



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 24, 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: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 1 - Mr. Seiple

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

III. Public Comment

Mr. Drummond opened the meeting to public comment for anyone wanting to address the Board.

Ms. Stephanie Krasowski, Mr. Brian Taylor, and Ms. Erin Swant spoke to the Board regarding the River Oaks subdivision and look alike issues regarding color and design. The Board advised the speakers to meet with Ms. Heinzman representing Pulte Homes, who was present at the AHBR meeting.

Seeing no other concerns, Mr. Drummond closed the section for public comment.

IV. Consent Applications

There were no consent items on the agenda.

V. Old Business**A. [80](#)****166 Hudson Street**

Demolition (demolition of attached garage and rear additions, relocation of the remaining portions of the house) Addition (new attached garage and rear additions, alterations to the existing house) Alteration (replace siding with 4" Hardiboard, replace wood windows with aluminum clad)

Submitted by Paul Willmott - Historic District

Mr. Paul Wilmont the contractor and Mr. Jim Hassen the property owner were present for the meeting regarding siding and window replacement. They also brought a sample window.

AHBR members conducted a site visit on May 4, 2017.

Mr. Waldeck reported that the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans with the following conditions:

a) 8" Hardie Boards be used for the reveal.

b) Conditional upon Engineering Department approval.

Mr. Congin accepted the recommendation from the Historic District Subcommittee. Mr. Grant seconded the motion.

The motion carried by the following vote:

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

Nay: 1 - Ms. Marzulla

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

New Residential Construction (two story single family house)

Ms. Jamie Heinzan was present for the meeting and discussion.

Ms. Marzulla moved to approve the application as presented. Mr. Grant seconded the motion.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VI. New Business**A. [324](#)****6662 Regal Woods Drive (Reserve at River Oaks S/L 33)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Ms. Jamey Heinzman representing Pulte Homes was present for the meeting and discussion.

Mr. Morris moved, seconded by Mr. Congin, to approve the application with the following condition:

a) The dimension of the entryway be adjusted by 1'8" on each side.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

B. [386](#)

6799 Saint Regis Blvd.

Fence (remove front section of wood fence and replace with aluminum)

Submitted by Vada Corp.

Mr. Ben Gambrel, the owner of the property, was present for the meeting and discussion.

Ms. Soloman introduced this fence application which concerned replacing a portion of a damaged picket fence with black aluminum fencing.

Mr. Waldeck moved, seconded by Mr. Congin, to approve the plans with the following condition:

a) The replacement fencing must match the existing fence.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

C. [417](#)

2092 Middleton Road

Fence (wood split rail with wire mesh at the rear to replace existing fence, aluminum fence and columns constructed at the front)

Submitted by R & T Fence Co.

Mr. Jim and Ms. Joni Chapas, owners of the property, were present for the meeting and discussion.

Ms. Soloman introduced the application to replace split rail with wire mesh attached and to approve a fence enclosing the patio.

The Board considered the request for fence around the patio to be a request for a railing, which does not need Board approval.

Mr. Waldeck moved, seconded by Ms. Marzulla, to approve the application with the following condition:

a) Incorporate wire mesh on the inside of the fence.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

D. [504](#)

153 Old Orchard Drive

Accessory Structure (detached garage with second floor office)

Submitted by Richard Cissell -

Ms. Rebecca Pantuso the architect and representing the homeowners was present for the meeting and discussion. The windows on the east elevation were discussed.

Mr. Congin moved, seconded by Ms. Marzulla, to approve this application with the following condition:

a) Two windows, 29 inches by 29 inches be added to the East elevation.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

E. [305](#)

27 Owen Brown Street

Alteration (patio door replacement)

Submitted by Infinity from Marvin - *Historic District* -

Mr. Steve Grif, the consultant for the project, was present for the meeting and discussion.

Mr. Congin reported that the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as submitted.

Ms. Marzulla moved to accept the recommendation of the Historic District Subcommittee. Mr. Grant seconded the motion.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

F. [433](#)

32 Owen Brown Street

Alteration (repair/replacement of foundation on north, east, and west sides of house)

Submitted by Berg Masonry Inc.- *Historic District*

Mr. Frank Berg, of Berg Masonry, Inc., was present for the meeting and discussion.

Ms. Marzulla reported that The Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans with the following conditions:

a) Incorporate the brick as approved at the AHBR meeting

b) Incorporate regular glass casement windows

Mr. Congin moved to accept the recommendation from the Historic District Subcommittee and Mr. Waldeck seconded the motion.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

G. [502](#)**1453 W Prospect Street**

Addition (front porch) Alteration (siding replacement, new stone at the foundation and rear wing, new vinyl shake siding at front)

Submitted by Gordon Costlow

Mr. Gordon Costlow, the designer of the project, was present for the meeting and discussion.

Ms. Marzulla moved, seconded by Mr. Waldeck, to approve the application with the following condition:

a) Incorporate cedar shake on the front gable of the garage, siding on left side of garage, below the gable on front and the rear stone pilaster at an equal distance from side to water table.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

H. [532](#)**6591 Chestwick Lane**

Addition (Hearth room, covered porch, attached garage and second floor finished area)

Submitted by Prestige Homes

Mr. Jon Russell, the applicant, was present for the meeting.

Mr. Congin made a motion, seconded by Ms. Marzulla, to approve the plans with the following condition:

a) Remove part of the roof.

b) Incorporate matching arch to the side.

The motion was approved by the following vote:

Aye: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VII. Other Business**A.** [TMP-2794](#)**120 Aurora Street**

Informal Discussion

Mr. Joseph Matava, of Peninsula Architects, was present for the meeting and informal discussion regarding restoration of the home at 120 Aurora Street.

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:15 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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