



# City of Hudson, Ohio

## Meeting Minutes - Final

### 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, November 9, 2016

7:30 PM

Town Hall

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#### 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:** 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

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

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

#### III. Public Comment

Chair Drummond opened the meeting to public comment for anyone wanting to address the Board on any item. There were no comments; however, Mr. Drummond acknowledged receipt of two emails from Mr. Donovan Husat, President of Hudson Heritage Association, and Mr. David Adams, 172 Aurora Street, regarding the new house proposed at 135 Franklin Street.

#### IV. Consent Applications

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

The motion carried by the following vote:

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

- A.        [2016-525](#)        **51 South Main Street**  
Sign (one building sign - **John Robert's Studio**)  
Submitted by Carl Rappaport, Sign-Lite  
**This AHBR Application was approved on the consent agenda.**
- B.        [2016-533](#)        **180 West Streetsboro Street Suite 5 - Jaipur Junction**  
Alteration (awning replacement)  
Submitted by Ohio Awning and Mfg. Co  
**This AHBR Application was approved on the consent agenda.**
- C.        [2016-527](#)        **7680 Valley View Road**  
Fence (wood split rail with wire mesh on the interior)  
Submitted by Elizabeth Leonard  
**This AHBR Application was approved on the consent agenda.**
- D.        [2016-529](#)        **2788 Blue Heron Drive**  
Alteration (portico over existing front stoop)  
Submitted by Palumbo Renovations  
**This AHBR Application was approved on the consent agenda.**
- E.        [2016-530](#)        **88 North Hayden Pkwy**  
Alteration (Add two dormers at the front elevation, window and door alterations)  
Submitted by William Gotts  
**This AHBR Application was approved on the consent agenda.**

V.        **Old Business**

- A.        [2016-458](#)        **135 Franklin Street**  
New Residential Construction (single family two-story house)  
Submitted by Peninsula Architects - Historic District  
A site visit was performed at this property on November 2, 2016. Ms. Marzulla, Mr. Drummond, Mr. Waldeck, Ms. Soloman, and Mr. Matava were present.  
  
The Historic District Subcommittee reviewed the application. Mr. Matava of Peninsula Architects was present for the meeting. The compatibility of the house, as compared to the surrounding properties, the front yard setback, and the driveway location were discussed. Mr. Matava withdrew the application to consider other options for relocating the driveway.  
**This application was withdrawn to a future meeting.**

**VI. New Business**

- A.**        [2016-481](#)        **220 North Main Street**  
Sign (one building and one projecting - **The Farmhouse on Main**)  
Submitted by The Farmhouse on Main LLC - Historic District  
  
The Historic District subcommittee reviewed the application. Mr. Chris Logan, co-owner of the business, was present for the meeting. The size and the material of the letters were discussed. The application was withdrawn and the applicant will return with a revised proposal for the sign.  
  
**This application was withdrawn to a future meeting.**
- B.**        [2016-483](#)        **2642 East Streetsboro Street**  
Accessory Structure (shed)  
Submitted by Joe Archer  
  
Joe and Tricia Archer, the homeowners, were present for the meeting. The design elements of the shed, including roof shape, cornerboards and the metal roof were discussed.  
  
**A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved as constructed**  
**The motion carried by the following vote:**  
  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- C.**        [2016-512](#)        **128 Hudson Street**  
Alteration (replace three windows with sliding door and steps)  
Submitted by Barbara G. Lochridge - Historic District  
  
The Historic District Subcommittee reviewed the application. Ms. Barbara Lochridge, the homeowner, was present for the meeting. The proposed alterations and steps 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. Waldeck, seconded by Mr. Congin, to accept the recommendation of the Historic District Subcommittee.**  
**The motion carried by the following vote:**  
  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- D.**        [2016-516](#)        **262 Bridgewater Circle**  
Addition (screened porch and deck)  
Submitted by Dennis A Saxe Architect  
  
Mr. Dennis Saxe, the architect, was present for the meeting. The size of the porch columns was discussed.  
  
**A motion was made by Mr. Waldeck, seconded by Mr. Congin, that this AHBR Application be approved as submitted with the following condition:**  
**a) The screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation to match the house.**  
**The motion carried by the following vote:**  
  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- E.**        [2016-517](#)        **2636 Doug Avenue**  
Addition (add storage area at existing attached garage)  
Submitted by James R Wilson  
Mr. James Wilson, the contractor and applicant, was present for the meeting. A revised roof plan was provided as requested.  
**A motion was made by Mr. Congin, seconded by Mr. Morris, that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- F.**        [2016-528](#)        **5427 Towbridge Drive**  
Addition (addition to attached garage)  
Submitted by Legacy Remodeling Team  
Mr. Bill Young of Legacy Remodeling Team was present for the meeting. Revised plans were provided at the meeting. There was discussion on the size and scale of the proposed addition and the offset from the front face of the main house.  
**A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved with the following condition:**  
**a) The front face of the addition will be recessed a minimum of 12 " from the front face of the main house**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- G.**        [2016-474](#)        **309 West Streetsboro Street (Hampshire Estates S/L 9)**  
New Residential Construction  
Submitted by All Service Construction  
Mr. Greg Pavlik and Ms. Noelle Frantz, the property owners, and Mr. Dale Chait, the contractor, were present for the meeting. Revised plans were provided at the meeting. The proposed windows, fireplace vent location, the garage roof, and the foundation material were discussed.  
**A motion was made by Mr. Congin, seconded by Mr. Morris, that this AHBR Application be approved with the following conditions:**  
**a) Show the location of the A/C unit and utility meters on the site plan.**  
**b) Provide a cross section of the proposed windows and trim.**  
**c) The fireplace vent must be located at the rear.**  
**d) All steps will have solid risers.**  
**e) The foundation will be a stone material.**  
**f) Conditional upon approval from City Consultant Engineer.**  
**g) Conditional upon approval from City Consultant Landscape Architect.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- H.**        [2016-475](#)        **6621 Wildwood Court (Reserve at River Oaks S/L 19)**  
New Residential Construction (Single family two-story house)  
Submitted by Pulte Homes
- Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The board discussed the look alike issue with the house at subplot 22 and determined the plans were acceptable as presented.
- A motion was made by Mr. Congin, seconded by Mr. Waldeck, that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**
- Aye:**    4 -    Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck
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- I.**        [2016-477](#)        **5636 Woodview Court (Reserve at River Oaks S/L 68)**  
New Residential Construction (Two-story single family house)  
Submitted by Pulte Homes
- Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The board discussed the look alike issue with the house at subplot 65 and determined the plans were acceptable as presented.
- A motion was made by Mr. Waldeck, seconded by Ms. Marzulla, that this AHBR Application be approved as submitted.**  
**The motion carried by the following vote:**
- Aye:**    4 -    Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

## **VII.      Other Business**

- A.**        [TMP-2383](#)        **6463 Hammontree Drive**  
Informal Discussion
- Ms. Cynthia Tobin, the architect, presented preliminary plans for a proposed addition. She requested initial feedback from the board on the design before applying to the BZBA for a variance request. The Board reached a consensus that the design was appropriate.
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- B.**        [TMP-2389](#)        **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
- A motion was made by Mr. Congin, seconded by Ms. Marzulla, that the October 26, 2016 meeting minutes be approved.**  
**The motion carried by the following vote:**
- Aye:**    4 -    Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Morris
- Abstain:**    1 -    Mr. Waldeck

## **VIII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 9:20 p.m.

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David Drummond, 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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