



# City of Hudson, Ohio

## Meeting Minutes - Draft Architectural & Historic Board of Review

*Allyn Marzulla, Chair*

*David J. Drummond, Vice Chair*

*Laura Church, Secretary*

*Rachel Czyzak*

*James H. Grant*

*Arthur Morris*

*Jim Seiple*

*Denise Solomon, Associate Planner*

*Keri Zipay, Planning Technician*

---

Wednesday, June 24, 2015

7:30 PM

Town Hall

---

### I. Call To Order

Chair Marzulla 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:** 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris, and Ms. Marzulla

**Absent:** 2 - Ms. Church, and Mr. Seiple

Staff in attendance: Mr. Hannan, City Planner; Ms. Solomon, Associate Planner; Ms. Zipay, Planning Technician

### III. Public Comment

Chair Marzulla 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 Mr. Drummond, seconded by Mr. Morris, to approve the Consent Agenda.**

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

**Aye:** 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris, and Ms. Marzulla

A. [2015-227](#)

**5611 Sunset Drive**

Fence (remove sections of existing chain link fence, add six foot wood privacy fence at the sides, the existing chain link will remain at the rear)

Submitted by Mark Johnson

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

B. [2015-223](#)

**7701 Holyoke Avenue**

Accessory Structure (shed)

Submitted by Jill Whitmarsh

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

C. [2015-224](#)

**7373 Dillman Drive**

Accessory Structure (open air roof structure with outdoor fireplace, extend 54" aluminum fence)

Submitted by KGK Gardening and Design Corp.

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

**V. New Business**

A. [2015-222](#)

**1707 Royal Oaks Circle**

Accessory Structure (open roof structure with stone seat walls and counter)

Submitted by Michael and Julie Boehringer

Mike Boehringer, the property owner, was present for the meeting. The design, in relation to the main structure, was discussed.

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

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

**Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris**

B. [2015-220](#)

**2855 Chippendale Drive**

Alteration (two patio doors and one slider window replacement)

Submitted by Soft-Lite LLC

Bob Raun, the homeowner, was present for the meeting. The material and color of the existing windows were discussed. Mr. Raun said all windows would be replaced in stages to match the proposed windows.

**A motion was made by Mr. Grant, seconded by Mrs. Czyzak, that this AHBR Application be approved as submitted.**

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

**Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris**

C. [2015-196](#)**736 Terex Road**

Addition (family room, front porch, and covered deck) Alteration (siding)  
Submitted by Legacy Remodeling Team

Bill Young, of Legacy Remodeling Team, was present for the meeting. The use of four different wall materials was discussed.

**A motion was made by Mrs. Czyzak, seconded by Mr. Grant, that this AHBR Application be approved as amended with the following conditions:**

- a) Show all new steps on the elevations and floor plans.**
- b) Label new siding materials on the rear elevation of existing garage on the elevations and floor plans.**
- c) Landscaping to be installed where brick and stone foundation meet at the side elevation.**

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

**Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris**

D. [2015-221](#)**1813 Ashley Drive**

Addition (remove existing enclosed porch, new kitchen addition)  
Submitted by Betsy Spak

Betsy Spak, the interior designer, was present for the meeting. The Board and the applicant discussed the proposed steps at the slider door, the casement window in the kitchen, and the proposed roof shape of the addition.

**A motion was made by Mr. Morris, seconded by Mrs. Czyzak, that this AHBR Application be approved as amended with the following conditions:**

- a) Steps to be the full width of the slider door.**
- b) Casement window in the kitchen will be revised to a slider.**

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

**Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris**

E. [2015-114](#)**5522 Stonecreek Way (Stonecreek Reserve S/L 7)**

New Residential Construction (One-story single family house)  
Submitted by Duda Construction Company Inc.

Deborah Knapp, the homeowner, and Robert Duda, of Duda Construction Company Inc., were present for the meeting. The relief of the window trim and the number of proposed transom windows at the side elevations were discussed.

**A motion was made by Mr. Drummond, seconded by Mr. Morris, that this AHBR Application be approved as amended with the following conditions:**

- a) Revise window cross section to show relief at the window trim.**
- b) Revise floor plan to remove window from guest bathroom.**
- c) Incorporate a double hung window in place of the transom at the right elevation mudroom.**
- d) Conditional upon approval by City Consultant Landscape Architect.**

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

**Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris**

F. [2015-203](#)**6653 Rosewood Trail (The Reserve at River Oaks S/L 30)**

New Residential Construction (two-story single family house)

Submitted by Keith Filipkowski

Keith Filipkowski, of Pulte Homes, was present for the meeting.

**A motion was made by Mrs. Czyzak, seconded by Mr. Drummond, that this AHBR Application be approved as submitted.****The motion carried by the following vote:**

Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris

G. [2015-219](#)**5668 Abbyshire Drive (Nottingham Gate Estates S/L 23)**

New Residential Construction (Two-story single family house with partial finished basement and no deck)

Submitted by Hudson Builders Ltd.

Laura Dinovi, of Hudson Builders, was present for the meeting. The remaining agenda comments were discussed.

**A motion was made by Mr. Grant, seconded by Mrs. Czyzak, that this AHBR Application be approved as amended with the following conditions:**

- a) Revise secondary entrance porch roof to a standing seam metal shed roof.
- b) Revise board and batten in front porch gable end to shake siding.
- c) Revise tie course level at rear elevation great room to be the same level as the rest of the house.
- d) Conditional upon approval from the City Consultant Landscape Architect.
- e) Conditional upon approval from the City Consultant Engineer.

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

Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris

H. [2015-225](#)**11 South Main Street - Clock Tower Green**Non-residential alteration (replace five damaged bricks, tuck pointing, waterproofing agent applied to bottom three feet of the **Clock Tower**)  
Submitted by City of Hudson - Historic District

The Historic District Subcommittee reviewed the application. Jim Wamelink, of WR Restoration, was present for the meeting. Mr. Wamelink brought a sample panel of bricks and the colors were examined by the Board. He described the process for matching the bricks and the proposed maintenance work at the lower portion of the clock tower. The subcommittee decided to visit the site after the meeting to compare the brick samples with the existing brick. The water repellent recommended by the contractor was also discussed.

**Ms. Czyzak 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.****The motion carried by the following vote:**

Aye: 4 - Ms. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris

## VI. Other Business

### A. [TMP-1365](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

Attachments: [June 10, 2015 Meeting minutes - DRAFT](#)

[July 10, 2013 Meeting minutes - DRAFT](#)

**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that the June 10, 2015 minutes be approved as amended.**

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

**Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris, and Ms. Marzulla**

**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that the July 10, 2013 minutes be approved.**

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

**Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris, and Ms. Marzulla**

## VII. Adjournment

**At 8:45 p.m. the Board moved the meeting to the Clock Tower Green for review of the proposed repairs. Mr. Wamelink and the Board examined the damage to the clock tower. After no further business Chair Marzulla adjourned the meeting at 9:06 p.m.**

---

**Allyn Marzulla, Chair**

---

**Laura Church, 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.**

\* \* \*