



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 Solomon, Associate Planner

Wednesday, November 8, 2017

7:30 PM

Town Hall

I. Call To Order

Chair Drummond 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.

II. Roll Call

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

Absent: 2 - Mr. Congin and Mr. Morris

Staff in attendance: Mr. Hannan, City Planner; Mrs. Zipay, Planning Technician

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

A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, 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. [1217](#)

2900 Woodbridge Drive

Fence (four-foot aluminum)

Submitted by Andrew Guran

Attachments: [2900 Woodbridge submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business**A. [885](#)****135 Elm Street**

Alteration (replace installed material below porch with cut stone veneer)

Submitted by Shane & Rebecca Reid

- a) Indicate the dimension of the existing foundation stone, as well as, the dimension of the proposed cut stone veneer.*
- b) Suggest recessing the proposed product. Submit a cross section view of the installation of the proposed veneer as it relates to the front porch.*
- c) Question if only the large stone within the sample can be used rather than the mix of sizes.*
- d) Provide a sample of the proposed material or detailed photographs of the proposed and existing.*

Attachments: [135 Elm submittal](#)

Mr. and Mrs. Reid, the applicants, were present for the meeting. The proposed slate stone veneer was discussed, in addition to limestone and barnstone options. Mr. and Mrs. Reid opted to table the application a second time in order to further discuss their options, gather more information, and obtain samples.

This matter was withdrawn until a future meeting.

VI. New Business**A. [2333](#)****27 E Main Street**

Sign (instructional ground sign-**Town Hall**)

Submitted by Hudson Chamber of Commerce - Historic District

- a) Indicate the location of existing signs and which signs are proposed for removal.*
- b) Submit a photograph showing a larger existing conditions view of the front facade.*
- c) Submit a site plan noting the location of the sign. A past site plan for the property has been uploaded for your use.*

Attachments: [27 E Main submittal](#)

Ms. Nicole Alverson, the applicant and President of the Chamber of Commerce, was present for the meeting. The proposed ground sign was discussed, in addition to a proposal by the Board to create a hanging placard that would be connected to the existing Visitor's Center ground sign. The Board requested the applicant study options to consolidate the amount of signage at the property.

This matter was withdrawn until a future meeting.

B. [2273](#)**164 Elm Street**

Fence (four-foot wood picket)

Submitted by Acme Fence - Historic Landmark

Attachments: [164 Elm submittal](#)

Ms. Diedre Klein, the homeowner, was present for the meeting. The location for the proposed rear yard fence was discussed.

Ms. Marzulla 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. Waldeck, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

C. [2285](#)**56 Lake Forest Drive**

Alteration (front entrance portico)

Submitted by William Gotts

Attachments: [56 Lake Forest submittal](#)

Mr. Bill Gotts, the applicant, was present for the meeting. The proposed column width, the length of the extension of the front gable, and the fan window on the second floor above the front door were discussed.

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

a) Incorporate 12'x12' columns.

b) Incorporate a fan made of Hardieboard or Boral in the 1/2 round window area on the second floor at the front elevation.

The motion carried by the following vote:

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

D. [2346](#)**2371 Cambridge Drive**

Addition (master suite)

Submitted by Legacy Remodeling Team

Attachments: [2371 Cambridge submittal](#)

Mr. Bill Young, the applicant of Legacy Remodeling Team, was present for the meeting. The proposed foundation material and the setback to the rear property line were discussed.

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

- a) Add existing fence, shed, and patio to the site plan. Indicate if the fence and shed will remain after the proposed project.
- b) Incorporate a foundation on the proposed project that matches the existing foundation of the house.
- c) Indicate if the proposed siding and roofing will match the existing.
- d) Provide the material of the proposed windows.
- e) The east side of the property has been determined to be the rear of the house, which requires a 50' setback to the proposed addition. A 10% minor modification may be considered per the standards of Section 1203.08. Submit a survey of the property to verify the proposed setback.

The motion carried by the following vote:

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

E. [2236](#)**5787 Timberline Trail (Reserve at River Oaks S/L 52)**

New Construction (two story single family house)

Submitted by Pulte Homes

Attachments: [5787 Timberline Trail Submittal](#)

Ms. Jamey Heinzman, the applicant of Pulte Homes, was present for the meeting. There were no outstanding comments to be addressed.

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

The motion carried by the following vote:

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

VII. Other Business**A. [AHBR 3153](#) 2018 Meeting Schedule**

Attachments: [2018 AHBR Schedule](#)

A motion was made by Mr. Grant, seconded by Ms. Marzulla, that the 2018 Meeting Schedule be approved.

The motion carried by the following vote:

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

B. [AHBR-3173](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. October 25, 2017

Attachments: [AHBR MINUTES 10-25-2017](#)

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that the October 25, 2017 meeting minutes be approved.

The motion carried by the following vote:

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

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:17 p.m.

David Drummond, Chair

Arthur Morris, Secretary

Keri Zipay, Planning Technician

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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