



# 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*

*Nicholas Sugar, Associate Planner*

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Wednesday, February 14, 2018

7:30 PM

Town Hall

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#### I. Call To Order

Vice Chair Marzulla 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:** 4 - Mr. Caputo, Mr. Congin, Ms. Marzulla and Mr. Waldeck

**Absent:** 3 - Mr. Drummond, Mr. Grant and Mr. Morris

#### Staff in attendance:

Mr. Greg Hannan, Community Development Director; Mr. Nick Sugar, Associate Planner, Mr. Joe Campbell, Executive Assistant

#### III. Public Comment

Vice Chair Marzulla invited anyone who would like to speak to the Board about any issue, whether on the agenda or not agenda to come forward.

Ms. Joann Moore of 92 S. Main Street noted that 37 North Oviatt Street is listed in the Hudson Registry and is part of the streetscape that should be protected and preserved. Ms. Moore is opposed to the request for demolition that will come before the Board.

Seeing no one else coming forward to speak, Vice Chair Marzulla closed public comments.

#### IV. Consent Applications

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

The motion carried unanimously.

- A.        [2850](#)        **5833 Darrow Road**  
Sign (Queen Spa)  
Submitted by Nathaniel Milstein.  
Attachments:        [5833 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

#### V. Old Business

There was no old business.

#### VI. New Business

- A.        [2948](#)        **188 Hudson Street**  
Addition (existing detached garage to be converted to master bedroom)  
Submitted by Rick Hawksley  
a) Please submit a roof plan prior to the meeting.  
b) Staff notes the addition appears to be taller than the existing structure.  
Roof pitch on east elevation could possibly be reworked between the new garage and existing detached building. A dormer could be added to connect the two structures and create a compatible roof.  
Attachments:        [188 Hudson Street Submittal](#)

Mr. Rick Hawksley the architect for the project was present for the meeting and discussion.

Mr. Sugar introduced this application to convert an existing detached garage into a two-story attached living space and to construct a new attached front facing garage.

The Board and Mr. Hawksley discussed the impervious surface percentages, the height of the roofs, the front facing garage, the dormers and pitch of the roofs.

**Mr. Congin made a motion, seconded by Mr. Waldeck, that the Historic District Subcommittee use the two-week review period to schedule a site visit for this application.**

The motion carried by an unanimous vote.

**B.        [2869](#)****15 John Clark Lane**

New Residential Construction (single family two-story house)

Submitted by Joseph Matava

*a) Applicant has submitted updated elevations showing consistent base material per AHBR comments from the February 14th meeting.*

**Attachments:**        [15 John Clark Lane Submittial](#)

Mr. Chris Bach of Penninsula Architects was present for the meeting and discussion.

Mr. Sugar introduced this application for a single family home with two accessory buildings for which demolition was previously approved

Discussion took place regarding the accessory structures size and roofs, the variations of the height of the stone on the front of the house and not having stone on the back elevation.

Mr. Bach requested that the application be continued for two weeks while the plans are revised to show stone on the back elevation.

The Board agreed to continue this application for the two weeks.

**This matter was continued.**

**C.        [2846](#)****1088 Barlow Road**

New Residential Construction (single family two-story house with finished basement)

Submitted by Lisa Snyder

**Attachments:**        [1088 Barlow Road Submittial](#)

Mr. Walt Meyers of Schumacher Holmes was present for the meeting and discussion regarding consistant stone foundation on all elevations below the first floor.

**Mr. Waldeck made a motion to approve this application with the condition that all elevations below the first floor are consistent. Mr. Congin seconded the motion.**

**The motion carried. by an unanimous vote.**

**VII.     Other Business****A.        [3353](#)****37 North Oviatt Street (Historic District) - Informal Discussion  
Proposal to demolish existing house**

**Attachments:**        [37 North Oviatt Street Submittial](#)

Mr. Jason and Ms. Hallie Baylor the homeowners were present for an informal discussion regarding the demolition of 37 North Oviatt Street. The Board recommended Mr. and Mrs. Baylor contact the Cleveland Restoration Society for an opinion of restoring or demolishing this structure.

**B. [AHBR 1-24-2018](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF  
REVIEW MEETINGS January 24, 2018**

Attachments: [AHBR Minutes 1-24-2018](#)

A motion was made by Mr. Caputo, seconded by Mr. Congin that the January 24, 2018 Minutes be approved as amended.

The motion carried by an unanimous vote.

**VIII. Adjournment**

A motion was made by Mr. Congin, seconded by Mr. Caputo that the meeting be adjourned at 9:07.

The motion carried by an unanimous vote.

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Allyn Marzulla, Vice Chair

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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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