



# City of Hudson, Ohio

## Meeting Minutes - Final

### 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*

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Wednesday, November 8, 2017

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 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:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**Absent:** 2 - Mr. Congin and Mr. Morris

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

#### 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

**A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, to approve the consent agenda.**

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

##### A. [1217](#)

##### **2900 Woodbridge Drive**

**Fence (four-foot aluminum)**

Submitted by Andrew Guran

Attachments: [2900 Woodbridge submittal](#)

**This AHBR Application was approved on the consent agenda.**

**V. Old Business**

- A. [885](#) **135 Elm Street**  
Alteration (replace installed material below porch with cut stone veneer)  
Submitted by Shane & Rebecca Reid  
*a) Applicant is to bring a sample of the sandstone for the Board to review at the meeting of 12-13-17*

Attachments: [135 Elm Submittal](#)

Mr. and Mrs. Reid, the applicants, were present for the meeting. The proposed slate stone veneer was discussed, in addition to limestone and barnstone options. Mr. and Mrs. Reid opted to table the application a second time in order to further discuss their options, gather more information, and obtain samples.

**This matter was withdrawn until a future meeting.**

**VI. New Business**

- A. [2333](#) **27 E Main Street**  
Sign (instructional ground sign-**Town Hall**)  
Submitted by Hudson Chamber of Commerce - Historic District.

Attachments: [27 E Main Submittal](#)

Ms. Nicole Alverson, the applicant and President of the Chamber of Commerce, was present for the meeting. The proposed ground sign was discussed, in addition to a proposal by the Board to create a hanging placard that would be connected to the existing Visitor's Center ground sign. The Board requested the applicant study options to consolidate the amount of signage at the property.

**This matter was withdrawn until a future meeting.**

- B. [2273](#) **164 Elm Street**  
Fence (four-foot wood picket)  
Submitted by Acme Fence - Historic Landmark

Attachments: [164 Elm submittal](#)

Ms. Diedre Klein, the homeowner, was present for the meeting. The location for the proposed rear yard fence was discussed.

**Ms. Marzulla 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. Waldeck, 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. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**C.**      [2285](#)**56 Lake Forest Drive**

Alteration (front entrance portico)

Submitted by William Gotts

**Attachments:**      [56 Lake Forest submittal](#)

Mr. Bill Gotts, the applicant, was present for the meeting. The proposed column width, the length of the extension of the front gable, and the fan window on the second floor above the front door were discussed.

**A motion was made by Mr. Waldeck, seconded by Mr. Caputo, that this AHBR Application be approved with the following conditions:**

**a) Incorporate 12'x12' columns.**

**b) Incorporate a fan made of Hardieboard or Boral in the 1/2 round window area on the second floor at the front elevation.**

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**D.**      [2346](#)**2371 Cambridge Drive**

Addition (master suite)

Submitted by Legacy Remodeling Team

**Attachments:**      [2371 Cambridge submittal](#)

Mr. Bill Young, the applicant of Legacy Remodeling Team, was present for the meeting. The proposed foundation material and the setback to the rear property line were discussed.

**A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:**

**a) Add existing fence, shed, and patio to the site plan. Indicate if the fence and shed will remain after the proposed project.**

**b) Incorporate a foundation on the proposed project that matches the existing foundation of the house.**

**c) Indicate if the proposed siding and roofing will match the existing.**

**d) Provide the material of the proposed windows.**

**e) The east side of the property has been determined to be the rear of the house, which requires a 50' setback to the proposed addition. A 10% minor modification may be considered per the standards of Section 1203.08. Submit a survey of the property to verify the proposed setback.**

**The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**E.        [2236](#)                    5787 Timberline Trail (Reserve at River Oaks S/L 52)**

New Construction (two story single family house)

Submitted by Pulte Homes

***Attachments:***        [5787 Timberline Trail Submittal](#)

Ms. Jamey Heinzman, the applicant of Pulte Homes, was present for the meeting. There were no outstanding comments to be addressed.

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

**The motion carried by the following vote:**

**Aye:**    5 -    Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**VII. Other Business**

**A. [AHBR 3153](#) 2018 Meeting Schedule**

*Attachments:* [2018 AHBR Schedule](#)

A motion was made by Mr. Grant, seconded by Ms. Marzulla, that the 2018 Meeting Schedule be approved.

The motion carried by the following vote:

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

**B. [AHBR-3173](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. October 25, 2017**

*Attachments:* [AHBR MINUTES 10-25-2017](#)

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that the October 25, 2017 meeting minutes be approved.

The motion carried by the following vote:

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

**VIII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:17 p.m.

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David Drummond, Chair

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Arthur Morris, Secretary

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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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