



City of Hudson, Ohio

Meeting Minutes - Final

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, October 24, 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: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

Absent: 3 - Mr. Caputo, 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.

Chair Drummond noted a letter received from the legal firm of Brouse/McDowell, signed by attorney Dan Wright concerning case number 5105, 90 North Oviat Street. Chair Drummond requested staff place a copy of the letter into the record.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Morris, that the consent agenda be approved. The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

A. [4489](#)

112 First Street

Sign (Building Signs, Projection Sign - J. Jill)

Submitted by Lou Belknap, Agile Signs

Attachments: [112 First Street Submittal](#)

This item was approved on the consent agenda.

B. [5123](#)

7516 North Marblehead Road

Addition (Kitchen, Screened Porch)

Submitted by Stephen Cochran, Cochran's Remodeling

Attachments: [7516 North Marblehead Road Submittal](#)

This item was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business

A. [5087](#)

7303 Walters Road

Demolition

Submitted by David Nystrom, Alair Homes

Attachments: [7303 Walters Road Submittal](#)

Mr. Sugar introduced this application for demolition of a single family home built in 1939 with a detached garage and other existing buildings on the property. Decorative timber and other features have been removed or covered with vinyl siding.

Mr. David Nystrom, Alair Homes, was present for the meeting. Mr. Nystrom stated that the inside of the home is in general disrepair and believes that no one has been recently occupying this house that is over 400 feet from the road.

Ms. Marzulla made a motion, seconded by Mr. Morris, that the AHBR finds that the structure at 7303 Walters Road does not have architectural or historic significance and that the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of the building.

The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

B. [5023](#)

17 West Streetsboro Street (Historic District)

Sign (Building Sign - Salon Elevate)

Submitted by Katherine Ruthsatz - Historic District

Attachments: [17 West Streetsboro Street Submittal\[1\] Update](#)

Mr. Sugar introduced this application for a projecting flat, matte finish, aluminum composite sign with existing brackets.

Ms. Katherine Ruthsatz, applicant was present for the meeting and discussion.

Ms. Marzulla reported that the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Morris, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

C. [5105](#)**90 North Oviatt Street (Historic District)**

Alteration (Remove Window, Siding)

Submitted by Victoria Shepherd - Historic District

Attachments: [90 Oviatt Street Submittal 10-24-18](#)

Mr. Sugar introduced this application noting: 1) A window that was removed and replaced with siding. 2) Damaged siding that was replaced which created a visible line because the siding was not staggered. 3) A wall mass with a span of 13 feet without fenestration.

Ms. Victoria Shephard was present for the meeting and discussion.

The Board noted the wall without fenestration is not visible from the front of the house and that the wall itself was barely over the limit for a wall without fenestration. Mr. Sugar noted the guidelines allow flexibility as the measurement is approximate. Also, that the visible line of non-staggered siding was only visible from the deck.

Ms. Marzulla reported that the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Morris, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

D. [5041](#)**5538 Stow Road**

Addition (Attached Garage)

Submitted by Nathan Young

- a) Architectural Design Standards require chimneys to match the foundation material. Staff notes existing chimney is brick and a stone foundation is proposed.*
- b) Confirm stone foundation will be installed around entire home.*
- c) Submit product specifications for proposed stone.*
- d) Revise right and left elevations to show grade line.*

Attachments: [5538 Stow Road Submittal](#)

No one was present for this application.

This matter was continued

E. [5222](#)**7271 Huntington Road**

Addition (Attached Garage)

Submitted by John Martz

Attachments: [7271 Huntington Road Submittal](#)

Mr. Sugar introduced this application for an attached garage for which BZBA has previously granted a variance for the rear setback. Mr. Sugar noted the roof ridgeline is not aligned and the exposed foundation is to be consistently applied, which the applicant has agreed.

Mr. John Martz, homeowner, was present for the meeting and discussion.

Mr. Morris made a motion, seconded by Ms. Marzulla that the application be approved with one condition.

1. The brick veneer be consistently applied on the foundation.

The motion was approved by the following vote:

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

F. [4955](#)

54 North Oviatt Street (Historic District)

Addition (Family Room, Laundry Room, Porch)

Submitted by Diane Rubin Schuld, Studio D - Historic District - - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - No recommendation.

- a) *Staff notes redesign follows Secretary of Interior Standards by preserving significant historic features, being located largely out of public view and being subordinate to the existing building.*
- b) *Provide specifications on windows, siding, doors, etc.*

Attachments: [54 N Oviatt St Submittal](#)

Mr. Sugar introduced this application for an addition and noted that an existing bay window will be removed from this historic house. Mr. Sugar also noted that the new addition will not be subordinate to the existing structure and will be highly visible.

Ms. Diane Rubin Schuld, Studio D, and Mr. Dave Baker, homeowner, were present.

Chair Drummond explained that the Secretary of Interior Standards and National Park Service Preservation Brief Number 14 on exterior additions to historic buildings recommends repair whenever possible and that the character of a historic home should be preserved. The large size of the addition and its location make it highly visible from the public realm, drastically changing the existing character of the house.

Ms. Schuld, Mr. Baker and the Board discussed the needs of the homeowners and the difficulties presented by this property in the Historic District.

The application was tabled for two weeks.

This matter was continued

G. [5059](#)

5524 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 131)

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [5524 Timberline Drive Submittal](#)

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

Mr. Sugar stated staff recommended approval.

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

Aye: 4 - Mr. Bach, Mr. Drummond, Ms. Marzulla and Mr. Morris

VII. Other Business

Mr. Sugar noted: 1) Downtown Phase II stakeholder meetings are taking place. 2) The Board discussed the upcoming presentations by Mr. Joel Testa to the AHBR.

A. [3828](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
October 10, 2018**

Attachments: [AHBR Minutes October 10, 2018](#)

A motion was made by Mr. Morris, seconded by Mr. Bach, that the October 8, 2018 minutes be approved as amended. The motion carried by an unanimous vote.

VIII. Adjournment

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

Chair Drummond adjourned the meeting at 8:55 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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