



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

Keri Zipay, Planning Technician

Wednesday, September 27, 2017

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

Absent: 2 - Mr. Caputo and Mr. Congin

Staff in attendance: Mr. Hannan, City Planner and Mr. Joe Campbell, Executive Assistant.

III. Public Comment

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

IV. Consent Applications

There were no consent agenda items.

V. Old Business**A. [1350](#)****70 College Street**

Alteration (siding replacement at the garage) Fence (6 Ft. wood privacy fence and 36" wood picket)

Submitted by Mark Hannum - *Historic District*

Attachments: [70 College Street Submittal](#)

Mr. Mark Hannum, the applicant was present for the meeting and discussion regarding cedar siding on the garage as well as the fence location and materials.

A site visit was conducted by the Historic District Subcommittee on September 22, 2017.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the following condition:

1) Incorporate cedar siding as the replacement material.

A motion was made by Mr. Morris, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

VI. New Business**A. [1799](#)****186 N Main Street**

Sign (Projecting sign - **Farmers' Insurance**)

Submitted by Brian Moravick - *Historic District*

Attachments: [186 N Main Submittal](#)

Mr. Brian Moravick, the applicant and Mr. Sam Peak were present for the meeting and discussion regarding the proposed size and color of the sign.

Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness with the following conditions:

- 1) The length to be elongated and height reduced**
- 2) The corporate logo moved from the top of the sign to one of the sides even with the lettering**
- 3) The background color changed to a neutral color that matches the building trim**
- 4) The use of raised lettering on some type of dimensional material.**
- 5) Revised design to be forwarded to the Board chair to confirm conditions have been addressed.**

Mr. Waldeck moved to accept the recommendation of the Historic District Subcommittee, seconded by Mr. Grant.

The motion carried by the following vote:

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

B. [1877](#)**7251 Herrick Park**

Accessory Structure (detached garage)

Submitted by Richard & Rachel LeBlanc

Attachments: [7251 Herrick Park Submittal](#)

Mr. Rick LaBlanc, the applicant was present for the meeting and discussion of this detached garage.

A motion was made by Mr. Waldeck, seconded by Mr. Morris that this AHBR application be approved with the following condition:

- 1) An additional window be added to the two side elevations.**
- 2) A seven foot by six foot door be added to the back of the structure.**

The motion carried by the following vote:

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

C. [1769](#)**172 Aurora Street**

Alteration (remove and replace roofing on back garage, remove chimney brick to roof line and board over)

Submitted by A & B Roofing - Historic District

Attachments: [172 Aurora St submittal](#)

Mr. Billy Buehl, the contractor was present for the meeting and discussion regarding the roof replacement and the removal of the chimney.

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 submitted.

A motion was made by Mr. Waldeck, seconded by Mr. Grant to accept the recommendation of the Historic District Subcommittee.

The motion was approved by the following vote:

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

D. [1873](#)**168 Hudson Street**

Alteration (roof replacement)

Submitted by A & B Roofing - Historic District

Attachments: [168 Hudson St. submittal](#)

Mr. Billy Buehl, the contractor was present for the meeting regarding replacing asphalt shingles.

Mr. Waldeck 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 submitted.

A motion was made by Mr. Grant seconded by Ms. Marzulla to accept the recommendation of the Historic District Subcommittee.

The motion was approved by the following vote:

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

E. [1812](#)

258 N Main Street

Alteration (Revision to rear elevation doors and windows, addition of glass block at rear elevation)

Submitted by Jib Guzardo - Historic District

Attachments: [258 N Main St - submittal](#)

Mr. Shawn Coblenz, the contractor was present for the meeting and discussion.

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 with the following condition:

1) The removal of the glass block window and installation of the approved window.

A motion was made by Mr. Morris seconded by Mr. Waldeck to accept the recommendation of the Historic District Subcommittee.

The motion was approved by the following vote:

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

F. [1534](#)

5984 Nicholson Drive

Addition (addition to existing screened porch and alterations to screen openings)

Submitted by Precision Siding and Construction

Attachments: [5984 Nicholson Drive - submittal](#)

Mr. Corby and Ms. Wendy Mathisen, the homeowners, were present for the meeting and discussion.

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

The motion carried by the following vote:

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

G. [1860](#)

7807 Valley View Road

Addition (bedroom)

Submitted by Lewis Bennett

Attachments: [7807 Valley View Road Submittal](#)

Mr. Louis Bennett, the applicant was present for the meeting.

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

The motion carried by the following vote:

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

- H. [1730](#) **5722 Timberline Trail (Reserve at River Oaks S/L 101)**
 New Construction (two story single family house)
 Submitted by Pulte Homes

Attachments: [5772 Timberline Trail](#)

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

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

The motion carried by the following vote:

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

VII. Other Business

VIII. Approval of Minutes

- A. [AHBR 9-13-2017](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF
REVIEW MEETINGS. SEPTEMBER 13, 2017**

Attachments: [AHBR MINUTES 9-13-2017 DRAFT](#)

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that the Minutes be approved as submitted.

The motion carried by the following vote:

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

IX. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:32 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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