



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, June 12, 2019

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: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

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. Caputo, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

A. [AHBR 19-421](#) 36 Park Lane

Sign (Projecting & Awning - Comida Restaurant)

Submitted by William Evans

Attachments: [36 Park Lane Submittal](#)

This AHBR Application was approved on the consent agenda.

B. [AHBR 19-439](#) 5735 Darrow Road

Sign (Ground Sign - Firestone)

Submitted by Mary Ann Wervev, Zaremba Group

Attachments: [5735 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**C. [AHBR 19-470](#) 72 Maple Drive (Historic District)**

Sign (Building Sign - CertaPro Painters of Akron), Historic District.

Attachments: [72 Maple Drive Submittal](#)

Mr. Joe Berdine, Signarama, was present for the meeting.

Mr. Sugar introduced the application for a 48" x 15" sign with one-inch, high density polyurethane material that will be routed and have raised lettering.

Ms. Marzulla stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Grant accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Ms. Davis seconded the motion. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

D. [AHBR 19-214](#) 384 North Main Street (Historic District)

Fence (3' Cedar Picket)

Submitted by Marcus Peters, Lasting Impressions Landscape & Design - Historic District.

Attachments: [384 North Main Street Submittal](#)

Mr. Marcus Peters, Lasting Impressions Landscape & Design, was present for the meeting.

Mr. Sugar introduced the application to replace an existing fence that has rails on the outside with a fence that has rails on the inside and will be set back 12 inches from the sidewalk.

Mr. Peters stated the fence will be painted white with identical, custom made parts to match the existing fence.

Ms. Marzulla stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Ms. Davis accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Grant seconded the motion. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- E.** [AHBR 19-456](#) **81 East Streetsboro Street (Historic District)**
Fence (3' 6" Picket)
Submitted by Abbey Valentine - Historic District - recommend referral to Historic District
Attachments: [81 East Streetsboro Street Submittal](#)
- Ms. Abbey Valentine and Mr. Tommy Valentine, homeowners, were present for the meeting and answered questions regarding the application.
Mr. Sugar introduced the application for an extension of a fence where the applicant has acquired the next door property and would like to extend a fence of the same style and height as the fence on their current property, which is three and one-half feet tall.
- Ms. Marzulla stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Ms. Davis accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Caputo seconded the motion. The motion was approved by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- F.** [AHBR 19-417](#) **1453 West Prospect Street**
Accessory Structure (Detached Garage)
Submitted by Gordon Costlow
Attachments: [1453 West Prospect Street Submittal](#)
- Mr. Gordon Costlow, designer, was present for the meeting and stated his agreement to move two windows to eliminate a fenestration problem.
Mr. Sugar introduced the application for a detached garage with a 26 x 36 footprint on a large lot that will match the design of the house. The Board discussed the application of shake siding in the gable ends.
- Mr. Captuo made a motion to approve the application with the condition that two windows be moved to eliminate the fenestration problem in the staff notes. Mr. Morris seconded the motion. The motion was approved by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- G.** [AHBR 19-432](#) **679 West Streetsboro Street**
Alteration (Window Replacement)
Submitted by Kim Stark, Anderson Windows.
Attachments: [679 West Streetsboro Street Submittal](#)
- Mr. Chris Milawicki, Renewal by Anderson, and owners, Mrs. and Mr. Deborah and John Gerbetz, were present for the meeting.
Mr. Sugar introduced case regarding new casement windows, without grids, that do not match the typical windows of this house.
Mr. Gerbetz noted original windows that face the lake, are being replaced with the proposed windows, without grids, which will enhance the sightline towards the lake. The Board discussed the differing window styles and their visibility from neighboring properties.
- A motion was made by Mrs. Davis, seconded by Mr. Morris, that this AHBR Application be approved. The motion carried by the following vote:**

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

H. [AHBR 19-444](#) 82 Church Street (Historic District)

Alteration (Window Replacement)

Submitted by Sheng Chan - Historic District

- a) *Staff notes vinyl windows were recently installed in place of wood windows. Applicant is requesting to replace recently installed vinyl windows with wood as Architectural Design Standards require substitute materials to be compatible in proportion, size, style, composition, design, color and texture with historic materials.*
- b) *Staff notes wood window stops were also removed with the areas wrapped in vinyl. Revise scope of work to include wood replacement.*

Attachments: [82 Church Street submittal 6-26-19](#)

Mr. Sheng Chin, handyman, was present for the meeting.

Mr. Sugar introduced the application for replacement of vinyl windows with wood replacement windows.

The Board requested that Mr. Sugar schedule a site visit to review the application.

This matter was discussed

I. [AHBR 19-455](#) 56 College Street (Historic District)

Alteration (Roof Shingle Replacement)

Submitted by Bill Buehl - A & B Roofing - Historic.

Attachments: [56 College Street Submittal](#)

Mr. Bill Buehl, A & B Roofing, was present for the meeting.

Mr. Sugar introduced the application to replace 3-tab shingles with dimensional shingles.

Ms. Marzulla stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Grant accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Caputo seconded the motion. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- J.** [AHBR 19-459](#) **163 East Streetsboro Street**
Addition & Alteration (2nd Floor Addition & 1st Floor Living Space)
Submitted by William Gotts.
Attachments: [163 E Streetsboro Submittal](#)
- Mr. Bill Gotts, homeowner, was present for the meeting.
Mr. Sugar, introduced the application for a sunroom renovation on the right side of the building with siding and a brick foundation to match the existing. Mr. Sugar noted the back of the house will have a second story addition above the existing bump out.
- A motion was made by Mr. Caputo, seconded by Mrs. Davis, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- K.** [AHBR 19-410](#) **5642 Brookshire Drive (Nottingham Gate Estates, Phase V, Lot 26)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Laura DiNovi Anderson, Hudson Builders.
Attachments: [Plans Revised](#)
- Ms. Laura DiNovi Anderson, Hudson Builders, and Mr. Peter Ells, designer, were present for the meeting.
Mr. Sugar introduced the application for a single family home and noted the horizontal siding on the garage dormer.
The Board and applicants discussed the horizontal siding and garage dormer.
- 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:** 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- VII. Other Business**
- Chair Drummond thanked Ms. Marzulla on the occasion of her last meeting after 12 years on AHBR.
Mr. Sugar announced that Mr. John Workley was appointed to the Board and Mr. Caputo was reappointed to the Board.
- This matter was discussed**
- A.** [AHBR 5-22-19](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: May 22, 2019.**
Attachments: [AHBR Minutes May 22, 2019 - draft](#)
- Ms. Marzulla made a motion, seconded by Mr. Bach that the minutes of May 22, 2019 be approved as submitted.**

VIII. Adjournment

Mr. Caputo made a motion to adjourn, seconded by Ms. Marzulla. The motion was approved unamously.

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