



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Chris Waldeck

Denise Solomon, Associate Planner

Keri Zipay, Planning Technician

Wednesday, March 9, 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: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

Absent: 3 - Mr. Grant, Mr. Seiple and Mr. Morris

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

III. Public Comment

Ms. Barbara Breedon, of 422 North Main Street, addressed the Board regarding the Merino property proposal as well as the proposed project at 424 North Main Street. A copy of the letter that was read is on file with the record minutes.

Ms. Julie Ann Hancsak, of 60 Division Street, addressed the Board regarding the Merino property, 43 North Oviatt, 92 College Street, and 434 North Main Street. A copy of the letter that was read is on file with the record minutes.

Mr. Steve Ruedrich, of 35 East Main Street, addressed the Board regarding the Merino property. Mr. Ruedrich expressed concern over the scale and massing of the proposed project.

IV. Approval of the Consent Agenda

A motion was made by Ms. Marzulla, seconded by Mrs. Church, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

A. [2016-061](#)

7310 Valley View Road

Accessory Structure (in ground swimming pool) Fence (wood split rail fence with wire mesh)

Submitted by Highland Construction

This AHBR Application was approved on the consent agenda.

V. New Business

A. [2016-068](#)

201 West Streetsboro Street

Sign (two ground signs - **Hudson Presbyterian Church**)

Submitted by Signarama - BZBA approval of a variance to permit a second ground of less than four square feet on November 20, 1997 per Docket #97-40

Mr. Joe Berdine, of Signarama, and Mr. Tom Adams, of Hudson Presbyterian Church, were present for the meeting. Mr. Berdine brought revised plans to the meeting. The revised plans and the size of the proposed signs compared to the existing were discussed.

A motion was made by Mrs. Church, seconded by Ms. Marzulla, that this AHBR Application be approved as revised with the following condition:

a) Provide a side view of the sign showing the dimensions of the sign base.

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

B. [2016-064](#)

2 High Street

Fence (extension of six foot wood privacy fence, replace existing stockade at east property line)

Submitted by Kim Nickerson - Historic District

The Historic District Subcommittee reviewed the application. Mr. Rick Nickerson, the homeowner, was present for the meeting. The location of the proposed fence was discussed.

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

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

C. [2016-058](#)**7742 Salem Circle**

Alteration (alteration to previously approved addition- revise the foundation from a full foundation matching the house to a post and beam construction with concrete blocks set on the existing patio)

Submitted by Greg Noeth

Mr. and Mrs. Berschig, the homeowners, were present for the meeting. The proposed alteration to the previously approved foundation plan was discussed. The Board indicated that this type of foundation does not meet the design standards. Mr. and Mrs. Berschig withdrew their application.

This AHBR application was withdrawn.

D. [2016-060](#)**43 North Oviatt Street**

Alteration (twenty-four replacement windows, roof replacement, remove slider doors and replace with windows at the rear enclosed porch)

Submitted by David Moore Builders LLC - Historic District

The Historic District Subcommittee reviewed the application. This project was started before obtaining a zoning certificate. Mr. Jim Coyne, the homeowner, and Mr. David Moore, the contractor, were present for the meeting. The Board questioned the type of windows that existed prior to start of the work as well as the windows that were newly installed.

The Historic District Subcommittee decided to use the two week review period and schedule a site visit to further review the project.

This AHBR application was withdrawn until a future meeting.

E. [2016-066](#)**92 College Street**

Alteration (Ten replacement windows)

Submitted by WindowPro Holdings LLC - Historic District

The Historic District Subcommittee reviewed the application. Mr. Bill Howes of WindowPro, and Mr. Hughey, the homeowner, were present for the meeting. The condition of the existing windows and the material for the proposed windows were discussed.

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

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

F. 2016-074**64 Aurora Street**

Alteration (roof replacement)

Submitted by A & B Roofing - Historic District

The Historic District Subcommittee reviewed the application. This project was completed before obtaining a zoning certificate. Mr. Billy Buehl, of A & B Roofing, was present for the meeting. The Board inquired about the age of the previous roof. Mr. Buehl indicated there were three layers of roofing on prior to the replacement.

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.

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

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

G. 2016-065**68 Division Street**

Addition (front porch)

Submitted by Stuart Hamilton - Historic District

The Historic District Subcommittee reviewed the application. Mr. Stuart Hamilton, the homeowner, was present for the meeting. The proposed setback, materials, and design of the porch were discussed. The AHBR determined that the front yard setback was acceptable as proposed.

Mrs. Church 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 with the following conditions:

- a) Incorporate wrapped 4" square porch posts.**
- b) Incorporate solid risers on the steps.**
- c) Incorporate solid vertical skirting below the porch.**
- d) Shingles will match the roof on the house.**

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

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

H. [2016-059](#)**681 Seasons Road**

Accessory Structure (three car ports, enclosure on existing deck) Alteration (siding replacement)

Submitted by RLD General Contracting

Mr. Robert Dunagan of RLD Contracting, was present for the meeting. The proposed siding and accessory structure, and the existing car ports were discussed. The car ports installed on the property without approval of a zoning certificate did not comply with the Land Development Code requirements or the design standards. These structures were removed from the application and the applicant will work with Code Enforcement on a date for removal.

A motion was made by Ms. Marzulla, seconded by Mrs. Church, that this AHBR Application be approved with the following conditions:

- a) Remove shutters from house.**
- b) Install trim around windows and doors.**
- c) Remove existing car ports from the plans and application and work with Code Enforcement on a date for removal.**

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

I. [2016-048](#)**6685 Rosewood Trail (The Reserve at River Oaks S/L 36)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. Replacing the 4010 fixed window with a larger window at the right elevation was discussed, and the Board determined the window was acceptable as presented.

A motion was made by Mrs. Church, seconded by Ms. Marzulla, that this AHBR Application be approved as submitted.

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

J. [2016-049](#)**6627 Regal Woods Drive (The Reserve at River Oaks S/L 26)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

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

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

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

K. [2016-050](#)**6702 Rosewood Drive (The Reserve at River Oaks S/L 12)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. The placement of the front door and sidelight was discussed. The Board stated landscaping or skirting must be incorporated below the landing at the garage mandoor.

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

a) The homeowner has the option of adding either skirting or landscaping below the landing at the garage mandoor. Specify which option will be installed on the final plans.

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VI. Other BusinessA. [TMP-1878](#)**2715 Hudson Aurora Road**

Informal Discussion - front yard setback for new house construction

Submitted by Phil Lopez

Mr. and Mrs. Lopez, who intend to purchase the property, were present for the meeting. The proposed setback for a new house was discussed. The Board determined the front yard setback was acceptable as presented.

B. [TMP-1879](#)**434 North Main Street**

Informal Discussion - proposed new house design

Submitted by Justin Kapela

Mr. Justin Kapela, the architect, was present for the meeting. Mr. Kapela presented plans for a proposed new house and requested initial design comments from the Board. There was discussion of the different foundation material proposed at the main house and the attached garage. The Board suggested considering barn stone at the garage. There was discussion on the square footage of the houses on either side of this property. The Board expressed concerns with the size of the house compared to the size of the lot and adjacent houses. They suggested relocating the house behind the historic house to the south and possibly requesting a rear yard setback variance.

C. [TMP-1597](#)**53 First Street**

Merino property development - review of building scale and massing

Submitted by RDL Architects

Mr. David Parrish, of RDL Architects, was present for the meeting. The Board discussed the massing of the proposed new buildings and suggested a private green space for the tenants and lowering the height of the first unit. The Board expressed concerns with the view of the proposed garages, the additional height added by the rooftop access and the visibility from the Green.

D. TMP-1898 MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

A motion was made by Ms. Marzulla, seconded by Mrs. Church, that the February 24, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 3 - Mrs. Church, Mr. Drummond and Ms. Marzulla

Abstain: 1 - Mr. Waldeck

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 10:09 p.m.

David Drummond, Chair

Laura Church, Acting 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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