



City of Hudson, Ohio

Meeting Minutes - Final 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, April 13, 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: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

Absent: 1 - Mr. Grant

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

III. Public Comment

Ms. Dougless Strickland, 164 Elm Street, addressed the Board in support of expanding the Historic District to include Elm Street and Roslyn Avenue and thanked the Board for considering the proposal.

Ms. Julie Ann Hancsak, 60 Division Street, president of Hudson Heritage Association, said HHA fully supports expanding the Historic District and offered their assistance with the process.

Ms. Brenda Divine, 151 Elm Street, addressed the Board in support of expanding the Historic District .

IV. Consent Applications

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

A. [2016-120](#)

72 Village Way

Sign (one building sign - **MedApproved**)

Submitted by Signarama

This AHBR Application was approved on the consent agenda.

B. [2016-103](#)

5270 Hudson Drive

Non-Residential Alteration (three replacement antennas - **AT&T**)

Submitted by AT&T

This AHBR Application was approved on the consent agenda.

C. [2016-085](#)

5487 Lincoln Boulevard

Alteration (siding replacement, stone wall material and new front porch posts)

Submitted by Benchmark Properties

This AHBR Application was approved on the consent agenda.

D. [2016-119](#)

5347 Wilshire Park Drive

Addition (family room)

Submitted by Robert's Construction

This AHBR Application was approved on the consent agenda.

E. [2016-095](#)

97 Stratford Road

Addition (infill addition at kitchen bay projection)

Submitted by David Pelligra

This AHBR Application was approved on the consent agenda.

V. Old Business**A. 2016-060****43 North Oviatt Street**

Alteration (eight replacement windows)

Submitted by David Moore Builders LLC - Historic District

A site visit at this property was conducted on March 28, 2016. Present for the site visit: Laura Church, Dave Drummond, Allyn Marzulla, all on the Historic District Subcommittee; Jim Coyne, property owner; Greg Hannan, City Planner and Denise Soloman, Associate Planner.

The Historic District Subcommittee reviewed the application. Mr. David Moore, the contractor, and Mr. Jim Coyne, the property owner, were present for the meeting. Mr. Drummond indicated there is now a double sill on the windows in the historic portion of the structure. The subcommittee requested the applicant consider a more appropriate window alternative for the historic portion of the house for review. The roof replacement was discussed and the subcommittee found it to be an appropriate replacement. The applicants requested approval of the roof replacement, the installed bulkhead doors, and the windows and patching of siding at the 2002 addition. They withdrew the request for the windows on the historic portion of the house to consider other options.

The application for replacement of the front elevation windows was withdrawn until a future meeting.

Mrs. Church reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the roof replacement, bulkhead doors, and the installed windows and patching of siding at the 2002 addition. A motion was made by Mr. Waldeck, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

VI. New Business**A. 2016-121****41 South Oviatt - Barlow Community Center**

Fence (three foot aluminum surrounding ground solar panels)

Submitted by City of Hudson

Ms. Soloman presented plans for a proposed fence to surround the ground mounted solar panels. The Board had no concerns with the plans as submitted.

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

B. [2016-096](#)**410 North Main Street (Markille Cemetery)**

Accessory Structure (service pavilion)

Submitted by City of Hudson

Mr. Trent Wash, Assistant Public Works Director, was present for the meeting. The proposed location, use of the structure, and the possibility of incorporating stone at the base of the columns was discussed. Mr. Wash indicated the Cemetery Board preferred the design without adding stone.

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

C. [2016-087](#)**1819 Barlow Road**

Alteration (fourteen replacement windows, prairie style grids on the front elevation)

Submitted by Renewal by Andersen

The applicant was not present for the meeting.

D. [2016-094](#)**139 Franklin Street**

Alteration (front door replacement and replace front door surround with Fypon material)

Submitted by Gunton Corp. - Historic District

The Historic District Subcommittee reviewed the application. A representative from Gunton Corporation, and Ms. Patricia Forkel, the homeowner, were present for the meeting. The material for the proposed door trim and the material of the existing door 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 Mr. Morris, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Morris, Mr. Seiple and Mr. Waldeck

Nay: 1 - Ms. Marzulla

E. [2016-110](#)**2355 Danbury Lane**

Alteration (shutter replacement)

Submitted by Heather Hakes

Ms. Heather Hakes, the homeowner, was present for the meeting. Ms. Hakes said she was concerned that removing the shutters would create too much blank space at the front of the house and the windows would not be balanced. The Board discussed the potential alternatives for the application of new shutters.

A motion was made by Mr. Waldeck, seconded by Mrs. Church, that this AHBR Application be approved with the following condition:

a) Remove the shutters from the triple windows at the front and rear elevations.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

F. [2016-113](#)

7467 West Firelands Drive

Alteration (siding replacement with shake on dormers and rear gable)

Submitted by A & B Roofing

Mr. Billy Buehl, of A & B Roofing, was present for the meeting. The application of shake siding was discussed.

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

- a) Incorporate a 6" trim board on either side of the roof projection at the transition to shake siding in the rear elevation gable end.**
- b) Incorporate trim in the dormer gables at the front elevation.**
- c) The front entry panels will remain as existing.**

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

G. [2016-115](#)

2 Ellsworth Court

Alteration (alteration to previously approved plans)

Submitted by Todd Salsberry - Historic District

The Historic District Subcommittee reviewed the application. Mr. Chris Pronik, of CEP Construction, was present for the meeting. The alterations to the previously approved plans were discussed including the omission of a second floor, revising the wall material to shake siding, the proposed door and windows alterations, and a changes to the pool house.

Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness with the following condition:

- a) Submit an alternate garage door design to staff for review.**

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: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

H. [2016-116](#)**152 Hudson Street**

Alteration (alteration to previously approved plan)

Submitted by Jeffrey Winters - Historic District

The Historic District Subcommittee reviewed the application. Mr. and Mrs. Winters, the homeowners, and Mr. John Heineckel, a friend, were present for the meeting. The use of frosted glass in the bathroom and the suggestion to incorporate additional fenestration at the south elevation were discussed. The applicant may add an additional stained glass window and should submit design to staff.

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 with the following conditions:

- a) Incorporate a trellis at the south elevation in place of the decorative vent.**
- b) If an additional stained glass window is incorporated, provide the design to staff for review.**

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

I. [2016-118](#)**6520 Westpoint Drive**

Fence (6 ft. vinyl privacy, two stone columns) Accessory Structure (outdoor fireplace) Alteration (alteration to approved screened porch addition)

Submitted by Robert's Construction

Mr. Doug Fleming, of Robert's Construction, was present for the meeting. The vinyl window panels that were installed in the screened porch were discussed. The Board requested to see a sample of the panel. The alteration to the previously approved screened porch was withdrawn by the Mr. Fleming, so a material sample could be provided and the homeowner could be present.

A motion was made by Mr. Waldeck, seconded by Mrs. Church, that the fence, columns, and outdoor fireplace be approved as presented. However, the applicant must bring a sample of the screened porch window to a future meeting for review.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

J. [2016-092](#)**6645 Regal Woods Drive (The Reserve at River Oaks S/L 28)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes

Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting.

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- K. [2016-093](#)** **6659 Regal Woods Drive** (The Reserve at River Oaks S/L 31)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting.
A motion was made by Mr. Seiple, seconded by Ms. Marzulla, that this AHBR Application be approved as presented.
The motion carried by the following vote:
Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- L. [2016-107](#)** **5639 Woodview Court** (The Reserve at River Oaks S/L 67)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. The window grids and the application of stone at the front and side elevation were discussed.
A motion was made by Mrs. Church, seconded by Ms. Marzulla, that this AHBR Application be approved with the following conditions:
a) Incorporate a single hung window or window with a heavier divider at the second floor rear elevation bathroom window
b) Remove grids from the sliding doors.
c) Incorporate 2"x10" trim band at the right elevation and wrap stone to the inside corner.
The motion carried by the following vote:
Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

VII. Other Business

- A. [TMP-1955](#)** **Consideration for expansion of Historic District**
The Board discussed the proposal to expand the Historic District to include Elm Street and Roslyn Avenue and requested staff provide additional information on properties in areas contiguous to the existing Historic District that could also be considered at this time. They asked staff to research homes built in 1950 or earlier.
A motion was made by Mr. Morris, seconded by Ms. Marzulla, to request staff complete research on homes from 1950 and earlier in areas contiguous to the existing Historic District.
The motion carried by the following vote:
Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- B. [TMP-1950](#)** **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
A motion was made by Ms. Marzulla, seconded by Mrs. Church, that the March 9, 2015 and June 11, 2014 meeting minutes be approved.
The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:35 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.

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