



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

Wednesday, October 11, 2017

7:30 PM

Town Hall

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

Attachments: [53 Milford Drive Submittal](#)

This AHBR application was approved on the consent agenda.

B. [2005](#)**5427 Towbridge Drive**

Addition (garage expansion)

Submitted by Tullio Construction

Attachments: [5427 Towbridge submittal](#)

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

Attachments: [82 Aurora submittal](#)

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

Attachments: [349 Aurora submittal](#)

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

Attachments: [250 Cheshire submittal](#)

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) - Historic District

Submitted by Brian and Courtney Poe - Historic District

Attachments: [43 N Oviatt submittal](#)

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

Attachments: [26 Baldwin Street Submittals](#)

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

Attachments: [84 N Oviatt submittal](#)

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

Attachments: [147 Hudson submittal](#)

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 OF REVIEW MEETINGS. September 27, 2017**
Attachments: [Sept 27 2017 AHBR minutes - draft](#)
- B. [AHBR 12-14-2016](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. DECEMBER 14-2016**
Attachments: [AHBR MINUTES 12-14-2016](#)
- C. [AHBR-1-11-2017](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JANUARY 11-2017**
Attachments: [Jan 11 2017 AHBR minutes - draft](#)
- D. [AHBR 1-25-2017](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JANUARY 25-2017**
Attachments: [Jan 25 2017 AHBR minutes - draft](#)

- E. [AHBR 2-8-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. FEBRUARY 8-2017
Attachments: [Feb 8 2017 AHBR minutes - draft](#)
- F. [AHBR 3-8-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MARCH 8-2017
Attachments: [March 8 2017 AHBR minutes - draft](#)
- G. [AHBR 4-12-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. APRIL 12-2017
Attachments: [Apr 12 2017 AHBR minutes - draft](#)
- H. [AHBR 4-26-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. APRIL 26-2017
Attachments: [Apr 26 2017 AHBR minutes - draft](#)
- I. [AHBR 5-10-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MAY 10-2017
Attachments: [May 10 2017 AHBR minutes - draft](#)
- J. [AHBR 5-24-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. MAY 24-2017
Attachments: [May 24 2017 AHBR minutes - draft](#)
- K. [AHBR 6-7-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JUNE 7-2017
Attachments: [June 7 2017 AHBR minutes - draft](#)
- L. [AHBR 6-21-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JUNE 21-2017
Attachments: [June 21 2017 AHBR minutes - draft](#)
- M. [AHBR 7-12-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JULY 12-2017
Attachments: [July 12 2017 AHBR minutes - draft](#)
- N. [AHBR 7-26-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. JULY 26-2017
Attachments: [July 26 2017 AHBR minutes - draft](#)

**O. [AHBR 8-9-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF
REVIEW MEETINGS. AUGUST 9-2017**

Attachments: [Aug 9 2017 AHBR minutes - draft](#)

**P. [AHBR 8-23-2017](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF
REVIEW MEETINGS. AUGUST 23-2017**

Attachments: [Aug 23 2017 AHBR minutes- draft](#)

VIII. Adjournment

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

David Drummond, Chair

Arthur Morris, Secretary

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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