



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, February 24, 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 7:34 p.m. in the meeting room of Town Hall.

II. Roll Call

Present: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Seiple

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

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board on any agenda item.

Ms. Julie Ann Hanscak, of 60 Division Street, read a letter addressing the Board on the projects at 160 Elm Street and 2121 Barlow Road. A copy of this letter is attached to the record copy of the minutes.

Ms. Barbara VanBlarcum, of 422 North Main Street, read a letter addressing the Board on the project at 2121 Barlow Road. A copy of this letter is attached to the record copy of the minutes.

Mr. Curt VanBlarcum, of 422 North Main Street, addressed the Board in regards to his opposition of the proposed demolition at 2121 Barlow Road. A summary of his comments was provided after the meeting and is attached to the record copy of the minutes.

IV. Consent Applications

Approval of the Consent Agenda

A motion was made by Ms. Marzulla, seconded by Mr. Morris, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Seiple

- A. [2016-041](#) **7255 Lascala Drive**
Addition (deck, patio, outdoor fireplace, and bench wall)
Submitted by Ohio Valley Group
This AHBR Application was approved on the consent agenda.
- B. [2016-043](#) **200 Laurel Lake Drive**
Non-Residential Addition/Alteration (new employee entrance, physical therapy entrance and one window relocation)
Submitted by Perspectus Architecture
This AHBR Application was approved on the consent agenda.
- C. [2016-045](#) **340 North Main Street**
Non-Residential Accessory Structure (trellis - **Saint Mary's Church**)
Submitted by KGK Gardening & Design
This AHBR Application was approved on the consent agenda.

V. New Business**A. [2016-040](#)****2121 Barlow Road**

Demolition (house, barn, garage, shop, and shed - **Wood Hollow Metro Park**)

Submitted by Summit Metro Parks

Mr. Nick Moskos and Mr. Charles Hauber, of Summit County Metroparks, were present for the meeting. Mr. Drummond asked if any structures could be retained or materials salvaged. Mr. Hauber indicated the barn is structurally unsafe. Mr. Moskos indicated that Summit County Metroparks would be open to having an architect examine the structural integrity of the house. There was discussion on the Board's authority and their role to make findings on the historic and architectural significance of the structures. The Board wanted to take additional time to review the significance of the buildings and possibly visit the site.

This AHBR Application was withdrawn at the request of the applicant.

B. [2016-046](#)**36 South Main Street**

Non-Residential Alteration (replace temporary awning with year round vinyl awning - **Yours Truly Restaurant**)

Submitted by The Awning Guys

Mr. Art Shibley, of Yours Truly Restaurants, and Mr. Gus Kopp, of The Awning Guys, were present for the meeting. Mr. Shibley discussed the cost of taking down the existing awning each year as well as drainage issues as needs for the new awning structure. The Board indicated they would like to see more substantial posts. Ms. Marzulla stated that a permanent awning structure should have a more finished appearance.

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

a) The width of the support post will be increased to appear more substantial.

The motion carried by the following vote:

Aye: 4 - Mrs. Church, Mr. Drummond, Mr. Grant and Mr. Morris

Nay: 1 - Ms. Marzulla

Absent: 1 - Mr. Seiple

C. [2016-033](#)**53 Morning Song Lane**

Addition (open front porch, screened-in porch)

Submitted by Monica Slopnick - Historic District

Mrs. Monica Slopnick, the property owner, and Mr. Greg Chaplin, the architect, were present for the meeting. The details for the proposed additions, and their relation to the main mass, were discussed. Revised plans were presented at the meeting.

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

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Seiple

- D.** [2016-042](#) **200 Laurel Lake Drive Villa -21**
Addition (great room, storage closet, and walk-in closet)
Submitted by Jim Fausnight
Mr. Jim Fausnight, of Laurel Lake, was present for the meeting. The plans for the proposed addition were discussed.
A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:
a) The foundation at the front elevation projection will match the existing block.
The motion carried by the following vote:
Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
Absent: 1 - Mr. Seiple

- E.** [2016-031](#) **6617 Wildwood Court** (The Reserve at River Oaks S/L 20)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The application of the trim board was discussed.
A motion was made by Ms. Marzulla, seconded by Mrs. Church, that this AHBR Application be approved with the following condition:
a) Trim band will extend from the metal roof at the front porch back to the garage at the side elevation.
The motion carried by the following vote:
Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
Absent: 1 - Mr. Seiple

VI. Old Business

- A.** [2016-023](#) **160 Elm Street**
Addition (second floor bedrooms, first floor renovation, front and rear porches) Demolition (existing attached garage and front porch) Accessory Structure (detached garage)
Submitted by Greg Chaplin
Mr. Greg Chaplin, the architect, was present for the meeting. The significant increase of the size of the house with the proposed addition was discussed. Mrs. Church said the proposal was a significant change that did not relate to the existing house. Ms. Marzulla was concerned that the house would look too similar to the house next door. The Board suggested adding shake siding at the front elevation gable and revising to a steeper pitch.
A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:
a) Increase the pitch at the front elevation gable and add shake siding accent to match the side and rear gable ends.
The motion carried by the following vote:
Aye: 3 - Mr. Drummond, Mr. Grant and Mr. Morris
Nay: 2 - Mrs. Church and Ms. Marzulla

Absent: 1 - Mr. Seiple

VII. Other Business

A. [TMP-1850](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

A motion was made by Mrs. Church, seconded by Ms. Marzulla, that the February 10, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Seiple

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the April 23, 2014 and May 14, 2014 meeting minutes be approved.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Seiple

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:17 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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