



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, April 10, 2019

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: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Marzulla and Mr. Morris

Absent: 2 - Mrs. Davis and Mr. Grant

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

Chair Drummond explained that items on the consent agenda have been reviewed by AHBR members and staff and have been found to be compliant with all applicable codes.

A motion was made by Mr. Morris, seconded by Mr. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:

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

F. [AHBR 19-133](#) 7601 Andover Way

Addition (Deck and Porch)

Submitted by Paul Palumbo, Palumbo Renovations

Attachments: [7601 Andover Way Submittal](#)

This application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 19-202](#) 263 North Main Street (Historic District)**

Demolition (Chimney)

Submitted by Christy Duffus, Payne & Payne Builders - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [263 North Main Street Submittal](#)

Mr. Jered Huey, Payne and Payne Builders, was present for the meeting.

Mr. Sugar noted this application is for approval of a chimney removal that has already been removed.

Mr. Huey stated that the chimney was removed because of structural issues and previous repairs were unsuccessful, resulting in safety issues. Mr. Huey showed the slate to be used to cover the hole in the roof. The Board discussed the existing chimney design, its placement on the rear of the building mass and appropriate patching methods.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the demolition of the chimney. Mr. Caputo accepted the recommendation of the Historic District Subcommittee and moved to approve, Mr. Morris seconded the motion. The motion was approved by the following vote:

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

B. [AHBR 19-141](#) 46 Park Lane (First & Main)

Sign (Building, Projecting - The Rusty Stone)

Submitted by Martin Chitester

Attachments: [46 Park Lane Submittal](#)

Mr. Martin Chitester was present for the meeting.

Mr. Sugar introduced the application for two signs and stated that the materials need to be verified and a matte finish is required by the code.

Mr. Morris made a motion, seconded by Mr. Bach to approve the application with the condition of matte finish for the lettering and script style for the word, 'The'. The motion was approved by the following vote:

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

C. [AHBR 19-153](#) 5735 Darrow Road

Signs (Building Sign - Firestone)

Submitted by Mary Ann Wervey, Zaremba Group

Attachments: [5735 Darrow Road Submittal](#)

Ms. Mary Ann Wervey, Zaremba Group, on behalf of Bridgestone/Firestone was present for the meeting.

Mr. Sugar introduced the proposal for a wall sign and noted the staff comments.

Ms. Wervey showed samples of the plastic to be used for the letters, the Board stated that a matte finish is required.

A motion was made by Mr. Caputo, seconded by Mr. Marzulla, that this AHBR application be approved with the condition of the a matte finish on the letters.

The motion carried by the following vote:

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

D. [AHBR 19-169](#) 166 Hudson Street (Historic District)

Addition (Rear Deck)

Submitted by Dan Van Voohris, Suncrest Gardens - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [166 Hudson Street Submittal](#)

Mr. Dan Van Voohris, Suncrest Gardens and Mr. Jim Hassen, owner, were present for the meeting.

Mr. Hassen described the desire to reinstall the rear deck.

Mr. Sugar described the proposed materials and the design of the deck and requested the materials be detailed.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended waiving the two week waiting period and granting a Certificate of Appropriateness for the application with the condition that the fascia boards be smooth. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve the motion, Mr. Caputo seconded the motion.

The motion was approved by the following vote:

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

E. [AHBR 19-192](#) 166 Hudson Street (Historic District)

Fence (Wood Privacy)

Submitted by Stephen Pelagalli, RT Fence - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12

Attachments: [166 Hudson Fence](#)

Mr. Dan Van Voochris, acting on behalf of RT Fence and Mr. Jim Hassen, owner, were present for the meeting.

Mr. Sugar noted the staff report which includes a proposal for a six-foot cedar fence to be located to the rear of the main mass and a four-foot fence in the front of the house. The fences will be tapered where they meet.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend waiving the two-week waiting period and granting a Certificate of Appropriateness for the application with the condition that the six-foot fence be behind the main mass and that the fence taper to the four-foot section. Mr. Caputo accepted the recommendation of the Historic District Subcommittee and moved to approve the motion, Mr. Bach seconded the motion. The motion was approved by the following vote:

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

G. [AHBR 19-156](#) 2053 East Highgate Court

Addition (Covered Deck)

Submitted by Laura Bair, Hurst Remodel.

Attachments: [2053 East Highgate Court Submittal](#)

Ms. Laura Bair, Hurst Remodeling was present for the meeting.

Mr. Sugar introduced the application for a new deck, the replacement of a window and noted the staff comments.

Ms. Bair described the building of the deck with a fireplace and tv and that other options for placement of the TV and screening were explored. Ms. Bair also displayed the materials to be used. the Board discussed the sided wall proposed on the rear elevation.

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

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

H. [AHBR 19-81](#) 2496 Barlow Road

Addition (Attached Garage, Bedroom)

Submitted by Michael Pope, Environments by Design, LLC.

Attachments: [2496 Barlow Road Submittal](#)

Mr. Michael Pope, Environments by Design, LLC, was present for the meeting.

Mr. Sugar noted that a variance has been granted by the BZBA for the front facing garage and noted changes to the design from the informal meeting.

Mr. Pope noted two mistakes that were shown in the informal discussion regarding existing windows, these mistakes have been corrected on the current elevations.

Mr. Morris made a motion to approve the application, with the owner's option to remove the scallops on the rear. Mr. Caputo seconded the motion.

The motion was approved by the following vote:

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

I. [AHBR 19-185](#) 226 College Street (Historic District)

Addition (Garage, Kitchen, Pool Equipment Shed)

Submitted by Al Klauss, Paskevich & Associates Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [226 College Street Submittal](#)

Mr. Al Klauss, Paskevich & Associates Architects, was present for the meeting.

Mr. Klauss noted that AHBR gave prior approval for work that was delayed. Subsequent to delay, the owners made the decision to remove the existing add-on garage. Mr. Klauss distributed information regarding the builder of the house.

Mr. Sugar showed the location of the shed and rear addition that were previously approved and stated this application is a request that the previously approved plans for the main house be reapproved along with the new attached garage proposal and with the exception of the pool shed which was removed from the proposal.

Mr. Klauss stated all new materials will match the existing materials.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended waiving the two week waiting period and granting a Certificate of Appropriateness for the application. Mr. Bach accepted the recommendation of the Historic District Subcommittee and moved to approve the motion, Mr. Morris seconded the motion.

The motion was approved by the following vote:

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

- J.** [AHBR 19-165](#) **5555 Abbyshire Drive (Nottingham Gates, Phase IV, Lot 15)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Michelle Hershberger, Rockland Homes LLC.

Attachments: [5555 Abbyshire Drive Submittal](#)

Ms. Michelle Hershberger and Mr. Elson Hershberger, both representing Rockland Homes, were present for the meeting.

Mr. Sugar introduced the application and noted a span greater than 12 feet without a fenestration on the rear of the house. The Board discussed alternative window designs to meet the fenestration requirement.

Mr. Hershberger explained that a steel beam caused the basement window to not align with the other windows and noted the egress window on the back of the house.

A motion was made by Mr. Caputo, seconded by Mr. Morris, that this AHBR Application be approved with the following conditions: 1) A transom window in the rear of the house. 2) Window grids be applied consistently.

The motion carried by the following vote:

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

- K.** [AHBR 19-166](#) **6360 Forest Edge Drive (The Reserve of River Oaks, Phase III, Lot 117)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes.

Attachments: [6360 Forest Edge Drive Submittal](#)

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

Mr. Sugar stated staff recommended approval.

A motion was made by Mr. Marzulla, seconded by Mr. Caputo, that this AHBR application be approved as submitte.

The motion carried by the following vote:

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

VII. Other Business

Mr. Sugar gave the following staff updates: 1) The cases for the next meeting. 2) The Historic District expansion has been delayed. 3) The Sign code in LDC update has been pulled out of the LDC update that will go before Council. 4) The Downtown Phase II vote will take place in May.

A. [AHBR 19-132](#) 78 Maple Drive (Historic District) - Informal Discussion

Accessory Structure (Detached Garage)

Submitted by Gordon Costlow - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [78 Maple Drive Submittal \(Informal\)](#)

Mr. Gordon Costlow, designer and Angela Lewis, owner, were present for the meeting.

Mr. Sugar introduced the application for a detached garage, noted the staff report and introduced the possibility of eliminating the dormer because of the closeness to the property line.

The Board and Mr. Costlow discussed, the height of the garage, the attic which will be unfinished and used for storage, attaching the garage which would cause greater variances and a covering between the house and proposed garage. The Board also discussed the window sizes and dormers instead of the three transom windows as well as the Board's approval of the rear elevation without the required fenestration.

This matter was discussed

B. [AHBR 4134](#) 1939 Norton Road - Informal Discussion

New Residential Construction (Single Family Home)

Submitted by Geoff Miller, Rembrandt Homes Inc.

Attachments: [1939 Norton Road Submittal \(Informal\)](#)

Mr. Geoff Miller, Rembrandt Homes, and Mr. Pat Riley, Owner, were present for the meeting.

Mr. Sugar introduced the proposal for a new single home, 300-feet from the road, on a 1000-foot deep lot with a stream on the neighboring lot. Neighboring houses are closer to the road than the proposed home, and the code requires this house be built about 50 feet from the road.

The Board opined that the 300 foot setback is appropriate for this house on this lot.

The Board and Mr. Miller discussed the requirements for a turn-around on a lot of this depth.

This matter was discussed

C. [AHBR 4135](#) **6923 Stow Road - Informal Discussion**

Addition (Classroom Addition & Renovations - Seton Catholic School)

Submitted by Richard L. Yanusaitis, Kaczmar Architects.

Attachments: [Seton Informal](#)

Mr. Richard L. Yanusaitis, Kaczmar Architects, and Mr. Jason Winkler, Seton School, were present for the meeting.

Mr. Sugar introduced the application for a classrooms addition and noted the staff comments.

Mr. Yanusaitis described the proposed addition that will replace the current modular classrooms.

Following discussion the proposal generally met with the Board's approval.

This matter was discussed

D. [AHBR 3-13-2019](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
March 13, 2019**

Attachments: [AHBR Minutes March 13, 2019 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the March 13, 2019 minutes be approved as submitted.

The motion carried by an unanimous vote.

VIII. Adjournment

A motion was made by Mr. Marzulla, seconded by Mr. Caputo, that the meeting be adjourned.
The motion carried by an unanimous vote.

Chair Drummond adjourned the meeting at 9:10 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.