VII. Other Business

- A. [3371](#) **2741 Hudson Aurora Road - Informal Discussion**
New Residential Construction (250 ft. setback)
Submitted by John Carse

Attachments: [2741 Hudson Aurora Submittial](#)

Ms. Christine and Mr. Neil Messner, owners of the property at 2741 Hudson Aurora Road and Mr. John Carse were present for an informal discussion regarding front setbacks for a proposed home at 2741 Hudson Aurora Road.

This matter was discussed

B. [AHBR 2-14-2018](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. February 14, 2018

Attachments: [AHBR Minutes 2-14-2018](#)

Mr. Hannan stated he will update the AHBR regarding the LDC and Downtown Phase 2 at the next meeting.

A motion was made by Ms. Marzulla, seconded by Mr. Waldeck that the Minutes for the February 14, 2018 approved as amended.

The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:47 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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