



City of Hudson, Ohio

Meeting Minutes 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, May 10, 2017

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. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

Absent: 2 - Mr. Morris and Mr. Seiple

Staff in attendance: Ms. Soloman, Associate Planner; Mr. Campbell, Executive Assistant

III. Public Comment

Chair Drummond announced that the meeting was open for anyone wishing to make comment. There was no public comment.

IV. Consent Applications

Ms. Marzulla moved to approve the consent agenda, Mr. Congin seconded the motion.

The motion was approved by the following vote:

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

- A. [181](#) **99 First Street**
Sign (one building and one projecting sign - **Cyclebar**)
Submitted by John Wood
This application was approved on the consent agenda.
- B. [225](#) **2573 East Streetsboro Street**
Fence (garden fence with 3” wood posts and wire mesh on the interior)
Submitted by Jason Morris
This application was approved on the consent agenda.
- V. **New Business**
- A. [271](#) **233 Aurora Street**
Fence (3’6” cedar picket)
Submitted by Steve Miller - *Historic District*

Mr. Steve Miller the homeowner was present for the meeting and discussion. The Historic District Subcommittee reviewed the application.

Ms. Marzulla reported that all members of the Historic District Subcommittee waive the two meeting review period and recommend granting a Certificate of Appropriateness for the plans as submitted.

Mr. Grant made a motion to accept the recommendation of the Historic District Subcommittee. Mr. Congin seconded the motion.

The motion was approved by the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck
- B. [79](#) **5222 Knollshire Drive**
Alteration (replacement of damaged siding and roof shingles on the rear elevation)
Submitted by The Third Estimate.

Mr. Steve Colopy the contractor from The Third Estimate, was present for the meeting and discussion. The inability to repair the existing siding and roof with matching materials was discussed.

Mr. Waldeck motioned to deny the application as submitted. Mr. Congin seconded the motion.

The motion to deny the application was approved by the following vote:

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

C. [136](#)**81 East Case Drive**

Alteration (window and door alterations at the rear)

Submitted by Diane Rubin Schuld.

Ms. Diane Rubin Schuld, from Studio D, was present for the meeting. The proposed window grids on the addition were discussed.

Mr. Waldeck moved, and Mr. Congin seconded the motion, that the application be approved with the following condition:

a) Incorporate grids in the lower sashes.

The motion was approved by the following vote:

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

D. [305](#)**27 Owen Brown Street**

Alteration (patio door replacement)

Submitted by Infinity from Marvin - *Historic District* -

The applicant was not present for the meeting. The application will be scheduled for a future meeting.

E. [292](#)**5637 Londonairy Boulevard**

Addition (screened porch and deck)

Submitted by Hen-House LLC

Mr. Andy Henley, the contractor, was present for the meeting and discussion regarding the proposed deck expansion.

Mr. Waldeck made a motion to approve the application as submitted. Mr. Grant seconded the motion.

The motion was approved by the following vote:

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

F. [62](#)**5779 Timberline Trail (Reserve at River Oaks S/L 53)**

New Residential Construction (two story single family house)

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting and discussion regarding the second floor projection and porch.

This AHBR application was withdrawn until a future meeting.

G. [371](#)**226 College Street**

Addition (remove previous rear addition, add basement and first floor dining room, second floor master suite and closet, third floor exercise room, bath and bar)

Accessory Structure (pool house, outdoor kitchen, pool equipment shed)

Submitted by Al Klauss - *Historic District*

Mr. Cory Regal from Paskevich and Associates, representing the owners was present for the meeting.

Mr. Grant reported that all members of the Historic District Subcommittee waive the two meeting review period and recommend granting a Certificate of Appropriateness for the plans as submitted.

Mr. Congin made a motion to accept the recommendation of the Historic District Subcommittee. Mr. Waldeck seconded the motion.

The motion was approved by the following vote:

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

VI. Other Business**A. [TMP-2728](#)****Historic District Expansion**

Ms. Soloman reported that the Ohio History Connection report was received by staff.

The Board discussed various options for the revised Historic District, further discussions will take place at a future AHBR meeting with Mr. Vazzana, the Assistant City Solicitor.

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:39 p.m.

David Drummond, Chair

Arthur Morris, Secretary

Joseph 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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