



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, February 10, 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: 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

Staff in attendance: 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 agenda item. There were no comments.

IV. Consent Applications

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

The motion carried unanimously.

Aye: 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

A. [2016-034](#)

96 First Street

Sign (one building and one projecting sign - **Francesca's**)

Submitted by LAAD Sign & Lighting Inc.

This AHBR Application was approved on the consent agenda.

V. Old Business**A. [2015-526](#) 204 North Main Street**

Non-Residential Alteration (remove and save clay tile roof, repair wood, install roofing paper and ice guard, replace tiles) - **The Learned Owl**
Submitted by A & B Roofing - Historic District

Mr. Drummond stated that a site visit was conducted at this property on January 25, 2016. Mrs. Church, Ms. Marzulla, Mr. Drummond, Ms. Murphy, Ms. Soloman, Mr. Dean Pavlik, of Cleveland Restoration Society, and Mr. Billy Buehl, of A & B Roofing, were present for the visit.

The Historic District Subcommittee reviewed the application. Ms. Liz Murphy, the property owner, was present for the meeting. The revised plan to remove and save the existing tiles, repair the wood, install roofing paper and ice guard, and replace the existing tiles was discussed.

Mrs. Church reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as revised. A motion was made by Mr. Grant, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

VI. New Business**A. [2016-021](#) 6779 St. Regis Boulevard**

Alteration (Remove six existing front porch columns and replace with four new columns, new porch railing, replace concrete slab)
Submitted by Belfor Property Restoration

Mr. Richard Sandone, the homeowner, was present for the meeting. Mr. Sandone discussed the failure of the existing porch and the plan to replace the porch, install new pillars, and a decorative railing. The Board discussed the appropriateness of the proposed railing and determined the applicant could have the option of the porch with or without the railing.

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved as revised with the following condition:

a) Insetting the railing to the center of the columns.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- B.** [2016-015](#) **6338 Stone Road**
Addition (front porch, master bedroom suite, laundry room, basement)
Submitted by Palumbo Renovations
- Mr. Brian Battaglia, the homeowner, and Mr. Paul Palumbo, the contractor, were present for the meeting. Mr. Palumbo provided specifications for the proposed egress window well and doors.
- A motion was made by Mrs. Church, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:**
- a) Incorporate landscaping at the front elevation to screen the egress window well depending on the final grade.**
 - b) Provide specifications for the proposed railing.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- C.** [2016-030](#) **466 West Streetsboro Street**
Addition (remove existing deck, new enclosed porch)
Submitted by Palumbo Renovations
- Mr. Paul Palumbo, the contractor, was present for the meeting. The plans for the enclosed porch and demolition of the existing deck were discussed. The Board determined the proposed steps must be the full width of the door units.
- A motion was made by Mr. Grant, seconded by Mr. Morris, that this AHBR Application be approved with the following conditions:**
- a) Show the existing fence on the site plan.**
 - b) Incorporate full steps at the rear elevation doors.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- D.** [2016-032](#) **7742 Salem Circle**
Addition (enclosed porch)
Submitted by Greg Noeth Architect
- Mr. Ron Berschig, the homeowner, and Mr. John Lennon, a friend of the property owner, were present for the meeting. The number of proposed special windows were discussed. The Board determined the slider and fixed glass windows were acceptable due to the location of the house on a wooded lot and the uniqueness of the design.
- A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this AHBR Application be approved:**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- E.** [2016-027](#) **6646 Regal Woods Drive** (The Reserve at River Oaks S/L 17)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
- Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. The relocation of the basement window was discussed.
- A motion was made by Mr. Morris, seconded by Mr. Seiple, that this AHBR Application be approved with the following condition:**
- a) The applicant has the option of the rear elevation basement windows as proposed or grouping the window with the window to the right and centering them below the first floor windows.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
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- F.** [2016-026](#) **6613 Wildwood Court (The Reserve at River Oaks S/L 21)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
- Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. The placement of the chimney was discussed.
- A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:**
- a) Relocate the proposed chimney so that it is centered between the second floor window and the first floor window to the right and not directly above a window.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
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- VII. Old Business Continued**
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- A.** [2015-516](#) **7211 East Firelands Drive**
Addition (enclosed porch) Alteration (siding and window replacement)
Demolition (remove roof at covered porch)
Submitted by Northeast Ohio Renovations
- Mr. Bob Hegedish, the contractor, was present for the meeting. The size of the proposed columns and the proposed railing were discussed.
- A motion was made by Ms. Marzulla, seconded by Mrs. Church, that this AHBR Application be approved with the following conditions:**
- a) Porch columns to have an 8" base tapered to 6 1/4" at the top.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

VIII. Other Business

A. [TMP-1818](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

The Board postponed approval of the 2014 minutes so all members could have a chance to review.

A motion was made by Ms. Marzulla, seconded by Mr. Morris, that the January 27, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

IX. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:17 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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