



# 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*  
*Jim Seiple*  
*Chris Waldeck*

*Denise Soloman, Associate Planner*  
*Keri Zipay, Planning Technician*

---

Wednesday, September 14, 2016

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:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Staff in attendance: Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician

#### III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board on any item. There were no comments but Mr. Drummond stated that a letter was submitted to the Board by Mr. and Mrs. Smidlein, of 12 Pinewood Lane, regarding the addition proposed at 200 East Streetsboro Street on this agenda for informal review.

#### IV. Consent Applications

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

**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- A.      [2016-398](#)      **2852 St. George Drive**  
Accessory Structure (shed)  
Submitted by Brennan Szczepanski  
**This AHBR application was approved on the consent agenda.**
- B.      [2016-399](#)      **449-499 West Streetsboro Street - Hudson West Condominiums**  
Alteration (remove wood shingles and replace with vinyl shake siding at all buildings)  
Submitted by Raymond Rohm  
**This AHBR application was approved on the consent agenda.**
- C.      [2016-218](#)      **2983 Pine Trails Circle**  
Accessory Structure (detached garage)  
Submitted by David Huston  
**This AHBR application was approved on the consent agenda.**
- D.      [2016-378](#)      **2205 Victoria Parkway**  
Accessory Structure (inground pool) Fence (four foot aluminum, raised patio with seating wall)  
Submitted by Classic Construction & Pool Co. Inc.  
*a) Conditional upon a license agreement permitting a fence located in an easement.*  
*b) Conditional upon Engineering Department site plan approval.*  
**This AHBR application was approved on the consent agenda.**
- E.      [2016-406](#)      **157 Elm Street**  
Alteration (remove fence at front elevation, install porch railing and columns)  
Submitted by James Squyres  
**This AHBR application was approved on the consent agenda.**
- F.      [2016-371](#)      **6712 Rosewood Trail**  
Alteration to New Construction (covered deck)  
Submitted by Exscape Designs  
**This AHBR application was approved on the consent agenda.**

**V. Old Business****A. [2016-040](#)****2121 Barlow Road**

Demolition (house, barn, garage, shop, and shed - **Wood Hollow Metro Park**)

Submitted by Summit Metro Parks

Mr. Drummond stated that a site visit was performed on September 6, 2016. Mr. Drummond, Ms. Marzulla, Ms. Soloman, and Mr. Nick Moskos were present for the site visit.

Mr. Moskos of Summit Metro Parks, was present for the meeting. Mr. Drummond acknowledged correspondence received from Donovan Husat, the Hudson Heritage Association president, regarding this request for demolition. The condition of the structures on the property were discussed. Mr. Drummond commented that the deterioration of the structures occurred prior to the transfer of ownership to the Metroparks. Mr. Moskos said it was their intent to salvage some of the materials.

**Ms. Marzulla made a motion, seconded by Mr. Morris, that the AHBR finds that the structures at 2121 Barlow Road do have architectural and historic significance and that the AHBR finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these structures. She said the foundation block and timber beams were most notable and suggested reuse on site with possible signage indicating the history of the property.**

**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**VI. New Business****A. [2016-396](#)****72 North Main Street**

Non-Residential Alteration (remove shutters and revise the sign plan for the building)

Submitted by Laura Dinovi Anderson - Historic District

The Historic District Subcommittee reviewed the application. Ms. Laura Dinovi Anderson was present for the meeting. The removal of shutters and the new sign plan for the building were discussed.

**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 building alteration as submitted and a sign plan to include the following criteria:**

- a) each tenant will have a two square foot sign plate slogan on the existing fascia consisting of 8" letters applied to a panel.**
- b) Each tenant may have a projecting and window sign.**

**A motion was made by Mr. Congin, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.**

**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- B.**        [2016-395](#)        **72 North Main Street Suite 1**  
Sign (one window and one projecting sign - **Sister Nails**)  
Submitted by Hoa Tao - Historic District
- Ms. Hoa Tao, the applicant, was present for the meeting. The size and placement of the proposed signage was discussed.
- A motion was made by Mr. Waldeck, seconded by Mr. Seiple, that this AHBR Application be approved as revised with the following condition:**
- a) The window sign at the Main Street frontage will be the same size, design and at the same height as the window sign on the Park Lane frontage.**
- The motion carried by the following vote:**
- Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- C.**        [2016-385](#)        **120 Hudson Street**  
Fence (five foot cedar fence for garden enclosure)  
Submitted by Acme Fence - Historic District
- The Historic District Subcommittee reviewed the application. Mr. Mike Clayton, of Acme Fence, and Mr. William Lockwood, the homeowner, were present for the meeting.
- 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. Seiple, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.**
- The motion carried by the following vote:**
- Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- D.**        [2016-370](#)        **35 Ingleside Drive**  
Accessory Structure (shed)  
Submitted by Diana Fusco
- Ms. Diana Fusco, the homeowner, was present for the meeting. The Board discussed the rustic style of the shed and determined it was acceptable in this case based on the style of the home and the wooded property.
- A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved as submitted.**
- The motion carried by the following vote:**
- Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- E.**        [2016-386](#)        **358 Atterbury Boulevard**  
Alteration (convert front porch to a screened porch)  
Submitted by Mac's Construction
- Mr. Dustin McGlumphy, of Mac's Construction, was present for the meeting. The Board indicated that the plans do not comply with several design standards.
- This matter was withdrawn until a future meeting.**

- F.**        [2015-197](#)        **76 Parmelee Drive**  
Addition (front porch pergola)  
Submitted by Jessica Obert  
Ms. Jessica Obert, the applicant, was present for the meeting. The change to the front elevation appearance was discussed.  
**A motion was made by Ms. Marzulla that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**  
**Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- G.**        [2016-404](#)        **278 North Main Street**  
Addition (remove existing deck, add mudroom and covered entry)  
Submitted by Todd Clarke - Historic District  
The Historic District Subcommittee reviewed the application. Mr. Todd Clarke, the architect, and Mr. Dennis Baughman, the builder, were present for the meeting. Mr. Clarke provided a revised drawing that insets the addition. The foundation plan and the blending of the roof material were 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 revised.**  
**A motion was made by Mr. Congin, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.**  
**The motion carried by the following vote:**  
**Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- H.**        [2016-373](#)        **6430 Ridgeline Drive (Reserve at River Oaks S/L 77)**  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. There were no comments to be addressed on this application.  
**A motion was made by Mr. Waldeck, seconded by Mr. Congin, that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**  
**Aye:**    7 -    Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- I.**        [2016-374](#)        **5629 Timberline Trail (Reserve at River Oaks S/L 70)**  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. The size of the proposed dormers in relation to the window size was discussed.  
**A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- J.**        [2016-375](#)        **5641 Woodview Court** (Reserve at River Oaks S/L 66)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes

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

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

**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

## **VII. Other Business**

- A.**        [TMP-2230](#)        **200 East Streetsboro Street**  
Informal Discussion

Mr. Joe Matava, of Peninsula Architects, presented preliminary plans for a proposed addition, a revised rendering of the west elevation showing the addition and existing house was provided. Mr. Drummond gave Mr. Matava a copy of the letter received from the adjacent property owner.

- B.**        [TMP-2268](#)        **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

**A motion was made by Mr. Grant, seconded by Mr. Congin, that the August 24, 2016 meeting minutes be approved.**

**The motion carried by the following vote:**

**Aye:** 7 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**VIII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:44 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.

\* \* \*