



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

Wednesday, August 10, 2016

7:30 PM

Town Hall

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: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
Absent: 1 - Mr. Grant

Staff in attendance: Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician

III. Public Comment

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

IV. Appointment to the Historic District Subcommittee

A motion was made by Ms. Marzulla to appoint Mr. Waldeck and Mr. Congin to the Historic District Subcommittee, The motion was seconded by Mr. Morris.
The motion carried by the following vote:

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

V. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Seiple, to approve the consent agenda.

The motion carried by the following vote:

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

- A.** [2016-343](#) **5844 Darrow Road**
Sign (one building, one tenant placard, and one window decal - **NovaCare**)
Submitted by Sign Savers
This AHBR Application was approved on the consent agenda.
- B.** [2016-302](#) **2199 Middleton Road**
Accessory Structure (shed)
Submitted by C. Tim Emery
This AHBR Application was approved on the consent agenda.
- C.** [2016-338](#) **85 Milford Drive**
Non-Residential Alteration (six replacement antenna, add connecting equipment - **Verizon**)
Submitted by Jacobs Engineering
This AHBR Application was approved on the consent agenda.
- D.** [2016-345](#) **75 South Main Street**
Non-Residential Alteration (front entrance ATM vestibule - **Cortland Banks**)
Submitted by The Cortland Savings & Banking Company
This AHBR Application was approved on the consent agenda.
- E.** [2016-336](#) **5860 Bradford Way**
Addition (enclosed porch)
Submitted by Stone Construction & Remodel
This AHBR Application was approved on the consent agenda.
- F.** [2016-303](#) **200 Laurel Lake Drive Villa 26**
Addition (enclosed porch)
Submitted by Jim Fausnight
This AHBR Application was approved on the consent agenda.

VI. Old Business**A. [2016-286](#)****7 Bard Drive**

Fence (post and rail fence)
Submitted by Jessica Parker

This matter was withdrawn until future meeting since the applicant was not present for the meeting.

B. [2016-294](#)**82 Aurora Street**

Alteration (replace slate roof at the rear of the main house with asphalt shingles)

Submitted by A&B Roofing - Historic District

Chair Drummond stated that a site visit was conducted at this property on August 4, 2016 at 4:15pm. Mr. Drummond, Ms. Marzulla, Ms. Soloman, and Mr. Deweese were present for the site visit.

Mr. Tom Deweese, the homeowner, was present for the meeting. The Historic District Subcommittee determined that the slate roof at the rear and the lower level roof were in poor condition and cannot be repaired.

Mr. Waldeck entered the meeting at 7:37 p.m.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. 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: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

C. [2016-308](#)**153-155 College Street**

Non-Residential Alteration (Alterations to the **Western Reserve Academy President's House**)

Submitted by MacLachlan, Cornelius, & Filoni, Inc. - Historic District

Mr. Drummond stated that a site visit was performed on August 10, 2016 at 6:30pm. Mr. Drummond, Ms. Marzulla, Mr. Congin, Ms. Soloman, Mr. Sande, and representatives from Western Reserve Academy and MacLachlan, Cornelius, & Filoni Architects were present for the visit.

A letter from Western Reserve Academy and an email from JulieAnn Hancsak of Hudson Heritage Association were provided for the Board. There was discussion on the proposed exterior alterations and window replacement.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. 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: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

VII. New Business

A. [2016-346](#)

200 East Streetsboro Street

Demolition (detached garage)

Submitted by David Moore Builders LLC

The applicant was not present for the meeting.

Ms. Marzulla made a motion, seconded by Mr. Congin, that the AHBR finds that the detached garage at 200 East Streetsboro Street does not have architectural or historic significance and that the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.

The motion carried by the following vote:

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

B. [2016-325](#)

19 North Oviatt Street

Alteration (replace rear elevation bay window with two double hung windows, replace and relocate double hung window at the north side)

Submitted by Brandywine Construction - Historic District

The Historic District Subcommittee reviewed the application. Mr. Jim Dombroski of Brandywine Construction, and Mr. Michael Berish, the homeowner, were present for the meeting. The proposed window material and the condition of the existing windows 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: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

C. [2016-195](#)

7554 Hudson Park Drive

Addition (remove portion of deck, new screened in porch with ventless fireplace)

Submitted by Caronite Construction Co.

Mr. Matt Ross, friend of the homeowner, and Mr. Cornell, the homeowner, were present for the meeting. The proposed material behind the fireplace was discussed.

A motion was made by Mr. Waldeck, seconded by Ms. Marzulla, that this AHBR Application be approved with the following condition:

a) Inset the fireplace to incorporate a flat panel and extend the railing across the rear.

The motion carried by the following vote:

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

- D.** [2016-292](#) **2450 Brunswick Lane**
Addition (deck built prior to approval of a zoning certificate)
Submitted by Vince Dibiasio
Mr. Vince Dibiasio, the homeowner, was present for the meeting. The setback of the deck in relation to the front line of the house was discussed.
A motion was made by Ms. Marzulla, seconded by Mr. Congin, that this AHBR Application be approved with the following conditions:
a) Set the deck back by 18" from the front line of the house.
b) Incorporate additional landscaping at the front of the deck.
The motion carried by the following vote:
Aye: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- E.** [2016-318](#) **6664 Regal Woods Drive** (The Reserve at River Oaks S/L 34)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. Ms. Marzulla inquired about the fireplace venting.
A motion was made by Mr. Waldeck, seconded by Mr. Morris, that this AHBR Application be approved as submitted.
The motion carried by the following vote:
Aye: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- F.** [2016-317](#) **5703 Highwood Court** (The Reserve at River Oaks S/L 60)
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 had no questions regarding this application.
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: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- G.** [2016-319](#) **5645 Timberline Trail** (The Reserve at River Oaks S/L 65)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The size of the front elevation windows and shutters was discussed.
A motion was made by Mr. Waldeck, seconded by Mr. Morris, that this AHBR Application be approved with the following conditions:
a) Reduce the size of the two front elevation windows to 3853 and maintain the proposed shutters.
The motion carried by the following vote:
Aye: 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

H. [2016-320](#)**1682 East Sapphire Drive** (Sapphire Estates S/L 2)

New Residential Construction (single family two-story house)

Submitted by LDA Builders Inc.

Mr. Tony Lunardi, of LDA Builders, and Mr. Fedorko, the homeowner, were present for the meeting. The look alike criteria with 1679 East Sapphire was discussed. The Board determined that the two houses differed in wing configuration and major feature.

A motion was made by Mr. Morris, seconded by Mr. Waldeck, that this AHBR Application be approved with the following conditions:

a) Conditional upon approval from City Engineering Department

b) Conditional upon approval from City Consultant Landscape Architect.

The motion carried by the following vote:

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

I. [2016-340](#)**200 Laurel Lake**

Non-Residential Addition (replace existing pool, new therapy pool, fitness area, and salon)

Submitted by Perspectus Architecture - approved at the August 8, 2016

Planning Commission meeting - PC 2016-21

Mr. Dave Urbansky, of Perspectus Architecture, was present for the meeting. Mr. Urbansky gave an overview of the proposed project.

A motion was made by Mr. Waldeck that this AHBR Application be approved as submitted.

The motion carried by the following vote:

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

VIII. Other Business

Ms. Soloman provided an update on the proposed charter amendments.

IX. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:34 p.m.

David Drummond, Chair

Arthur Morris, Secretary

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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