



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

Nicholas Sugar, Associate Planner

Wednesday, January 10, 2018

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. Election of Officers

Mr. Waldeck nominated Mr. Drummond as Chairperson, Mr. Congin seconded the motion. The motion was approved.

Mr. Drummond nominated Ms. Marzulla as Vice Chairperson, Mr. Caputo seconded the motion. The motion was approved.

The Board decided to elect the Secretary at the February meeting.

Ms. Marzulla, Mr. Waldeck, Mr. Grant, Mr. Congin and Mr. Drummond were appointed to the Historic District Subcommittee.

The Board decided to appoint the Industrial Subcommittee next month.

IV. Roll Call

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

Absent: 1 - Mr. Morris

Staff in attendance: Mrs. McMaster, City Planner and Joe Campbell, Executive Assistant.

V. Public Comment

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

VI. Consent Applications

There were no items on the consent agenda.

VII. Old Business**A. [2509](#)****178 N. Main Street**

Alteration (wood siding changes)

Submitted by Shahid Baig - Historic District

Attachments: [178 N Main Submittal](#)
 [CRS Report](#)

A site visit took place on Jan 4, however the property owner was not present so no review on the project could take place. The applicant requested the application be continued until plans could be revised.

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

The motion carried by the following vote:

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

VIII. New Business**A. [2712](#)****1556 W. Prospect Street**

Demo House(built in 1959) and all structures on property

Submitted by Daniel Bestic

Attachments: [1556 W Prospect Submittal](#)

Mr. Daniel Bessic and Mr. Mike Heritakas were present for the meeting and discussion regarding the demolition of the house that was built in 1959. Mr. Bessic stated that the home was foreclosed as there was water damage and mold and no work was being done on the structure to correct the damage.

Mr. Congin made the following motion, seconded by Mr. Waldeck that AHBR finds the home at 1556 West Prospect Street does not have historic or architectural significance. Further, AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of these buildings. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 1 - Ms. Marzulla

B. [2747](#)**26 Baldwin Street**

Alteration (exterior) requesting to change Cedar Material to Hardie

Submitted by Stacey Clark - *Historic District*

Attachments: [26 Baldwin New Material Submittal](#)
[Original Approval Plans 10-25-17](#)

Ms. Stacy Clark, the owner was present for the meeting and discussion regarding changing the new addition siding from cedar to smooth hardie board because of less maintenance.

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 recommend granting a Certificate of Appropriateness for the plan as presented.

A motion was made by Mr. Grant, seconded by Mr. Congin, that this AHBR application be approved using smooth Hardie Plank matching materials.

The motion carried by the following vote:

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

C. [2471](#)**6172 Stone Road**

Addition (master suite above garage/ changing to metal roof, batten board siding, windows, garage door and Patio mandoor

Submitted by Stefanut Craciun

Attachments: [6172 Stone Road Submittial](#)

Mr. Stefanut Craciun the applicant was present for the meeting and discussion regarding the addition above the garage.

A motion was made by Mr. Waldeck, seconded by Mr. Caputo, that this AHBR Application be approved and that Mr. Craciun provide a spec sheet for the type of metal roof and color to staff.

The motion carried by the following vote:

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

D. [2682](#)**6398 Kingwood Drive (Reserve at River Oaks)**

New Construction (two story single family house)

Submitted by Pulte Homes

Attachments: [6398 Kingswood Dr Submittals](#)

Ms. Jamey Heinzman was present for the meeting and discussion for this new home construction.

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

The motion carried by the following vote:

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

E. [2683](#)

6722 Rosewood Trail (Reserve at River Oaks)

New Construction (two story single family house)

Submitted by Pulte Homes

Attachments: [6722 Rosewood Trail Submittal](#)

Ms. Jamey Heinzman was present for the meeting and discussion regarding this new home construction.

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

The motion carried by the following vote:

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

X. Other Business

At the January 30, 2018 Council workshop Mr. Vazanna will meet with planning commission and Council to discuss possible changes to LDC. This is a result of comments from council and the public. AHBR brought in later as part of the process.

XI. Approval of Minutes

A. [12-13-2017](#)

MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. December 13, 2017

Attachments: [AHBR MINUTES 12-13-2017](#)

Ms. Marzulla recommended edits to the minutes as submitted with the site visit being at Seymore Hall and the name of the manufacturer of the windows.

A motion was made by Ms. Marzulla, seconded by Mr. Congin, that this Minutes be approved as amended.

The motion carried by the following vote:

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

XII. Adjournment

Hearing no further business Chair Drummond adjourned the meeting at 8:27 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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