



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

Wednesday, July 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: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

Absent: 3 - Mr. Morris, Mr. Seiple and Mr. Waldeck

Staff in attendance: Mr. Hannan, City Planner (8:00 p.m.); Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board on any agenda item.

Mr. Donovan Husat, of 5761 Nicholson Drive and the Hudson Heritage Association, addressed the Board regarding the proposed project at the Western Reserve Academy President's House. Mr. Husat spoke in opposition of the proposed window replacement, and would like to see the existing windows restored. He thought replacing the windows could compromise the historic value of the building and recommend obtaining the viewpoint from an independent source.

Ms. Julie Ann Hanscak, of 60 Division Street and the Hudson Heritage Association, addressed the Board in regards to replacing the windows at the President's house and also indicated she would like to see the existing windows restored. She provided a copy of the National Park Service Preservation Brief #9 as a resource for the Board.

IV. Consent Applications

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

- A. [2016-306](#) **45 West Streetsboro Street**
Sign (one building sign and lighting replacement - **True North**)
Submitted by Diamond Z Engineering
This AHBR application was approved on the consent agenda.
- B. [2016-280](#) **6546 Thornbrook Circle**
Addition (living room)
Submitted by David Moore Builders, LLC
This AHBR application was approved on the consent agenda.
- C. [2016-298](#) **1420 Plantation Drive**
Addition (first floor master suite, new vinyl rail at front porch)
Submitted by Dennis Saxe
This AHBR application was approved on the consent agenda.
- D. [2016-304](#) **2910 Barlow Road**
Addition (deck)
Submitted by Southerland Custom Builders - BZBA approval of a variance to the minimum rear yard setback on May 19, 2016 - Docket #2016-08
This AHBR application was approved on the consent agenda.

VI. New Business**A. [2016-286](#)****7 Bard Drive**

Fence (four foot rope rail fence, installed prior to approval of a zoning certificate)

Submitted by Jessica Parker

Ms. Jessica Parker, the property manager, and the maintenance supervisor for the apartment complex, were present for the meeting. The Board inquired about the function of the newly installed rope fence. The Board indicated that this style and material of fence do not meet the design standards. The applicants opted to return to the Board with a different option.

This matter was withdrawn until a future meeting.

B. [2016-294](#)**82 Aurora Street**

Alteration (replace slate roof at the rear of the main house with asphalt shingles)

Submitted by A&B Roofing - Historic District

The Historic District Subcommittee reviewed the application. Mr. Billy Buehl, of A&B Roofing, and Mr. Thomas Deweese, the homeowner, were present for the meeting. The condition of the existing roof and the estimated cost for slate replacement were discussed. The Historic District Subcommittee requested a site visit to the property.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended using the two week review period to visit the site.

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

C. [2016-315](#)**98 Aurora Street**

Alteration (wood siding replacement on east elevation)

Submitted by Highland Square Restoration - Historic District

The Historic District Subcommittee reviewed the application. Mr. John Campanelli, the homeowner, was present for the meeting. The proposed siding alteration was discussed.

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. Congin, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

- D.** [2016-316](#) **37 Church Street**
Alteration (replace slate roof at detached garage)
Submitted by Noel and Mary Becker - Historic District
The Historic District Subcommittee reviewed the application. Mr. Noel Becker, the homeowner, was present for the meeting. The condition of the existing garage roof and the intent of the homeowner to replace with slate were discussed. An actual sample of the slate was provided.
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. Congin, seconded by Ms. Marzulla, to to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- E.** [2016-299](#) **141 North Hayden Parkway**
Addition (front porch replacement)
Submitted by Legacy Remodeling Team
Mr. Bill Young, of Legacy Remodeling Team, was present for the meeting. The variation in front yard setback to the adjacent properties was discussed. The Board determined the setback change due to the increased size of the porch was acceptable was presented.
A motion was made by Ms. Marzulla, seconded by Mr. Congin, that this AHBR Application be approved as presented.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- F.** [2016-303](#) **200 Laurel Lake Drive Villa 26**
Addition (enclosed porch)
Submitted by Jim Fausnight
The application was withdrawn to a future meeting since the applicant was not present for the meeting.

G. [2016-309](#)**58 Owen Brown Street**

Addition (three car attached garage with second floor living space)

Submitted by Ronald Zelenak - Historic District

The Historic District Subcommittee reviewed the application. Mr. Ronald Zelenak, the applicant, was present for the meeting. Mr. Zelenak agreed to incorporate Hardieboard for the fascia, cornerposts, and soffits. The size of the first and second floor windows and the window grid style 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 revised with the following conditions:

- a) Right elevation window sills will match windows at the left elevation.**
- b) Left elevation windows on the first floor are 30" as shown in the specification sheet.**
- c) Fascia and soffits to be Hardieboard, Azek, or wood.**
- d) Conditional upon Engineering department site plan approval.**

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

H. [2016-307](#)**5662 Timberline Trail**

Alteration to New Construction (change to previously approved front elevation)

Submitted by Pulte Homes

Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. There was discussion on the proposed change to the front elevation gable detail.

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

- a) Remove the 1x8 trim band at the front elevation gable and add a window header.**
- b) The bottom chord of the gable detail will be lowered to the midpoint of the rake board.**

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

I. [2016-272](#)**6731 Majestic Oaks Drive (The Reserve at River Oaks S/L 43)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The suggestion to incorporate a stone base at the porch columns was discussed. The Board determined the columns were appropriate as proposed.

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

- J.** [2016-305](#) **1101 Redwood Boulevard - Trails of Hudson**
Alteration (shift end unit garages forward and relocate front entrance to the side elevation)
Submitted by Redwood Living
Mr. David Mann of MPG Architects, and Mr. Ben Weinerman of Redwood Acquisition, were present for the meeting. The revised footprint and exterior elevations for several buildings in Phase II of the Trails of Hudson were discussed.
A motion was made by Ms. Marzulla, seconded by Mr. Congin, that this AHBR Application be approved with the following condition:
a) Incorporate the revised footprint into updated project development plans showing the alteration at each building with this condition.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- L.** [2016-308](#) **153-155 College Street**
Non-Residential Alteration (Alterations to the **Western Reserve Academy President's House**)
Submitted by MacLachlan, Cornelius, & Filoni, Inc. - Historic District
The Historic District Subcommittee reviewed the application. Mr. Jeff Jacot of Western Reserve Academy, and Mr. Bob Russ and Mr. Jon Adams of MacLachlan, Cornelius & Filoni Inc., were present for the meeting. The proposed alterations to the President's house were discussed. The Board indicated they would like to visit the site.
Ms. Marzulla reported that all members of the Historic District Subcommittee recommend using the two meeting review period to visit the site.
A motion was made by Mr. Congin, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- VII. Other Business**

Mr. Hannan updated the Board on the status of the proposed Charter amendments scheduled for Planning Commission review at the August 8, 2016 meeting.
- B.** [TMP-2177](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
A motion was made by Mr. Grant, seconded by Ms. Marzulla, that the June 22, 2016 and July 13, 2016 meeting minutes be approved.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:55 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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