



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*David Drummond, Chair*

*Allyn Marzulla, Vice Chair*

*Arthur Morris, Secretary*

*John Caputo*

*Frank Congin*

*James Grant*

*Chris Waldeck*

*Denise Soloman, Associate Planner*

*Keri Zipay, Planning Technician*

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Wednesday, October 11, 2017

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 & 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, Mr. Morris and Mr. Waldeck

**Absent:** 2 - Mr. Caputo and Ms. Marzulla

#### III. Public Comment

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

#### IV. Consent Applications

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

**The motion was approved by the following vote:**

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

##### A. [2066](#)

##### **53 Milford Drive**

Sign (one ground sign - **Malted Meeple**)

Submitted by Signarama

**This AHBR application was approved on the consent agenda.**

- B.**        [2005](#)        **5427 Towbridge Drive**  
Addition (garage expansion)  
Submitted by Tullio Construction  
**This AHBR application was approved on the consent agenda.**

**V.        Old Business**

- A.**        [1687](#)        **82 Aurora Street**  
Alteration (remove garage doors at the rear elevation and fill in with matching brick, new mandoor)  
Submitted by Jeff Csuy - Historic District  
Mr. Jeff and Ms. Laurie Csuy were present for the meeting and discussion regarding the brick to be used and relocating a door and window. Mr. Csuy said the soldier course of bricks will not be disturbed.

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

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

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

**VI.       New Business**

- A.**        [2065](#)        **349 Aurora Street**  
Fence (Five-foot aluminum)  
Submitted by Acme Fence - Historic District  
Ms. Christine Davis the owner was present for the meeting and discussion regarding this rear yard fence.

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

**The motion was approved by the following vote:**

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

**B.**      [1995](#)**250 Cheshire Road**

Accessory Structure (pavilion, outdoor kitchen, fire pit, hot tub, patio)

Submitted by Nicholas Roberto

Mr. Dominac Lanzaro was present for the meeting and discussion.

**Mr. Waldeck made a motion to approve the application, Mr. Congin seconded the motion with the following conditions:**

**a) A revision to the drawings show a five-foot separation between the pavilion and hot tub from the house.**

**b) Fire Department approval**

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

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

**C.**      [2089](#)**43 N Oviatt**

Alteration (front entry and garage door replacement)

Submitted by Brian and Courtney Poe - Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

Ms. Courtney Poe, owner of the property was present for the meeting and discussion of the replacement door on the house and the doors on the detached garage. Following discussion Ms. Poe requested the application be tabled to allow time to research other door options or restoration of the existing doors.

**This matter was withdrawn until a future meeting**

**D.**      [761](#)**26 Baldwin Street**

Addition (lower level attached garage, first floor bedroom, bath, laundry and eating area)

Submitted by Barbara McDonald

Ms. Stacy Clark, the owner of the property, and Ms. Barbara McDonald, the architect, were present for the meeting and discussion.

The Board discussed using siding to break up the mass of the lower back level. The Board also stated that the new exposed foundation must match the existing blocks.

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

**a) Calculating the existing impervious surface percentage on the parcel, as well as, the impervious surface percentage including the proposed project.**

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

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

**E.        [2103](#)****84 N Oviatt Street**

Addition (family room, bathroom laundry and porch entry)

Submitted by Barbara McDonald - Historic

Mr. Robert Moreland the homeowner and Ms. Barbara McDonald the architect were present for the meeting and discussion.

Mr. Hannan introduced the application and showed a detailed drawing of the proposed square column.

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

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

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

**F.        [871](#)****147 Hudson Street**

Addition (great room, master suite, replacement windows, entry gate, brick wall)

Submitted by Rick Hawksley

Mr. Rick Hawksley the applicant was present for the meeting and discussion. Mr. Hawksley referenced the materials to be used along with the specifications.

**A motion was made by Mr. Grant, seconded by Mr. Congin that this AHBR Application be approved as submitted subject to the following condition:**

**a) Engineering Department review.**

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

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

**VII.     Other Business****Approval of Minutes**

**Mr. Morris moved that all the attached minutes be approved as presented, Mr. Grant seconded the motion.**

**The motion was approved by the following vote:**

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

- A. [AHBR-9-27-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OR REVIEW MEETINGS. September 27, 2017
- B. [AHBR 12-14-2016](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. DECEMBER 14-2016
- C. [AHBR-1-11-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JANUARY 11-2017
- D. [AHBR 1-25-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JANUARY 25-2017
- E. [AHBR 2-8-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. FEBRUARY 8-2017
- F. [AHBR 3-8-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MARCH 8-2017
- G. [AHBR 4-12-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. APRIL 12-2017
- H. [AHBR 4-26-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. APRIL 26-2017
- I. [AHBR 5-10-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MAY 10-2017
- J. [AHBR 5-24-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MAY 24-2017
- K. [AHBR 6-7-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JUNE 7-2017
- L. [AHBR 6-21-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JUNE 21-2017
- M. [AHBR 7-12-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JULY 12-2017
- N. [AHBR 7-26-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JULY 26-2017
- O. [AHBR 8-9-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. AUGUST 9-2017
- P. [AHBR 8-23-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. AUGUST 23-2017

**VIII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:18 p.m.

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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