



# 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*

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Wednesday, January 9, 2019

7:30 PM

Town Hall

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#### 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. Greg Hannan, Community Development Director; Mr. Nick Sugar, Associate Planner.

#### II. Election of Officers

Ms. Marzulla nominated Mr. Drummond for the position of Chairperson. There were no other nominations and the nominations were closed. Mr. Drummond was unanimously elected by a voice vote. Mr. Drummond abstained from voting.

Mr. Drummond nominated Ms. Marzulla for the position of Vice-Chairperson. There were no other nominations and the nominations were closed. Ms. Marzulla was unanimously elected by a voice vote. Ms. Marzulla abstained from voting.

Mr. Grant nominated Mr. Morris for the position of Secretary. There were no other nominations and the nominations were closed. Mr. Morris was unanimously elected by a voice vote. Mr. Morris abstained from voting.

Mr. Drummond nominated Mr. Bach, Ms. Davis, Mr. Caputo, Ms. Marzulla, Mr. Grant and Mr. Drummond to the Historic District Subcommittee. The nominees were elected by a unanimous vote.

Mr. Drummond nominated Ms. Marzulla and Mr. Morris to the Industrial Design Subcommittee. The nominees were elected by a unanimous vote.

#### III. Roll Call

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

**Absent:** 1 - Mr. Caputo

#### IV. Public Comment

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

#### V. Consent Applications

There were no items on the consent agenda.

#### VI. Old Business

##### A. [5418](#)

##### **120 North Hayden Parkway**

Addition (East Woods Elementary School Natatorium)

Submitted by Eric Beach, Hasenstab Architects

Attachments: [120 North Hayden Parkway Submittal](#)

Mr. Eric Beach, Hasenstab Architects, was present for the meeting.

Mr. Sugar noted changes to the proposal that include a textured brick and a smooth brick that have less drastic color differences than the previously proposed brick. Mr. Sugar also noted faux windows that will be bricked. Mr. Beach agreed that if equipment is installed on the roof it will be screened.

Mr. Beach showed samples of the brick to be used and noted that aluminum with a bronze finish will be used.

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

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

#### VII. New Business

##### A. [5440](#)

##### **95, 100 Owen Brown Street**

Demolition (Salt Dome, Former Hudson Public Power, Former Windstream Building)

Submitted by City of Hudson.

Attachments: [95-100 Owen Brown Street Submittal](#)

Greg Hannan, City of Hudson Community Development Director, introduced the proposed demolition of four building.

Mr. Sugar noted that only two of the building are over fifty-years old.

**Ms. Marzulla made a motion that the Architectural and Historic Board of Review finds the structures at 95 and 100 Owen Brown Street do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these building will not voluntarily consent to the retention of these buildings. Mr. Morris seconded the motion.**

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

- B.**        [AHBR 19-3](#)        **256 Hartford Drive**  
Addition (Rear Addition, New Entry Porch)  
Submitted by John Toomey, Architect

Attachments:        [256 Hartford Drive Submittal](#)

Mr. John Toomey, Architect, and Ms. Patty Doychak, homeowner, were present for the meeting.

Mr. Sugar introduced the application for a new addition and front porch entry with an inconsistent roof compared to the existing house. Mr. Sugar also noted the front entry door is not centered on the addition.

Mr. Toomey explained the thought process and upgrades to the structure which included using a hip roof to keep the height of the roof below the height of the main structure. Mr. Toomey also stated that he felt the proposed location of the front porch and entry brought better balance to the structure.

**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. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

## **VIII. Other Business**

- A.**        [3897](#)        **44 Clinton Street - Informal Discussion**  
New Construction (Two-Story, Commercial Building)  
Submitted by Laura Yeager Smith

Attachments:        [44 Clinton Street Submittal](#)

Ms. Laura Yeager Smith, owner, and Mr. Russell Marchetta, architect, were present for the meeting.

Mr. Sugar noted the store front along Clinton Street and the rear elevation were discussed at the previous AHBR meeting. Since the December meeting staff has examined the Land Development Code and notes that since the proposed building is under 5,000 square feet the Land Development Code does not apply to the design of the front and back elevations. However, the Design Standards do require a distinct bay effect every 40 feet. Mr. Sugar also reviewed the proposal presented by the applicant noting that the rear of the building is now less prominent, as the Board requested.

Board members expressed appreciation for the changes made by the applicant and made suggestions for further development of the design.

**This matter was discussed**

**B. [3939](#) Historic District Expansion - Informal Discussion**

Attachments: [HD Expansion](#)

Mr. Sugar reviewed the timeline of the request for Elm Street and Roselyn Street to be added to the Historic District. Comments by the State of Ohio indicate the two streets are good candidates for inclusion in the Historic District.

Mr. Sugar noted that the next step in the process is to engage the residents of those two streets to discover their interest in being included in the Historic District. The Board requested that Hudson Heritage have input into the dialog with the residents and future discussions.

Mr. Sugar also noted that while no timeline exists, staff will continue working on the request.

**C. [3940](#) Minutes of Previous Architectural & Historic Board of Review Meeting: December 12, 2018**

Attachments: [AHBR Minutes December 12, 2018 - Final](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Morris, that the Minutes be approved as amended. The motion carried by the following vote:**

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

**IX. Adjournment**

**Ms. Marzulla made a motion to adjourn the meeting. Mr. Grant seconded the motion. The motion was approved unanimously.**

**Chair Drummond adjourned the meeting at 8:45 p.m.**

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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.