



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, October 26, 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: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 2 - Mr. Seiple and Mr. Waldeck

Staff in attendance: Mr. Hannan, City Planner (entered at 7:40 p.m.); Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician; Mrs. Chapman, Office Manager.

III. Public Comment

Ms. Ginger Rogers, of 175 Aurora Street, addressed the Board regarding the proposed new house at 135 Franklin Street. Ms. Rogers stated that the proposed massing for the project is too large in relation to the other houses on the street and is opposed to the project as designed.

Mr. Drummond acknowledged emails received from Donovan Husat and JulieAnn Hancsak regarding their opposition to the new house proposed at 135 Franklin Street.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Grant, to approve the Consent Agenda.

The motion carried by the following vote:

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

- A. [2016-464](#) **75 South Main Street**
Sign (one buildings sign - **Cortland Bank**)
Submitted by The Cortland Savings and Banking Company
This AHBR application was approved on the consent agenda.

- B. [2016-473](#) **65-75 South Main Street**
Sign (multi-tenant ground sign)
Submitted by Duane Hills
This AHBR application was approved on the consent agenda.

V. Old Business

- A. [2016-286](#) **7 Bard Drive**
Fence (wood picket fence)
Submitted by Jessica Parker
Ms. Jessica Parker, the property manager, was present for the meeting. The revised plans and the height of the proposed fence were discussed. The Board determined the wood picket fence with the posts on the interior was acceptable.
A motion was made by Mr. Grant, seconded by Mr. Congin, that this AHBR Application be approved as presented.
The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- B. [2016-430](#) **222 East Streetsboro Street**
Alteration (bay window replacement)
Submitted by William & Megan Stever
Ms. Megan Stever, the homeowner, was present for the meeting. The two options for the bay window replacement and the proposed foundation were discussed.
A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved as revised with the following condition:
a) The design option with shake siding at the bay painted to match the house is approved.
The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VI. New Business

- A. [2016-460](#) **5672 Timberline Trail** (Reserve at River Oaks S/L 96)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. There were no comments on this application.
A motion was made by Mr. Congin, seconded by Mr. Grant, that this AHBR Application be approved as submitted.
The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- B. [2016-457](#) **200 East Streetsboro Street**
Addition (mudroom, basketball court, two car garage, indoor pool)
Submitted by Peninsula Architects
Mr. Joe Matava, of Peninsula Architects, and Mr. Rick Demuynck, the homeowner, were present for the meeting. Shutter on the front elevation of the addition, and the location of the exterior mechanical equipment were discussed.
A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved as revised with the following conditions:
a) Remove shutters on the front elevation of the addition.
b) Mechanical equipment will be noted on the site plan and screened with landscaping.
c) Provide specifications for windows and doors.
The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- C. [2016-458](#) **135 Franklin Street**
New Residential Construction (single family two-story house)
Submitted by Peninsula Architects - Historic District
The Historic District Subcommittee reviewed the application. Mr. Joe Matava, of Peninsula Architects, and Mr. Frammartino, the homeowner, were present for the meeting. The compatibility with surrounding homes, the impervious surface percentage, use of stone veneer, front yard setback, and the circular driveway were discussed. Mr. Drummond requested the livable square footage of all homes on Franklin Street.
The Historic District Subcommittee decided to use the two-week review period to schedule a site visit and examine the lot and surrounding homes.

VII. Other Business

- A. [TMP-2369](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
A motion was made by Mr. Grant, seconded by Mr. Congin, that the October 17, 2016 meeting minutes be approved.
The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

B. Staff Update

Mr. Hannan provided the Board with an update on the Land Development Code text amendments and future changes to the meeting room setup.

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:29 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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