



# City of Hudson, Ohio

## Meeting Minutes - Draft

### Architectural & Historic Board of Review

*David Drummond, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*Frank Congin*  
*James Grant*  
*Jim Seiple*  
*Chris Waldeck*

*Denise Soloman, Associate Planner*  
*Keri Zipay, Planning Technician*

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Wednesday, July 13, 2016

7:30 PM

Town Hall

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#### I. Call To Order

Acting Chair Marzulla 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:** 5 - Mr. Congin, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

**Absent:** 2 - Mr. Drummond and Mr. Seiple

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

#### III. Public Comment

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

#### IV. Consent Applications

**A motion was made by Mr. Grant, seconded by Mr. Waldeck, to approve the Consent Agenda.**

**The motion carried by the following vote:**

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

- A.        [2016-263](#)        **80 West Streetsboro Street**  
Sign (two building signs, one ground sign placard, entrance/exit signs- **First National Bank**)  
Submitted by Howard Industries  
**This AHBR Application was approved on the consent agenda.**
- B.        [2016-270](#)        **103 First Street**  
Sign (one building and one projecting sign - **Scout & Molly's**)  
Submitted by Becker Signs  
**This AHBR Application was approved on the consent agenda.**
- C.        [2016-251](#)        **1895 South Tannery Road**  
Alteration (front entry door, siding, shutters, window, and sliding door replacement, new stone at the front elevation under the porch, remove screen on porch and replace with railing - work was started prior to approval of a zoning certificate)  
Submitted by Ivan Troyer  
**This AHBR Application was approved on the consent agenda.**
- D.        [2016-266](#)        **266 Atterbury Boulevard**  
Alteration (Hardieboard siding, shake siding in front elevation gable and porch inset, board and batten shutters)  
Submitted by Props Consulting  
**This AHBR Application was approved on the consent agenda.**
- E.        [2016-275](#)        **57 York Drive**  
Addition (front porch, replace window with new doors at front elevation)  
Submitted by Payne & Payne  
**This AHBR Application was approved on the consent agenda.**

## **VI.        New Business**

- A.        [2016-169](#)        **250 Oldham Way**  
Accessory Structure (replacement of inground pool, extension of 4' aluminum fence)  
Submitted by Premier Pools -BZBA approval of a variance to allow an accessory structure in the side yard on June 16, 2016 - Docket #2016-13  
Mr. and Mrs. Aaron Chokan, the homeowners, were present for the meeting.  
  
**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. Congin, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

**B.**      [2016-257](#)**205 Ravenna Street**

Alteration (window, siding, and door replacement, changes to window and door location and dimensions, alteration to the front porch, new deck material and railing - work was started prior to approval of a zoning certificate)

Submitted by William Gotts

Mr. Nino Monaco, the applicant's father-in-law, was present for the meeting. The condition of the house, the grid pattern of the windows, and the existing cedar shake siding were discussed.

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

**a) A uniform grid pattern will be incorporated in the new windows.**

**The motion carried by the following vote:**

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

**C.**      [2016-267](#)**21 Aurora Street - Christ Church Episcopal**

Non-Residential Alteration (roof replacement at the Beebe House)

Submitted by Gabe Lefebvre - Historic District

The Historic District Subcommittee reviewed the applicant. Mr. Gabe Lefebvre, the applicant, was present for the meeting. Mr. Lefebvre brought a sample of the proposed roofing for the Board to review. The material of the other existing roof sections and the conditions of the existing copper gutters were discussed. The subcommittee indicated the copper gutters should be preserved if possible.

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

**The motion carried by the following vote:**

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

**D.**      [2016-269](#)**2456 Ravenna Street**

Addition (front portico, master suite, laundry, screened porch) Alteration (siding and shutter replacement, new garage doors at existing barn)

Submitted by Herschman Architects

Mr. Anthony Santora and Ms. Bethany Roman, of Herschman Architects, were present for the meeting. The proposed front porch roof, the screened porch foundation, the proposed transom windows, and the shutters at the double windows were discussed.

**A motion was made by Mr. Grant, seconded by Mr. Waldeck, that this AHBR Application be approved with the following conditions:**

**a) No kitchen facilities are included with this addition.**

**b) Incorporate 8" columns with a drop header at the front porch.**

**c) Split the side elevation double windows to two double hung windows with shutters.**

**d) Remove fixed windows at the front elevation and adjust the window spacing.**

**e) Paint entire house foundation.**

**f) Conditional upon approval from City Engineering department.**

**The motion carried by the following vote:**

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

**VII. Other Business****A. [TMP-2115](#)****7533 Valerie Lane**

Informal Discussion - massing and design of proposed new house

Mr. and Mrs. Sredinski, the homeowners, and Mr. Jeff Miller, of Rembrandt Homes, were present for the meeting. The updated proposed new house plans were discussed. The Board determined that the revised proposed massing is acceptable.

**B. [TMP-2143](#)****6290 Stone Road**

Informal Discussion - front yard setback

Mr. and Mrs. Manzetti, the homeowners, and Mr. the architect, were present for the meeting. The front yard setback, orientation, and the design style of the house were discussed. The Board determined that the proposed setback would be acceptable. The Board also offered guidance on the potential design of the new house.

**C.**

Ms. Soloman said staff anticipates the application for alterations to the Western Reserve Academy President's house will be submitted for formal review at the next AHBR meeting. There was discussion on requesting a report from a consultant for this project.

**A motion was made by Mr. Grant, seconded by Mr. Congin, to request a review of the application submittal by the Historic Preservation Consultant, Ted Sande.**

**The motion carried by the following vote:**

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

**VIII. Adjournment**

**Hearing no further business, Acting Chair Marzulla adjourned the meeting at 9:14 p.m.**

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**Allyn Marzulla, Acting Chair**

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**Arthur Morris, Secretary**

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**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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