



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

Wednesday, December 13, 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.

Staff in attendance: Mr Hanna; Mrs. McMaster; Mr. Campbell, Executive Assistant.

II. Roll Call

Present: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

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.

IV. Consent Applications

V. Old Business

A. [885](#) 135 Elm Street

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

Submitted by Shane & Rebecca Reid - no recommendation.

Attachments: [135 Elm Submittal](#)

Mr. Shane and Mrs. Rebecca Reid were present for the meeting and discussion. Mrs. Reid showed samples of the barnstone to be used in the project.

A motion was made by Mr. Morris, seconded by Mr. Congin, that the application be approved.

The motion carried by the following vote:

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

B. [2333](#)**27 E Main Street**

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

Submitted by Hudson Chamber of Commerce - Historic District.

Attachments: [27 E Main Submittal](#)

Ms. Nicole Alverson was present for the meeting and discussion.

Mrs. McMaster stated the applicant has agreed to the redesign of the sign which will match existing signs and will not obstruct windows.

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 sign as submitted. Mr. Congin accepted the recommendation and made a motion, seconded by Ms. Marzulla, that this AHBR Application be approved.

The motion carried by the following vote:

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

VI. New Buisiness**A. [2596](#)****220 N. Main Street**

Sign- (Ameli Amor wall & projecting)

Submitted by Duane Hills - Historic District.

Attachments: [220 N Main Submittals](#)

Mr. Duane Hills was present for the meeting and discussion regarding the new sign which will be two feet shorter than the previously approved design. The sign will be in matte finish.

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 sign as submitted. Mr. Congin accepted the recommendation and made a motion, seconded by Ms. Marzulla, that this AHBR Application be approved.

The motion was approved by the following vote:

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

B. [2452](#)**214 N Main Street**

Sign (Lucia's wall sign)

Submitted by Vickie Chriszt - Historic District.

Attachments: [214 N Main Submittal](#)

Ms. Sally Wasnicki of Inflatable Images was present for the meeting and discussion regarding the redesigned sign with new characters.

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 sign as submitted. Mr. Congin accepted the recommendation and made a motion, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

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

C. [2553](#)**178 W Streetsboro Street**

Sign (Northwest wall signs (2))

Attachments: [178 W Streetssboro Submittal](#)

Mr. Major Harrison was present for the meeting and discussion regarding two signs on two sides of the building. The signs will be non-illumination.

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

The motion carried by the following vote:

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

D. [2581](#)**3033 Middleton Road**

Sign (Monument Sign)

Submitted by Hope Community Church of the Christen & Missionary Alliance

Attachments: [3033 Middleton Rd Submittal](#)

No one was present from Hope Community Church.

Mrs. McMaster presented the application and stated there were no open issues.

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

The motion carried by the following vote:

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

E. [2424](#)**30 Ravenna Street**

Sign (Environments by Design)

Submitted by Michael Pope

Attachments: [30 Ravenna Submittal](#)

Ms. Mary Girade and Mr. Michael Poe were present for the meeting and discussion.

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

The motion carried by the following vote:

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

F. [2590](#)**37 Baldwin Street**

Alteration (exterior)

Submitted by Jason Boltz - Historic District

Attachments: [37 Baldwin Submittal](#)

Mr. Jason Boltz of Wheeler Boutz Architects was present for the meeting with owner Jeff Jacobs concerning additions and improvements to this 1853 house. Mr. Boltz stated they will repair and save whenever possible including dismantling and repairing windows.

Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness as submitted. Mr. Congin accepted the recommendation and made a motion, seconded by Mr. Grant that this AHBR Application be approved.

The motion carried by the following vote:

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

G. [2509](#)**178 N. Main Street**

Alteration (wood siding changes)

Submitted by Shahid Baig - Historic District

a) Tabled until applicant has revised plans for Board to review.

Attachments: [178 N Main Submittal](#)
 [CRS Report](#)

John Phebe the project manager was present for the meeting and discussion.

Mrs. McMaster reported that the Cleveland Restoration Society inspected the building and submitted a report that was reviewed with the contractor and owner regarding restoration to the building.

The Board stated a desire that one material be consistently to all sides of the building.

The applicant requested this case be tabled until the January meeting so that the Historic Subcommittee can visit the site to review materials.

Continued to January 10, 2018 meeting.

H. [2471](#)**6172 Stone Road**

Addition (master suite above garage/ changing to metal roof, batten board siding, windows, garage door and Patio mandoor

Submitted by Stefanut Craciun

- a) *Provide elevation drawings of the proposed addition in 1/4" = 20' scale. Provide all sides.*
- b) *Indicate all type of materials and that they match existing*
- c) *Provide window dimensions and spec sheets for all new windows*
- d) *Dormers on Front Elevation seem small-provide dimensions, trim widths*
- e) *Provide trim detail specs for windows*
- f) *What is the pitched roof on left side of house? Explain in detail*
- g) *List all existing window changes or new High light on drawings*
- h) *Provide spec sheet for type of metal roof and color*
- i) *Provide photographs of all sides of house in a PDF*
- j) *Provide spec sheet for new garage door, material, width, color etc.*

Attachments: [6172 Stone Road Submittal](#)

No one was present for the meeting.

This matter was continued to meeting January 10, 2018.

I. [2349](#)**1808 Hines Hill Road**

New Construction (single family two-story house with finished basement)

Submitted by Prestige Homes

Attachments: [1808 Hines Hill Submittal](#)

Mr. John Russell representing Prestige Homes was present for the meeting and discussion.

Mrs. McMaster reported that this property has a demolition permit for an existing home. A variance from BZBA will be required to use well water and a septic system before building a new house. The Fire Department must also give permission for the distance to the house and use of a bridge.

Discussion took place regarding the grids on the windows and the addition of transoms.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved with the condition that three transoms be added to the plan on right and one on left elevations and submitted to staff.

The motion carried by the following vote:

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

J. [2532](#)**5608 Timberline Trail (Reserve at River Oaks S/L 89)**

New Residential Construction (single family two-story house with finished basement)

Submitted by Pulte

Attachments: [5608 Timberline Trail Submittal](#)

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

Mrs. McMaster stated this is a new house construction and staff has no comments.

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

The motion carried by the following vote:

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

- K. [2531](#) **5661 Timberline Trail (Reserve at River Oaks S/L 64)**
New Residential Construction (single family two-story house)
Submitted by Pulte

Attachments: [5661 Timberline Trail Submittal](#)

Ms. Jamie Heinzman was present for the meeting and discussion.

Mrs. McMaster stated staff had no comments.

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

The motion carried by the following vote:

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

VII. Other Business

Mrs. McMaster reported that the Downtown phase 2 project is moving forward with traffic and parking studies. The Board will be updated in January and February.

In January a discussion will take place regarding the key updates to the revised Land Development Code including garage orientation.

Mr. Hannan and Mrs. McMaster explained that work on the Historic District expansion has been delayed because the Community Development Department is short staffed.

Ms. Marzulla reported a site visit with Mrs. McMaster to WRA Seymore Hall to view the proposed new windows manufactured by Kent company. Both were pleased with the full sized sample window which was approved.

Informal Review

- A. [3251](#) **188 Hudson Street**
Addition (Garage) - Submitted by Rick Hawksley

Attachments: [188 Hudson Street Submittal](#)

Mr. Rick Hawksley was present for an informal discussion regarding an addition and remodeling at 188 Hudson Street. Mr. Hawksley discussed converting a garage into a master suite and adding a music studio over the garage. The Board noted that the side yard is and will be non conforming.

The Board felt the project, on a difficult property, is on the right track.

This matter was discussed

VIII. Approval of Minutes

A. [AHBR - 3210](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. November 8, 2017

Attachments: [AHBR MINUTES 11-8-2017](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the November Minutes be approved as submitted.

The motion carried by the following vote:

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

IX. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9 p.m.

Adjourned. Unanimously.

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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