



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Chris Waldeck

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, April 27, 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 7:30 p.m. in the meeting room of Town Hall.

II. Roll Call

Present: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

Absent: 1 - Mr. Grant

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

III. Public Comment

Ms. Julie Ann Hanscak, of 60 Division Street, addressed the Board regarding the proportions and dimensions of the window replacement at 43 North Oviatt Street and the President's house at Western Reserve Academy.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Morris, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Seiple, Mr. Morris and Mr. Waldeck

- A. [2016-137](#) **136 Cheshire Drive**
Addition (bedroom and bonus room, siding replacement)
Submitted by David Moore Builders
This AHBR Application was approved on the consent agenda.
- B. [2016-147](#) **5575 Abbyshire Drive**
Addition (screened in porch)
Submitted by Legacy Remodeling Team
This AHBR Application was approved on the consent agenda with the following condition:
a) Zoning certificate to state the screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation to match the house.
- C. [2016-149](#) **57 York Drive**
Addition (master suite addition) Alteration (front entry portico)
Submitted by Payne & Payne
This AHBR Application was approved on the consent agenda.
- D. [2016-146](#) **119 South Main Street**
Alteration (frame in and side existing sun porch)
Submitted by Legacy Remodeling Team
This AHBR Application was approved on the consent agenda.
- E. [2016-077](#) **2373 Red Coach Lane**
Fence (four foot aluminum) Accessory Structure (inground pool, spa)
Submitted by Classic Construction & Pool Co. Inc.
This AHBR Application was approved on the consent agenda with the following condition:
a) Conditional upon approval from City Engineering department.

V. Old Business**A. [2016-060](#) 43 North Oviatt Street**

Alteration (replace installed vinyl clad windows at the front elevation and north side elevation with Andersen Woodwright windows)

Submitted by David Moore Builders LLC - Historic District

The Historic District Subcommittee reviewed the application. Mr. David Moore, the contractor, was present for the meeting. The setback of the windows from the trim was discussed. The Historic District Subcommittee recognized that the newly proposed window is more appropriate than what was installed. Mr. Drummond stated that all windows on the historic portion of the house should also be replaced with the newly proposed windows, in addition to the front elevation. The subcommittee requested the four windows on the north side elevation also be replaced with the proposed Andersen Woodwright windows. Mr. Moore indicated that he could not add the additional four windows at this meeting and withdrew the application to a future meeting.

VI. New Business**A. [2016-144](#) 47 Aurora Street**

Accessory Structure (storage shed)

Submitted by Allen Park - Historic District

The Historic District Subcommittee reviewed the application. Mr. Allen Park, the applicant, was present for the meeting. The location of the proposed shed and the location of the other shed and playground on the property were discussed.

Mrs. Church 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 conditions:

- a) Incorporate additional landscaping around the shed.**
- b) Shed to be painted dark brown.**
- c) Conditional upon Engineering Department review of impervious surface coverage.**

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

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- B.** [2016-087](#) **1819 Barlow Road**
Alteration (fourteen replacement windows, prairie style grids on the front elevation)
Submitted by Renewal by Andersen
- Mr. Terry Clemas, the homeowner, and Mr. Domenic Iammarino, the contractor, were present for the meeting. The grid patterns of the existing windows and the application of the Hardie board siding on the front elevation were discussed. Mr. Drummond requested that the homeowner install grids on the rear elevation windows. The Board determined the front elevation siding was acceptable as installed.
- A motion was made by Ms. Marzulla, seconded by Mrs. Church, that this AHBR Application be approved with the following condition:**
a) Incorporate prairie style grids in the windows at the rear elevation of the main house.
The motion carried by the following vote:
- Aye:** 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- C.** [2016-148](#) **128 Hudson Street**
Alteration (roof replacement)
Submitted by Done with Pride Home Renovations - Historic District
- The Historic District Subcommittee reviewed the application. Mr. and Mrs. Anderssen, the homeowners, were present for the meeting. The proposed soffit and ridge vents, the existing gutters, and roof pitches were discussed.
- Mrs. Church 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 Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.**
The motion carried by the following vote:
- Aye:** 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- D.** [2016-145](#) **29 East Streetsboro Street**
Addition (screened in porch, laundry and kitchen) Alteration (front porch alteration, replace aluminum siding)
Submitted by Allan Sveda - Historic District
- The Historic District Subcommittee reviewed the application. Mr. Allen Sveda, the applicant, was present for the meeting. The applicant reviewed the proposed changes. The proposed front entry and material of the front door, and proposed windows were 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. Morris, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.**
The motion carried by the following vote:
- Aye:** 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- E.** [2016-150](#) **7379 Stoneyledge Circle**
Addition (three season room)
Submitted by Rose Dostal
- Ms. Rose Dostal, of RMD Designs, and Ms. Leith, the homeowner, were present for the meeting. The trapezoid windows were discussed. Ms. Marzulla expressed concerns with the contemporary design for the addition on a Colonial style house.
- A motion was made by Mr. Morris, seconded by Mr. Seiple, that this AHBR Application be approved as submitted.**
The motion carried by the following vote:
- Aye:** 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- F.** [2016-136](#) **130 North Oviatt Street - Western Reserve Academy**
Non-Residential Addition (maker space entrance)
Submitted by Neville Architects - Historic District
- Mr. Jim Neville, the architect, and Mr. Jeff Jacob, of Western Reserve Academy, were present for the meeting. Mr. Neville presented revised plans and gave an overview of the proposed project. There was discussion on the proposed hip roof.
- 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 revised.**
- A motion was made by Mr. Waldeck, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.**
The motion carried by the following vote:
- Aye:** 6 - Mrs. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- G.** [2016-124](#) **60 Village Way - 3 Palms Restaurant**
Fence (Six foot wood picket)
Submitted by Liquid Living
- The application was withdrawn since the applicant was not present for the meeting. The Board requested a photo of the full view of the building and proposed fence location. There were concerns with the proximity to the sidewalk and covering an architectural element of the building.
- VII. Other Business**
- A.** [TMP-1956](#) **Project Introduction**
Western Reserve Academy - Preliminary concept design for the President's House Admission Center
- Mr. Jeff Jacob, of Western Reserve Academy, and Mr. Bob Russ and Mr. John Evans of MacLachlan Cornelius, & Filoni Architects, were present for the meeting. Mr. Russ gave an overview of the project. The Board reached a consensus that they preferred the second option of the two that were presented.

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:29 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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