



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

James Grant

Chris Waldeck

Nicholas Sugar, Associate Planner

Wednesday, April 11, 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.

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

II. Roll Call

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

Absent: 2 - Mr. Grant and Mr. Waldeck

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

There were no items on the consent agenda.

V. Old Business

There were no old business items.

VI. New Business

- A. [3407](#) **85 South Main Street**
Signs (AR Workshop), Submitted by Susan Daniels
Attachments: [85 South Main Submittal](#)

Ms. Mary Kate Donnley was present for the meeting and discussion.
Mr. Sugar noted that the applicant has agreed to all requirements.

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

The motion carried by the following vote:

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

B. [3436](#)

2 Ellsworth Court (Historic District)

Fence (6 ft. wood privacy)

Submitted by Todd Salsberry - Historic District

Attachments: [2 Ellsworth Court Submittal](#)

Mr. Todd Salsberry the applicant was present for the meeting and discussion regarding permitting a rear yard fence.

Mr. Sugar noted the application will permit two fence styles.

Ms. Marzulla stated that all members of the The Historic District Subcommittee reviewed the application and agree to waive the two meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved.

The motion carried by the following vote:

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

C. [3380](#)

233 Aurora Street (Historic District)

Accessory Structure (Outdoor Patio)

Submitted by Steve Miller - Historic

Attachments: [233 Aurora Street Submittal](#)

Mr. Steve Miller, the applicant was present for the meeting and discussion regarding the color of the proposed chimney.

Ms. Marzulla stated that all members of the The Historic District Subcommittee reviewed the application and agree to waive the two meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved.

The motion carried by the following vote:

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

D. [3235](#)

1559 Groton Drive

Accessory Structure (Detached Garage)

Submitted by Matthew Powers

Attachments: [1559 Groton Drive Submittal](#)

Mr. Matthew Powers the contractor for the project and Mr. Tom Williams the property owner were present for the meeting.

Mr. Sugar stated that staff recommended approval of the application.

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

approved.

The motion carried by the following vote:

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

E. [3422](#)

88 North Main Street (Historic District)

Addition (Outdoor Bar Canopy)

Submitted by Joseph Matava - Historic District

Attachments: [88 North Main Street Submittal](#)

Mr. Nick Sirna the applicant and architect for the project was present for the meeting and discussion regarding an outdoor canopy and two walls, one of which is encroaching on the adjoining property.

Ms. Marzulla stated that all members of the The Historic District Subcommittee reviewed the application and agree to waive the two meeting review period and recommend granting a Certificate of Appropriateness with the condition that before work is begun on the wall that is on the adjoining property, written permission is granted from the property owner and submitted to staff. Mr. Caputo accepted the recommendation and made a motion for its adoption, Mr. Morris seconded the recommendation.

The motion carried by the following vote:

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

F. [3438](#)

109 East Streetsboro Street (Historic District)

Addition & Window Replacement

Submitted by Nikolas Sirna, Peninsula Architects - Historic District.

Attachments: [109 E Streetsboro](#)
 [109 East Steetsboro](#)
 [Interior Window Images](#)

Mr. Nick Sirna the applicant and architect for the project was present for the meeting and discussion regarding Phase 1 of this project which encompasses new windows and doors, the addition of a mud room and screened-in-porch. Mr. Sugar stated that the area designated Phase 2 on the drawings would require BZBA approval.

Ms. Marzulla stated that all members of the The Historic District Subcommittee reviewed the application and agree to waive the two meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved.

The motion carried by the following vote:

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

G. [3319](#)

5752 Timberline Trail

Addition (Covered Deck)

Submitted by Lucas Brown, Dream Decks

Attachments: [5752 Timberline Trail Submittal](#)

Mr. Lucas Brown the contractor and applicant was present for the meeting and discussion.

Mr. Sugar stated the staff concern regarding the use of a hip roof.

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

The motion carried by the following vote:

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

H. [3429](#)

169 North Hayden Parkway

Addition & Accessory Structure

Submitted by Joseph Matava

Attachments: [169 North Hayden Parkway Submittal](#)

Mr. Nick Sirna the applicant and architect for the project was present for the meeting and discussion.

Mr. Sugar noted the 18 foot wall without fenestration.

Mr. Caputo made a motion to approve this application with the condition that a fixed trellis be installed within the 12 foot separation. Ms. Marzulla seconded the motion.

The motion was approved by the following vote:

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

I. [3437](#)

37 North Oviatt Street (Historic District)

Addition, Renovation & Accessory Structure

Submitted by Jason Baylor - *Historic District* -

Attachments: [37 N Oviatt](#)

The owners, Mr. Jason Baylor and Ms. Kate Baylor along with the architect, Mr. Michael Kato were present for the meeting and discussion regarding an addition and remodeling of this house including new windows and the reuse of the existing siding.

Mr. Sugar noted a staff concern regarding the prominence of the proposed addition. Mr. Hannan also thanked Mr. and Ms. Baylor for the preservation done on this historic home.

The Board requested details regarding materials to be used, most notably the windows.

The Board decided to use the two-week review period to schedule a site visit to view the components of the application.

J. [3064](#)

2084 Ravenna Street

New Residential Construction (2-Story, Single Family Home)

Submitted by Angela Difranco, LDA Builders

Attachments: [2084 Ravenna Street Submittal](#)

Mr. Tony Lunardi, the builder and Ms. Shannon Woolley, the homeowner were present for the meeting and discussion.

Mr. Sugar noted that the Land Development Code permits a front facing garage at this property because it is 130 feet from the road. Mr. Sugar also noted that the garage is two feet-six inches in front of the main house.

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

The motion carried by the following vote:

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

K. [3277](#)

5707 Timberline Trail

New Residential Construction (2-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5707 Timberline Trail Submittal](#)

Jamey Heinzman representing Pulte Homes was present for the meeting and discussion of this new home design.

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

The motion carried by the following vote:

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

L. [3163](#)

5806 Timberline Trail

New Residential Construction (2-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5806 Timberline Trail Submittal](#)

Ms. Jamey Heinzman representing Pulte Homes was present for the meeting and discussion.

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

The motion carried by the following vote:

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

M. [3252](#)

7277 Walters Road

New Residential Construction (2-Story, Single Family Home)

Submitted by Sue Uline, Prestige Homes

Attachments: [7277 Walters Road Submittal](#)

Mr. John Russell and Ms. Sue Uline representing Prestige Homes were present for the meeting and discussion.

Mr. Sugar introduced the application for this house that has a 360 feet setback from the front property line. Mr. Sugar noted the front facing garage that is 38 inches in front of the main mass and that the house has inconsistent window styles.

Mr. Morris moved to approve this application with the following conditions: Make the master bedroom windows full casement size. Window grids will be in the windows from the back inside corner of the garage. around the house clockwise across the front and along the left side of the house. No grids will be on the rear of the house or the right side up to the garage. Ms. Marzulla seconded the motion.

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

VII. Other Business

Mr. Sugar announced that AHBR member, Mr. Frank Congin has resigned from the Board due to classes on Wednesday evenings as he pursues his PhD.

A. [3450](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
March 14, 2018**

Attachments: [AHBR Minutes 3-14-2018](#)

A motion was made by Mr. Morris, seconded by Mr. Caputo that the March 14, 2018 minutes be approved with the changes previously made.

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

VIII. Adjournment

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. Ms. Marzulla moved to adjourn, Mr. Morris seconded the motion that was approved by all.

Hearing no further business Chair Drummond adjourned the meeting at 8:41 pm.

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