



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

James Grant

Chris Waldeck

Nicholas Sugar, Associate Planner

Wednesday, June 13, 2018

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. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mr. Waldeck

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

There were no items on the consent agenda.

V. Old Business

[3590](#)**85 Division Street (Historic District)**

Alteration (Siding Replacement)

Submitted by Marybeth Murphy - Historic District

Attachments: [85 Division Street Submittal](#)

Ms. Marybeth Murphy, owner of the property was present for the meeting and discussion.

Mr. Sugar introduced the case to replace all of the siding on the structure with Hardie clapboard. The Cleveland Restoration Society's representative reported that clapboard was suitable and the structure probably had clapboard originally.

The Board expressed concern that putting clapboard on the house would change the historical nature of this home with shake shingles and stated that no evidence was shown to convince the Board that the house had clapboard originally and that this is one of the few homes in the historic district that is a shake house. The Board requested estimates for shake replacement and repair from contractors.

By consent the Board and Ms. Murphy agreed to continue the application.

The application was continued.

[3920](#)**48 Aurora Street (Historic District)**

Addition, Alteration (Skylights)

Submitted by Samantha Ayotte, Peninsula Architects - Historic District -
recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 -
no recommendation.

Attachments: [48 Aurora Street Submittal](#)

Mr. Nick Sirna was present for the meeting and discussion.

Mr. Sugar noted that a site visit was done by the Board and described the change in the scope of work from the previous meeting. A skylight is now proposed in lieu of a dormer. Also, the tablet of Moses window on the front facade will remain unchanged per the updated drawings.

The Board discussed the type of roofing material, it was agreed that if the roof material is changed from what is presently on the house, it must first be approved by AHBR.

Ms. Marzulla reported that the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as presented. Mr. Grant accepted the recommendation and made a motion, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

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

VI. New Business

[3612](#)**89 First Street**

Signs (Projecting -Fairway Independent Mortgage Corp.)

Submitted by Fairway Independent Mortgage Corp.

Attachments: [89 First Street Submittal](#)

Ms. Nikki Zias, representing Fairway Mortgage, was present for the meeting and discussion.

Mr. Sugar requested applicant to show sample of the proposed sign lettering, which she did.

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved with a change to a matte finish for the lettering.**The motion carried by the following vote:****Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris[4051](#)**112 First Street**

Alteration (Renovation to Store Front)

Submitted by James Garrison, Shremshock Architects

Attachments: [112 First Street Submittal](#)
 [Historic District Map](#)

The Board questioned if this address is in the Historic district. Mr. Sugar said he will reasearch the issue and report back to AHBR.

Mr. James Garrison, of Shremshock Architects was present for the meeting and discussion.

A motion was made by Mr. Grant, seconded by Mr. Caputo, that this AHBR Application be approved.**The motion carried by the following vote:****Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris[3350](#)**72 Clairhaven Road**

Addition & Accessory Structure (Detached Garage)

Submitted by Paul Palumbo

Attachments: [72 Clairhaven Street Submittal](#)

Mr. Paul Palumbo was present for the meeting and discussion.

Mr. Sugar gave a description of the project and noted that BZBA has issued a variance for a garage in the side yard.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved.**The motion carried by the following vote:****Aye:** 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

[3925](#)**6572 Regal Woods Drive (The Reserve at River Oaks, Phase II, Lot 83)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

Attachments:[6572 Regal Woods Drive Submittal](#)

Ms. Jamey Heinzman was present for the meeting and discussion regarding this new construction.

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

The motion carried by the following vote:

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

VII. Other Business[3558](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
May 23, 2018****Attachments:**[AHBR Minutes 5-23-2018](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the May 23, 2018 minutes be approved as submitted.

The motion carried by the following vote:

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

A.) Mr. Sugar stated that Phase II design meeting dates are undetermined.

B.) Ms. Marzulla requested that Mr. Sugar find out if a search can be made for administrative approvals on properties by address.

VIII. Adjournment

A motion was made by Mr. Grant, seconded by Mr. Morris, that this be adjourned. The motion carried by an unanimous vote.

Hearing no further business, Chair Drummond adjourned the meeting at 8:41 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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