



City of Hudson, Ohio

Meeting Minutes - Draft

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

Keri Zipay, Planning Technician

Wednesday, September 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.

II. Roll Call

Present: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

Absent: 2 - Ms. Marzulla and Mr. Morris

Staff in attendance: Ms. Soloman, Associate Planner; and Mr. Joe Campbell, Executive Assistant.

III. Public Comment

Chair Drummond opened the meeting to public comment for anyone wanting to address the Board on any item. There were no comments.

IV. Consent Applications

There were no items on the consent agenda.

V. Old Business

- A. [1493](#) **258 North Main Street**
Accessory Structure (fire pit, retaining wall not built according to the approved plans)
Submitted by Kurt Miller - *Historic District*

Attachments: [258 North Main Street - revised](#)

The Historic District Subcommittee reviewed the application and made an on-site visit.

Mr. Kurt Miller, the contractor was present for the meeting and discussion.

Ms. Soloman introduced the case that concerns the compatibility of materials for a retaining wall and reported that any decision is conditioned on the review of the Hudson Engineering Department.

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 plans as presented, conditioned on approval from the Hudson Engineering Department.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

VI. New Business

- A. [1383](#) **15 John Clark Lane**
Demolition (house)
Submitted by Paul Stenger

Attachments: [15 John Clark Lane - submittal](#)

Mr. Paul Stenger, the homeowner was present for the meeting and discussion regarding a request for the demolition of this recently acquired cinderblock house that was built in 1948. The house has been vacant with animals living throughout the structure and holes in the ceiling and walls.

Mr. Congin made a motion, seconded by Mr. Grant that the AHBR finds the structure at 15 John Clark Lane does not have historic or architectural significance. Further AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of these buildings.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- B. [1367](#) **19 North Oviatt Street**
Fence (6 ft. wood board on board)
Submitted by Kristie Berish - *Historic*

Attachments: [19 North Oviatt Street - submittal](#)

Mr. Michael Berish the property owner was present for the meeting and discussion regarding this request for a new fence, part of which is four feet in height and part that is six-feet in height.

Ms. Solomon reported that Mr. Berish has agreed not to install the six foot high portion of the fence.

Mr. Grant 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 to end the fence after the ninety-foot section.

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

The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- C.** [1661](#) **8 North Westhaven Drive**
Accessory Structure (solar panels)
Submitted by Candace Brothers, Yellowlite
Attachments: [8 North Westhaven Drive -revised](#)

Ms. Candace Brothers, representing Yellowlight, the solar panel company was present for the meeting and discussion regarding the installation of solar panels.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- D.** [1731](#) **7333 Winsted Road**
Accessory Structure (solar panels)
Submitted by Candace Brothers, Yellowlite
Attachments: [7333 Winsted Road - submittal](#)

Ms. Candace Brothers, representing Yellowlight, the solar panel company was present for the meeting and discussion regarding the installation of solar panels.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- E.** [1744](#) **6761 Pheasants Ridge**
Accessory Structure (pavilion, outdoor fireplace)
Submitted by Vizmeg Landscape Inc.
Attachments: [6761 Pheasants Ridge submittal](#)

Mr. James Arch representing Vizmeg Landscaping was present for the meeting and discussion.

A motion was made by Mr. Waldeck, seconded by Mr. Congin to approve this AHBR Application with the following amendments regarding adding brick detail to: The top of the stone columns; under the sandstone cap; frame the firebox; add a row of detail on the chimney. Approval is conditioned on Hudson Engineering Department approval.

The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- F.** [1760](#) **3033 Middleton Road**
Accessory Structure (storage building - Hope Community Church)
Submitted by Jerry Witt
Attachments: [3033 Middleton Road - revised](#)

Mr. Wayne Johnson, representing Hope Community Church was present for the meeting and discussion. Mr. Johnson agreed to incorporate faux fenestrations (closed shutter look) on two elevations.

A motion was made by Mr. Grant, seconded by Mr. Congin to approve this AHBR Application with the condition that faux fenestrations be incorporated into two elevations.

The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- G.** [1350](#) **70 College Street**
Alteration (siding replacement at the garage) Fence (6 Ft. wood privacy fence and 36" wood picket)
Submitted by Mark Hannum - *Historic District*
Attachments: [70 College Street - submittal](#)

Mr. Mark Hannum, the applicant was present for the meeting and discussion. Mr. Hannum agreed to delay a decision on the Application to a future meeting. Ms. Soloman will arrange a site visit for the AHBR Board to see the property and discuss materials.

- H.** [1468](#) **222 East Streetsboro Street**
Alteration (shake siding at the front elevation, installation of shake siding at the rear elevation)
Submitted by Megan Stever
Attachments: [222 East Streetsboro Street-submittal](#)

Ms. Megan Stever the applicant was present for the meeting and discussion.

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

The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- I.** [1769](#) **172 Aurora Street**
Alteration (remove and replace roofing on back garage, remove chimney brick to roof line and board over)
Submitted by A & B Roofing - *Historic District*.
Attachments: [172 Aurora Street - submittal](#)

The applicant was not present for the AHBR meeting. The case will be presented at a future meeting.

- J.** [1687](#) **82 Aurora Street**
Alteration (remove garage doors at the rear elevation and fill in with stone. New rear door)
Submitted by Jeff Csuy - *Historic District*.
Attachments: [82 Aurora Street - submittal](#)

Mr. Jeff and Ms. Lauri Csuy were present for the meeting and discussion regarding removing two garage doors and filling in the openings with stone.

The AHBR Board encouraged the applicant to return to a future AHBR meeting with elevation drawings and a request to use brick instead of stone to fill in the garage door openings.

This AHBR application was tabled.

- K.** [1671](#) **132 Franklin Street**
Alteration (roof and siding replacement)
Submitted by Sabrina Johnson - *Historic District*.
Attachments: [132 Franklin Street - submittal](#)

Ms. Sabrina Johnson, the contractor, representing the owners was present for the meeting and discussion. Ms. Johnson presented the immediate need for a new asphalt shingle roof and requested to use vinyl siding on the house.

The Board divided the Application into two parts, 1) the roof shingles and 2) vinyl siding. The Board further determined that a professional assessment of the condition of the present siding must be submitted to the Board to be considered at a future AHBR meeting. This will help determine whether the present siding will be repaired or replaced. Contacting the Cleveland Preservation Society for advice is one alternative.

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 installing asphalt shingles on the roof of this house.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- L.** [1632](#) **88 East Streetsboro Street**
Alteration (change to previously approved front porch, revised steps and landing)
Submitted by Lou Buch - *Historic District*.
Attachments: [88 East Streetsboro Street - submittal](#)

Mr. Lou Buch, the contractor was present for the meeting and discussion regarding a change to the landing and steps. The same materials as previously approved in the plans will be used.

Mr. Grant reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the

design change to the steps.

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

The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- M.** [532](#) **6591 Chestwick Lane**
Addition (alterations to previously approved plans)
Submitted by Prestige Homes.
Attachments: [6591 Chestwick Lane - revised submittal](#)
 [6591 Chestwick Lane - Alteration](#)

Mr. John Russel and Ms. Elaine Smith, representing Prestige Homes were present for the meeting and discussion.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- N.** [1176](#) **6998 Saint Ives Boulevard**
Addition (cigar room)
Submitted by R.C. Norman Construction.
Attachments: [6998 Saint Ives Boulevard - submittal](#)

Mr. Jim Nyman, representing the contractor, RC Norman and Mr. Al Venegriss the applicant were present for the meeting and discussion regarding the proposed exterior wall materials. Following discussion the applicant agreed to the use of a red brick that matches the current red brick as closely as possible, instead of the proposed materials.

A motion was made by Mr. Waldeck seconded by Mr. Cupato that this AHBR Application be approved with the use of red brick, to match, as closely as possible, the red brick already on the house.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- O.** [1736](#) **2601 Hudson Aurora Road**
Addition (great room expansion, enclosed porch)
Submitted by Anthony Slabaugh.
Attachments: [2601 Hudson Aurora submittal](#)

Mr. Anthony Slabaugh, the contractor was present for the meeting and discussion.

A motion was made by Mr. Grant seconded by Mr. Congin that this AHBR Application be approved as submitted.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- P.** [1534](#) **5984 Nicholson Drive**
Addition (addition to existing screened porch and alterations to screen openings)
Submitted by Precision Siding and Construction
Attachments: [5984 Nicholson Drive - submittal](#)

The applicant was not present for the AHBR meeting.

- Q.** [1746](#) **225 Aurora Street**
Addition (Additions to the garage and kitchen, and new laundry)
Submitted by Barbara McDonald - *Historic District*.
Attachments: [225 Aurora Street - revised](#)

Ms. Barbara McDonald, the architect, and Mr. Bill Phipps, the homeowner, were present for the meeting and discussion.

Mr. Grant reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for this Application as submitted.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- R.** [1509](#) **6586 Chestwick Lane**
New Construction (single family house)
Submitted by Prestige Homes.
Attachments: [6586 Chestwick Lane - submittal](#)

Mr. John Russel and Ms. Elaine Smith, representing Prestige Homes were present for the meeting and discussion of this new home construction that is subject to engineering review.

Mr. Russel agreed to align the tops and left edges of the windows.

A motion was made by Mr. Congin seconded by Mr. Caputo that this AHBR Application be approved with the condition that the window tops and left sides are aligned.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- S.** [1558](#) **7915 Chamberlin Court** (Chamberlin Place S/L 9)
New Construction (two story house)

Submitted by LDA Builders.

Attachments: [7915 Chamberlin Court - submittal](#)

Mr. Brian Melvin representing LDA builders was present for the meeting and discussion regarding this new home that is subject to engineering approval.

Mr. Melvin agreed to add keystones to the front windows.

A motion was made by Mr. Grant seconded by Mr. Waldeck that this AHBR Application be approved with the addition of keystones to the front elevation windows.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

- T. [1583](#) **7501 North Marblehead Road** (Marblehead Estates Phase Two Block “A”)

New Construction (two story house with finished basement)

Submitted by LDA.

Attachments: [7501 North Marblehead Road - submittal](#)

Mr. Brian Melvin representing LDA builders was present for the meeting and discussion regarding this new home.

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

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

VII. Other Business

135 Elm Street has not submitted revised plans. Code enforcement will work to bring this home into compliance.

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:56 p.m.

David Drummond, Chair

James Grant, Board Member

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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