



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, September 28, 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: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

Absent: 3 - Mr. Grant, Mr. Morris and Mr. Seiple

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 on any item. There were no comments.

V. Old Business

A. [2016-351](#)

1573 Stonington Drive

Accessory Structure (shed)

Submitted by Ovidiu Pica

Mrs. Corina Pica, the homeowner, was present for the meeting. At a previous meeting the Board stated that the proposed shed has a roof shape that does not comply with the design standards. Mrs. Pica indicated, per the request of the Board, that she explored options of complying with the design standards but was unsuccessful. The Board stated that the applicant could either withdraw the application or return at a later date with a revised plan.

This AHBR application was withdrawn until a future meeting.

VI. New Business**A. [2016-437](#)****116 West Streetsboro Street**

Sign (two building signs - **Huntington Bank**)

Submitted by Holsman Sign Services

Mr. Jack Burge, of Holsman Sign Services, was present for the meeting. Mr. Burge indicated that the signs will have a matte finish and the drive-thru lighting will be turned off when the bank is closed. Mr. Holsman noted that the ATM project is not being completed by his company and a separate application will be submitted.

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

a) Remove the "Welcome" sign from the application.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

B. [2016-431](#)**92 College Street**

Fence (four foot split rail with wire mesh and 42" cedar picket)

Submitted by Tom Hughey - Historic District

The Historic District Subcommittee reviewed the application. Mr. Tom Hughey, the homeowner, was present for the meeting. The style of the proposed fence, as well as, having multiple fence styles on the property were discussed. Mr. Hughey indicated that the newly proposed fence will be well screened. The majority of the subcommittee determined the fence was acceptable.

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 Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

D. [2016-439](#)**236 West Streetsboro Street**

Accessory Structure (inground hot tub) Fence (four foot aluminum)

Submitted by Hudson Pools & Spas - BZBA approval of a variance to allow an accessory structure in the side yard on September 15, 2016 - Docket #2016-18

Mr. Vernon Bohner, the contractor, was present for the meeting. Mr. Bohner indicated the pool equipment will be located in the basement.

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

- E.** [2016-423](#) **29 College Street**
Alteration (roof replacement)
Submitted by M.R. Plank Construction - Historic District
The Historic District Subcommittee reviewed the application. Mr. Mike Delzoppo, of M.R. Plank, was present for the meeting. There were no discussion points for this application.
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 submitted.
A motion was made by Mr. Congin, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck
- F.** [2016-433](#) **2 High Street**
Alteration (garage door replacement)
Submitted by Rick & Kim Nickerson - Historic District
The Historic District Subcommittee reviewed the application. Mr. Rick Nickerson, the homeowner, was present for the meeting. The material of the proposed door was discussed.
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 submitted.
A motion was made by Mr. Congin, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck
- G.** [2016-434](#) **35 East Main Street**
Alteration (bay window replacement)
Submitted by Lorelee Marsh & Stephen Ruedrich - Historic District
The Historic District Subcommittee reviewed the application. Mr. Stephen Ruedrich and Ms. Lorelee Marsh, the homeowners, were present for the meeting. The condition of the existing window was discussed. Additional photographs documenting the condition were presented at the meeting.
Mr. Congin 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 submitted.
A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

H. [2016-432](#)**258 North Main Street**

Addition (living room expansion)

Submitted by Integrity Homes and Remodeling Inc. - Historic District

The Historic District Subcommittee reviewed the application. Mr. Jib Guzardo, the contractor, was present for the meeting. The placement of the future fireplace chimney, the basement window type, fenestration at the south elevation, and the use of Hardieboard siding 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 with the following conditions:

a) Revise the fireplace to incorporate a roof chimney or eliminate the fireplace from the plans.

b) Basement windows will match the existing.

c) Add a window at the south elevation. Existing windows will be reused.

d) Conditional upon Engineering department site plan approval.

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

I. [2016-411](#)**6242 Canterbury Drive**

Accessory Structure (pond house)

Submitted by John Fish

Mr. and Mrs. Fish, the homeowners, were present for the meeting. Mr. Fish provided photos to illustrate that the proposed structure would not be visible from the street. The Board discussed the roof style and lack of similar elements to the main structure. The Board requested that the applicant redesign the structure to reflect more similar elements and a matching roof style to the main structure.

This AHBR application was withdrawn until a future meeting.

J. [2016-436](#)**54 Clairhaven Road**

Addition (master suite expansion)

Submitted by J. Kapela Designs Inc.

Mr. Justin Kapela, the architect, was present for the meeting. The front yard setback compared to the two adjoining properties was discussed. The Board determined the proposed setback was acceptable.

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

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

K. [2016-424](#)**197 Hudson Street**

Addition (master bedroom suite) Accessory Structure (detached garage, outdoor kitchen, fence and arbor)

Submitted by Peninsula Architects - BZBA approval for variances to the required side and rear setbacks on September 15, 2016 - Docket #2016-17

Mr. Joseph Matava, of Peninsula Architects, was present for the meeting. Mr. Matava gave an overview of the proposed project. He indicated the new gate will meet code requirements and that he would work with the City Engineering department to satisfy water runoff concerns.

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

a) Provide a site plan showing where the runoff from the proposed garage and motor court will be routed to. The site plan should show existing and proposed contours and necessary spot elevations to accurately show surface water runoff, footer drain connections and any utility connections.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

L. [2016-429](#)**7503 Vinemont Court**

Addition (garage)

Submitted by Peninsula Architects

Mr. Joseph Matava, of Peninsula Architects, was present for the meeting. Mr. Matava gave an overview of the proposed project.

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

a) Confirm the new impervious surface will drain to either the City right of way or the existing pond at the back of the property and not towards the adjacent parcel to the south.

b) Label the side yard setback for the proposed garage.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

M. [2016-408](#)**185 West Streetsboro Street**

Demolition (house and detached garage)

Submitted by Peninsula Architects

Mr. Joseph Matava, the property owner, was present for the meeting. The Board had previously made findings on this property but that zoning certificate had expired.

Ms. Marzulla made a motion, seconded by Mr. Congin, that the AHBR finds that the structures at 185 West Streetsboro Street do not have architectural and historic significance and that the AHBR finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these structures.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

N. [2016-409](#)**185 West Streetsboro Street**

New Residential Construction (single family 1.5-story house)

Submitted by Joseph Matava - Planning Commission approval of a shared driveway on May 9, 2016 - Case No. 2016-09 - BZBA approval of variances to the side and rear yard setbacks on March 17, 2016 - Docket No. 2016-07

Mr. Joseph Matava, the property owner, was present for the meeting. Mr. Matava gave an overview of the proposed new house. The window detail and cornerboard dimensions were discussed.

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

- a) Provide a cross section of a window showing details of the proposed window trim.**
- b) Add wider corners at the front elevation.**
- c) Conditional upon Engineering Department site plan approval.**
- d) Conditional upon approval from City Consultant Landscape Architect.**

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

O. [2016-410](#)**4 Lennox Road**

New Residential Construction (single family 1.5-story house)

Submitted by Joseph Matava - Planning Commission approval of a shared driveway on May 9, 2016 - Case No. 2016-09 - BZBA approval of variances to the side and rear yard setbacks on March 17, 2016 - Docket No. 2016-07

Mr. Joseph Matava, the property owner, was present for the meeting. The massing, narrow projection at the front, the window spacing at the left side, and the roof pitch were discussed.

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

- a) Provide a cross section of a window showing details of the proposed window trim.**
- b) Label the cornerboard dimensions.**
- c) Lower the roof pitch of the garage roof to 8/12.**
- d) Conditional upon Engineering Department site plan approval.**
- e) Conditional upon approval from City Consultant Landscape Architect.**

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VII. Other Business**A.** [TMP-2322](#)**MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, that the September 14, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Congin, Mr. Drummond, Ms. Marzulla and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:05 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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