



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 Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, January 28, 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: 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
Absent: 1 - Mr. Seiple

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

III. Public Comment

Ms. Julie Ann Hanesak of 60 Division Street commented regarding the concerns of the Hudson Heritage Association for the property at 78 Ravenna Street. Ms. Hanesak thanked the board for reviewing information provided by HHA about the property.

IV. Consent Applications

Approval of the Consent Agenda

A motion was made by Mr. Drummond, seconded by Mr. Morris, to approve the Consent Agenda. The motion carried by the following vote:

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

- A. [2015-011](#) **44 Clinton Street**
Sign (one ground sign for three tenants)
Submitted by 44 Clinton Street LLC
This AHBR Application was approved on the consent agenda.
- B. [2015-010](#) **5603 Darrow Road**
Sign (ground sign panel and sign plate - **Edward Jones**)
Submitted by Signature Sign
This AHBR Application was approved on the consent agenda.
- C. [2015-014](#) **225 Brentwood Drive**
Addition (Screened porch on existing deck)
Submitted by Robert Kallstrom.
This AHBR Application was approved on the consent agenda with the following condition:
a) **The porch cannot be converted to a glass enclosure in the future without the addition of a masonry foundation.**
- D. [2015-009](#) **7286 Huntington Road**
Addition (screened porch)
Submitted by S.M. Capron & J.A. Klett Construction and Remodeling LLC
This AHBR Application was approved on the consent agenda with the following condition:
a) **The porch cannot be converted to a glass enclosure in the future without the addition of a masonry foundation.**
- V. **New Business**
- A. [2015-015](#) **5100 Darrow Road**
Sign (ground sign - **The Malted Meeple/The Impact Group**)
Submitted by E.S. Sign and Design
Applicant for this case was not present. Project will be reviewed at the next meeting.
- B. [2015-012](#) **76 Cohasset Drive**
Addition (front portico, rear addition, and window and door alterations)
Submitted by George Clemens Architecture
Rebecca Pantuso of George Clemens architecture was present at the meeting. There was discussion on how the siding and roofing would be blended at the rear elevation and the use of a cantilevered foundation for the proposed addition.
A motion was made by Mr. Drummond and seconded by Mrs. Church that this application be approved as revised with the following condition:
a) **The cantilevered foundation is approved in this case since the addition will be surrounded by an existing deck. If the existing deck would be removed in the future, a suitable material must be incorporated below the cantilevered foundation.**
Aye: 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

C. [2015-013](#)**78 Ravenna Street**

Demolition (demolish rear portion of house) Alteration (relocation of house, new front portico and rear addition)

Submitted by Allan Sveda

Allan Sveda, Bob Mastriana, and Joe Cantanzriti were present for the meeting. This site is not in the Historic District and the structure is not a Historic Landmark, however, the board acknowledged its historic value and significance. Mr. Sveda described the plans for renovation of this existing house and the proposed relocation of the house on this property. Concept plans for a potential "pocket neighborhood" development on the remainder of this parcel were informally presented to the Board.

A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this application be approved. The motion carried by the following vote:

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

D. [2014-485](#)**2949 Hudson Aurora Road**

New Residential Construction (Two-story single family house)

Submitted by J. Kapela Designs, Inc.

Justin Kapela (architect) and Mr. and Mrs. Bartulovic (owners) were present for the meeting. The revised plans were discussed and concerns of the board were addressed.

A motion was made by Mr. Morris, seconded by Mrs. Czyzak, to approve the application as revised with the following conditions:

- a) AHBR approves the proposed front yard setback.**
- b) Conditional upon the approval from the City Consultant Engineer.**
- c) Conditional upon approval from Hudson Fire Department.**

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

VI. Other Business

Code enforcements issues were discussed.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:30 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.

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