



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, September 26, 2018

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

II. Roll Call

Present: 6 - Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

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

There were no items on the consent agenda.

V. Old Business

A. 3590 85 Division Street (Historic District)

Alteration (Siding, Porch, Gable Treatment)

Submitted by Marybeth Murphy - Historic District.

Attachments: [85 Division Street Submittal](#)

Ms. Marybeth Murphy was present for the meeting and stated that only one of three contractors contacted would quote on the repairs and painting. Ms. Murphy also stated that a representative for the Cleveland Restoration Society did a site visit and stated that the current shake shingles may be covering another siding style.

Mr. Sugar introduced the application and stated that repair of the house is preferred to replacement and that additional renovations were brought before the Board.

The Board acknowledged the visit from the Cleveland Restoration Society, but said the Board can only look at the building as it is today and has no knowledge of the history of the house. The Board also stated that this shingled house, in the historic district is unique and that the Secretary of the Interior standard is to repair as the best option.

Ms. Marzulla reported that all members of the Historic District Subcommittee, after conducting a site visit, recommend granting a Certificate of Appropriateness for proposal 'B' of the application, which include: Repair of failing shakes with wood shakes and replacement of the porch decking and railings with like material. Mr. Morris moved to accept the recommendation of the Subcommittee, Mr. Caputo seconded the motion.

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

VI. New Business

A. [4741](#) **5 East Main Street (Historic District)**

Sign (Building - iGiftFund)

Submitted by Joe Berdine, Signarama - Historic District

Attachments: [5 East Main Street Submittal](#)

Mr. Joe Berdine, represented Signarama was present for the meeting.

Mr. Sugar introduced the aluminum sign with a matte finish that is facing West Streetsboro Street. Part of the application is to remove the unapproved existing sign.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the application as submitted. Mr. Caputo moved to accept the recommendation of the Subcommittee, Ms. Davis seconded the motion.

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

B. [4977](#) **168 Hudson Street (Historic District)**

Fence (Wood Trellis Fencing)

Submitted by Amiee and Peter Wiley - Historic District.

Attachments: [168 Hudson Street Submittal](#)

Ms. Amiee and Mr. Peter Wiley were present for the meeting.

Mr. Sugar introduced the application for a trellis fence in the front yard, all to be painted white.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the application as submitted. Mr. Caputo moved to accept the recommendation of the Subcommittee, Mr. Morris seconded the motion.

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

C. [4949](#) **77 Maple Drive (Historic District)**

Alteration (Front/Rear Stoop - Printer's Devil Inc.)

Submitted by Bill Stemple - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Provide specifications of proposed door.

Attachments: [77 Maple Drive Submittal](#)

No one was present for the meeting.

This matter was continued

F. [4875](#)

5564 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 123)

New Residential Construction (Two-Story, Single Family Home).

Attachments: [5564 Timberline Trail Submittal](#)

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

Mr. Sugar introduced the application.

A motion was made by Mr. Morris, seconded by Mrs. Davis, that this AHBR Application be approved. The motion carried by the following vote:

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

VII. Other Business

Mr. Hannan introduced Ms. Alicia Schrenk, the Planning Technician for the Community Development Department. Ms. Schrink previously worked for the Building Department in Sandusky.

The Board discussed administratively approved items be communicated to the AHBR.

Mr. Hannan informed the Board regarding the Land Development Code update process as presented to the Planning Commission on September 10, 2018.

The Board discussed an upcoming meeting with the Hudson Heritage Association which will assist in developing resources for homeowners and the design standards.

These matters were discussed.

A. [3774](#)

Introduction to Hudson's Downtown Phase II presented by Mota Design Group

Attachments: [AHBR Staff Report - Downtown Phase II](#)

The Board entered into an informal discussion regarding Downtown Phase II with Mr. Joel Testa and Mr. Brett Moses of the Mota Design Group. Mr. Kevin Zach, who acting as a consultant to the City of Hudson was also present at the meeting.

Mr. Greg Hannan, Director of Community Development, stated that the preliminary plan has been approved by City Council with the financials still to be completed. Tonight is the beginning of engagement by the AHBR.

Mr. Testa stated there are two primary goals in the development:

1. Achieving the goals of the community.
2. Complementing the Master Plan of First & Main.

Mr. Testa introduced the development as a mixed use, pedestrian friendly neighborhood with

residential housing, office space, limited retail development and significant green space. The plan has gone from one million square feet to today's four-hundred thousand square feet following community engagement.

Mr. Testa suggested the following process for AHBR meetings:

1. Meeting with AHBR and then Hudson Heritage Association for open dialogue.
2. The next meeting to discuss massing and rooflines.
3. Followed by building materials and details.
4. The fully designed phases of buildings brought to AHBR.
5. Presentation and discussion with municipal leaders and then present the plan to the public.

Presentation and discussion of the details of the plan took place with Mr. Testa stating that feedback as to what styles the AHBR feels will fit and compliment the Western Reserve Architecture is vital to the project. The Board encouraged Mr. Testa to work to complement First and Main, not to duplicate it.

Downtown Phase II was presented and discussed.

B. [3771](#)

Minutes of Previous Architectural & Historic Board of Review

Meeting: September 12, 2018

Attachments: [AHBR Minutes September 12, 2018 - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the September 12, 2018 minutes be approved. The motion carried by an unanimous vote.

VIII. Adjournment

Ms. Marzulla moved to adjourn, Ms. Davis seconded the motion. The motion was approved unanimously.

Hearing no further business, Chair Drummond adjourned the meeting at 9:05 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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