



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

Keri Zipay, Planning Technician

Wednesday, October 25, 2017

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, Associate Planner; and Mr. Joe Campbell, Executive Assistant.

III. Public Comment

Chair Drummond opened the meeting to public comment for anyone wanting to address the Board on any item. there were no public comments.

IV. Consent Applications

A motion was made by Mr. Morris, seconded by Mr. Waldeck to approve the Consent Agenda.

The motion carried by the following vote:

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

- A. [2240](#) **5847 Darrow Road**
Sign (one building sign - Pizza Hut)
Submitted by Ellet Sign Company
This AHBR application was approved on the consent agenda.

V. **Old Business**

- A. [2089](#) **43 N Oviatt**
Alteration (front entry and garage door replacement)
Submitted by Brian and Courtney Poe - Historic District.

Mr. Brian Poe, the applicant was present for the meeting and discussion regarding the house front door and garage doors.

Mr. Poe stated his intention to add a storm door in front of the existing front door. The Board discussed options for the garage doors.

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 a Wayne Dalton Model 44 wood overhead door with hinges and simulated vertical wood be approved and further moved to approve a black, thin framed storm door for the front door of the house. Mr. Morris moved to accept the recommendation of the Historic District Subcommittee, Mr. Caputo seconded the motion.
The motion carried by the following vote:

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

Nay: 1 - Mr. Waldeck

VI. **New Business**

- A. [2188](#) **1808 Hines Hill Road**
Demolition (demolish existing house to build new single family home)
Submitted by Prestige Homes.

Mr. John Russell of Prestige Homes was present for the meeting and discussion regarding the demolition of the existing house

Mr. Waldeck made the following motion, seconded by Mr. Caputo: AHBR finds the home at 1808 Hines Hill Road does not have historic or architectural significance. Further, AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of these buildings. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.
The motion carried by the following vote:

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

- B.** [2116](#) **144 N Main Street**
Sign (Western Reserve Music)
Submitted by Sean Collins - Historic District.
Mr. Shawn Collins the applicant was present for the meeting and discussion regarding this sign replacement.

Mr. Waldeck 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. Mr. Morris moved to accept the recommendation of the Historic District Subcommittee, Mr. Caputo seconded the motion.
The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- C.** [2200](#) **6585 Meadow Farm Drive**
Accessory Structure (large storage shed [built without zoning certificate], new shed, four foot wood rail fence)
Submitted by Ryan Patterson
Mr. Ryan Patterson the applicant was present for the meeting and discussion.

Mr. Hannan introduced the case regarding a storage building, built without a zoning certificate, a fence and a shed.

Mr. Morris made a motion, seconded by Mr. Grant to approve the application.
The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- D.** [2192](#) **2535 Victoria Parkway**
Addition (master suite, laundry, porch)
Submitted by Michael Pope.
Ms. Mary Girard and Mr. Michael Poe, the applicants representing the Pendegrast family, were present for the meeting and discussion.

Mr. Waldeck moved to approve this application as submitted, Mr. Caputo seconded the motion.
The motion carried by the following vote:

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

E. [2092](#) 5731 Timberline Trail (Reserve at River Oaks S/L 57)

New Construction (two story single family house)

Submitted by Pulte Homes.

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

A motion was made by Ms. Marzulla, seconded by Mr. Caputo to approve the application as presented.

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. [3141](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. October 11, 2017

Mr. Waldeck made a motion to accept the minutes from the October 11, 2017 meeting as presented, Mr. Morris seconded the motion.

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 8:38 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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