



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Frank Congin

James Grant

Chris Waldeck

Vacant (1)

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, June 28, 2017

7:30 PM

Town Hall

I. Call To Order

Acting Chair Marzulla 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: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 2 - Mr. Congin and Mr. Drummond

Staff in attendance: Ms. Soloman, Associate Planner; Mr. Campbell, Executive Assistant

III. Public Comment

Acting Chair Marzulla opened the meeting to public comment for anyone wanting to address the Board. There were no comments

IV. New Business

- A. [900](#) **76 Church Street**
Fence (6 ft. wood privacy)
Submitted by Alison Schneider - Historic District
Attachments: [76 Church Street - revised](#)

The Historic District Subcommittee reviewed the application. Mr. Bill Schneider, homeowner, was present for the meeting. There was discussion on the location of the existing and proposed fences.

Mr. Grant reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented.

A motion was made by Mr. Morris, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- B. [935](#) **6463 Hammontree Drive**
Addition (alteration to previously approved plans for application #2017-027)
Submitted by Cynthia Tobin-Lorenczi.
Attachments: [6463 Hammontree Drive - original](#)
[6463 Hammontree Drive - revised](#)

Ms. Tobin-Lorenczi, the applicant and architect, was present for the meeting. There was discussion on the proposed roofline at the south elevation and the use of a gable roof for an addition of this scale when the main house had a hip roof.

A motion was made by Mr. Waldeck, seconded by Mr. Morris, that this AHBR Application be approved as revised with the following conditions:

- a) A revised floor plan accurately depicting the proposed addition is required.**
- b) Conditional upon Engineering Department approval.**

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- C. [938](#) **7566 Huntington Road**
Addition (master suite) Alteration (siding and window replacement)
Submitted by Tony Crasi
Attachments: [7566 Huntington Road - revised](#)

Mr. Tony Crasi, the designer and builder, was present for the meeting. There was discussion on the massing of the addition in relation to the main mass of the house and the proposed foundation material. The board determined the massing was acceptable as presented since the addition appeared subordinate and balanced.

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:

- a) A block foundation will be incorporated at the addition to match the existing house foundation.**

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- D.** [632](#) **5635 Timberline Trail (Reserve at River Oaks S/L 69)**
New Residential Construction (two-story single family house)
Submitted by Pulte Homes.

Attachments: [5635 Timberline - comparison photos](#)
[5635 Timberline Trail - submittal](#)

Ms. Jamey Heinzman of Pulte Homes was present for the meeting. There was discussion on the use of two different roof styles on the front elevation projections.

A motion was made by Mr. Morris, seconded by Mr. Grant that this AHBR

Application be approved as revised with the following condition:

- a) The front elevation will be revised to incorporate a gable roof at both projections.**
- b) The utility meters will be relocated to the rear or right elevations.**

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- E.** [628](#) **5700 Timberline Trail (Reserve at River Oaks S/L 99)**
New Residential Construction (two-story single family house)
Submitted by Pulte Homes.

Attachments: [5700 Timberline Trail - comparison photos](#)
[5700 Timberline Trail - submittal](#)

Ms. Jamey Heinzman of Pulte Homes was present for the meeting. The Board discussed a look alike issue with S/L 98. Ms. Heinzman agreed to revise the porch to a small portico at the front stoop.

A motion was made by Mr. Grant, seconded by Mr. Waldeck, that this AHBR

Application be approved as revised with the following conditions:

- a) The front porch will be revised to a portico at the front stoop.**
- b) The house orientation will be revised to be perpendicular to the radius of the curve of the street.**

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- F.** [627](#) **5620 Timberline Trail (Reserve at River Oaks S/L 90)**
New Residential Construction (two-story single family house)
Submitted by Pulte Homes.

Attachments: [5620 Timberline Trail - submittal](#)
[5620 Timberline Trail - comparison photos](#)

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

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR

Application be approved as presented

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- G.** [777](#) **6589 Kingswood Drive (Reserve at River Oaks S/L 82)**
New Residential Construction (two-story single family house)
Submitted by Pulte Homes.

Attachments: [6589 Kingswood Drive - comparison lots](#)
[6589 Kingswood Drive - revised](#)

Ms. Jamey Heinzman was present for the meeting and discussion. The Board suggested changes to the porch and front elevation window placement.

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved as revised with the following conditions:

- a) The front porch will be revised to a small portico at the front door.**
- b) The first and second floor windows at the front elevation at the right side of the front door will be separated.**
- c) Utility meters will be relocated to the side or rear elevation.**

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

V. Other Business

VI. Adjournment

Hearing no further business, Acting Chair Marzulla adjourned the meeting at 8:42 p.m.

Allyn Marzulla, Acting 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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