



# City of Hudson, Ohio

## Meeting Minutes - Draft

### 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*

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Wednesday, August 24, 2016

7:30 PM

Town Hall

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#### 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. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

**Absent:** 3 - Mr. Congin, Mr. Morris and Mr. Seiple

Staff in attendance: Ms. Jane Howington, City Manager; Mr. Hannan, City Planner; 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.

#### IV. Consent Applications

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

**The motion carried by the following vote:**

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

- A.        [2016-347](#)        **51 South Main Street**  
Sign (two building signs, one projecting sign - **Peace, Love & Little Donuts**)  
Submitted by Signarama

**This AHBR Application was approved on the consent agenda.**

- B.        [2016-360](#)        **7989 Princewood Drive**  
Accessory structure (detached three car garage)  
Submitted by Anthony Miller

**This AHBR Application was approved on the consent agenda.**

V.        **Old Business**

- A.        [2016-286](#)        **7 Bard Drive**  
Fence (post and rail fence)  
Submitted by Jessica Parker

Ms. Jessica Parker, the property manager, was present for the meeting. The Board inquired about the existing fence at the north elevation. The future plan to replace the balcony railings was discussed. The Board determined that the proposed post and rail fence was not appropriate for the site.

**This AHBR application was withdrawn until a future meeting.**

VI.       **New Business**

- A.        [2016-351](#)        **1573 Stonington Drive**  
Accessory Structure (shed)  
Submitted by Ovidiu Pica

Mr. Ovidiu Pica, the homeowner, was present for the meeting. Mr. Pica presented photographs of the shed as constructed on his property. The gambrel style roof was discussed. The Board indicated it does not meet the design standards since it is different from the main structure roof. Mr. Pica withdrew the application to consider other options.

**This AHBR application was withdrawn until a future meeting.**

- B.        [2016-330](#)        **6727 Majestic Oaks Drive**  
Addition (deck with covered pavilion)  
Submitted by Klassic Decks

Mr. Jason Herb, of Klassic Decks, and Mr. and Mrs. Eubank, the homeowners, were present for the meeting. The suggestion for landscaping and a hip roof were discussed. The Board requested that landscaping be added and determined that the gable roof was acceptable.

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

**a) Incorporate landscaping below the deck and pavilion for screening.**

**The motion carried by the following vote:**

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

**C.**      [2016-361](#)**7754 Holyoke Avenue**

Addition (master bedroom) Accessory Structure (outdoor fireplace)

Submitted by George Haggerty

Mr. Greg Chaplin, the architect, and Ms. Tanya McDevitt, the homeowner, were present for the meeting. A revised roof plan was presented. The relocated window at the side elevation was discussed. Ms. Marzulla was opposed to the application since the relocated window was not compatible with the other second floor windows.

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

**The motion carried by the following vote:**

**Aye:** 3 - Mr. Drummond, Mr. Grant and Mr. Waldeck

**Nay:** 1 - Ms. Marzulla

**D.**      [2016-326](#)**7533 Valerie Lane (Leeway Acres S/L 4)**

New Residential Construction (single family two-story house) Demolition (existing house and detached garage, log cabin to remain with vinyl shake siding added at the sides and rear)

Submitted by Jamie Sredinski

Mr. and Mrs. Sredinski, the property owners, and Mr. Geoff Miller, of Rembrandt Homes, were present for the meeting.

**Ms. Marzulla stated that the AHBR finds that the house and detached garage at 7533 Valerie Lane do not have architectural or historic significance and that the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.**

**Mr. Waldeck made a motion on the findings, which was seconded by Mr. Grant.**

**The motion carried by the following vote:**

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

**A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application for new house construction and the alterations to the log cabin be approved with the following conditions:**

**a) Incorporate vertical rough sawed hemlock or board and batten for the siding on the log cabin.**

**b) Conditional upon approval from City Consultant Landscape Architect.**

**c) Conditional upon approval from City Engineering Department**

**The motion carried by the following vote:**

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

- E.**        [2016-339](#)        **7582 Woodland Avenue** (Woodland Estates S/L 17)  
New Residential Construction (single family two-story house)  
Submitted by Brownstone Construction LLC
- Mr. Barry Tanzer, of Brownstone Construction, was present for the meeting. The large reverse gable not supported by a projection, the window spacing at the rear and side elevations, and the location of the fireplace vent were discussed.
- A motion was made by Mr. Waldeck, seconded by Ms. Marzulla, that this AHBR Application be approved with the following conditions:**
- a) Conditional upon a license agreement to locate the driveway in the easement.**
  - b) Revise the elevations to depict shake siding at all sides of the bay window projection.**
  - c) Revise the proposed exposed foundation to brick.**
  - d) Accurately depict the gable end at the right elevation.**
  - e) The fireplace vent must be located at the rear. Show the location on the elevations.**
- The motion carried by the following vote:**
- Aye:** 4 - Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

- F.**        [2016-349](#)        **6427 Ridgeline Drive** (The Reserve at River Oaks S/L 75)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes
- Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The Board had no comments regarding this application.
- A motion was made by Mr. Grant, seconded by Mr. Waldeck, that this AHBR Application be approved as submitted.**
- The motion carried by the following vote:**
- Aye:** 4 - Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

## **VII. Other Business**

- A.**        [TMP-1460](#)        **The Reserve at River Oaks**  
Informal Discussion - review new house designs
- Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The new house plan designs were discussed. The Board indicated that Mr. Filipkowski should take the Board and staff comments and create renderings for review at a future meeting.
- B.**        [TMP-2230](#)        **200 East Streetsboro Street**  
Informal Discussion
- Mr. Joe Matava and Mr. Chris Bach, of Peninsula Architects, were present for the meeting. Mr. Matava and Mr. Bach gave an overview of the proposed addition of a garage, indoor basketball court, and pool. The Board requested additional renderings showing the full view of the house and proposed addition.

**C. [TMP-2235](#) Update on Land Development Code text amendments**

Mrs. Jane Howington, the City Manager, was present for the meeting. She asked the Board if they had questions in regards to the proposed changes to administrative approvals and what would continue to be reviewed by the AHBR. She invited the AHBR to the next Planning Commission meeting. Mr. Drummond stated that he felt attending the next Planning Commission meeting and/or a meeting of the Boards and Council would be beneficial.

**D. [TMP-2005](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

**A motion was made by Mr. Grant, seconded by Ms. Marzulla, that the July 27, 2016 and August 10, 2016 meeting minutes be approved.  
The motion carried by the following vote:**

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

**VIII. Adjournment**

**Hearing no further business, Chair Drummond adjourned the meeting at 9:42 p.m.**

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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