



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, April 26, 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: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 1 - Mr. Seiple

III. Public Comment

Chair Drummond opened the meeting to public comment, for anyone wanting to address the Board on any item.

IV. Consent Applications

There were no items on the consent agenda.

V. New Business**A. [2017-081](#)****73 Division Street**

Demolition (detached garage) Accessory Structure (new detached garage in the same location)

Submitted by Gretchen Myers - *Historic District*.

Attachments: [73 Division Street- submittal](#)

Ms. Gretchen Myers, the applicant, was present for the meeting. The Historic District Subcommittee reviewed the 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 with the following condition:

- a) Conditional upon Engineering Department approval.
- b) Revise garage location on site plan.

A motion was made by Mr. Waldeck, 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, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

B. [2017-093](#)**2157 Hudson Aurora Road**

Accessory Structure (remove existing shed, new barn, landscape wall)

Submitted by KGK Gardening & Design Corp. - *Historic Landmark*

Attachments: [2157 Hudson Aurora Rd - Revised](#)

Mr. Grant recused himself from the Board. Mr. Grant, the homeowner, and Mr. Malaga, of KGK Gardening, were present for the meeting. The Historic District Subcommittee reviewed the application.

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 presented.

Ms. Marzulla accepted the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

Recused: 1 - Mr. Grant

C. [91](#)**144 Elm Street**

Accessory Structure (deconstruct garage from property across the street at 147 Elm Street and revise for reuse as a shed) Fence (6 ft. wood privacy)

Submitted by Laura Church - *Historic Landmark*

Attachments: [144 Elm - submittal](#)

Mr. Steve Church, the homeowner, was present for the meeting. The Historic District Subcommittee reviewed the 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 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: 6 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

D. [2017-161](#)**5690 Timberline Trail**

Addition (covered deck)

Submitted by JP Grabenstetter Construction, LLC

Attachments: [5690 Timberline Trail - revised](#)

Mr. Kevin Strouzouski, the property owner, was present for the meeting.

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

The motion carried by the following vote:

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

E. [80](#)**166 Hudson Street**

Demolition (demolition of attached garage and rear additions, relocation of the remaining portions of the house) Addition (new attached garage and rear additions, alterations to the existing house)

Submitted by Paul Willmott - *Historic District*.

Attachments: [166 Hudson Street - revised submittal](#)

Mr. Jim Hasson, the property owner, and Mr. Paul Willmott, the contractor, were present for the meeting. The Historic District Subcommittee reviewed the application.

The Historic District Subcommittee recommended using the two-week meeting period to conduct a site visit to the property.

This matter was withdrawn until a future meeting.

F. [2017-141](#)**5784 Timberline Trail (Reserve at River Oaks S/L 105)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Attachments: [5784 Timberline Trail - Revised](#)

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting.

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

The motion carried by the following vote:

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

G. [2017-163](#)**5710 Timberline Trail (Reserve at River Oaks S/L 100)**

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Attachments: [5710 Timberline Trail - revised](#)

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting.

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

The motion carried by the following vote:

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

- H.** [2017-142](#) **1671 East Sapphire Drive (Sapphire Estates S/L 1)**
New Residential Construction (single family two-story house)
Submitted by LDA Builders, Inc.

Attachments: [1671 E Sapphire REVISED submittal](#)

Mr. Tony Lunardi, of LDA Builders, and the new homeowners were present for the meeting. Look alike issues, projection setback, window alignment, and column material were discussed.

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this AHBR Application be approved with revisions.

The motion carried by the following vote:

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

- I.** [85](#) **250 College Street**
Addition (two-car garage, indoor swimming pool and sport court) Demolition
(detached garage)
Submitted by William Childs, Jr.

Attachments: [250 College St. - submittal](#)

Mr. Bill Childs, the architect, and the Landscape Architect for the project, were present for the meeting. The Historic District Subcommittee reviewed the application. Mr. Childs discussed changes to the plans that had been made since the Board had last viewed them informally.

Mr. Congin reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as presented.

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

VI. Other Business

- A.** [TMP-2728](#) **Historic District Expansion**

Attachments: [Hudson NR Amendment Letter](#)
 [Proposed Historic District Expansion Map](#)

The Board discussed the potential boundaries for the Historic District expansion.

**B. [TMP-2729](#) MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF
REVIEW MEETING.**

Attachments: [AHBR Minutes November 9, 2016](#)

[AHBR Minutes February 22, 2017](#)

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the November 9, 2016 and February 22, 2017 AHBR meeting minutes be approved as amended.

The motion carried by the following vote:

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

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:42 p.m.

David Drummond, Chair

Arthur Morris, Secretary

Joseph Campbell, Executive Assistant

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