



City of Hudson, Ohio

Meeting Minutes - Draft

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

Keri Zipay, Planning Technician

Wednesday, August 9, 2017

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. Roll Call

Present: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Staff in attendance: Ms. Soloman, Associate Planner; and Mr. Campbell, Executive Assistant.

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. Congin to approve the Consent Agenda.

The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

A. [1316](#)

5208 Wilshire Park Drive

Addition (covered porch)

Submitted by John Grabenstetter

This AHBR application was approved on the consent agenda.

V. New Business**A. [1289](#)****5827 Darrow Road**

Sign (building sign and ground sign panel - **Orange Theory Fitness**)

Mr. Albert Haddad, from Ellet Neon Sign, was present for the meeting.

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

The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

B. [1224](#)**317 West Streetsboro Street**

Addition (attached garage)

Submitted by Julian Hayes

Ms. Lilly and Mr. Julian Hayes, the homeowners were present for the meeting.

Ms. Solomon introduced the request to build a garage on the same footprint as an existing foundation.

A motion was made by Mr. Caputo, seconded by Mr. Grant that this AHBR Application be approved with the discussed revisions.

The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

C. [1302](#)**2313 Middleton Road**

Addition (master suite)

Submitted by Nick Zajac

Mr. Nick Zajac, the contractor, was present for the meeting. The exposed foundation material and window specifications were discussed.

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

The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

D. [1124](#)**147 Elm Street**

New Construction (single family house and detached garage)

Mr. Joseph Matava, of Peninsula Architects, and Ms. Clare Smith, the applicant, were present for the meeting. Discussion took place regarding the proposed windows and doors.

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

- a) Conditional upon Engineering Department approval.**
- b) Modification to the large bay window.**

The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

E. [1167](#)**5763 Timberline Trail (Reserve at River Oaks S/L 55)**

New Construction (two story single family house)

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting and discussion.

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

The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VI. Other Business

Ms. Soloman noted that only four members are scheduled to attend the August 23, 2017 AHBR meeting. She requested that if any of the four attending members cannot attend the meeting to contact her so applicants can be notified that the meeting is cancelled.

A. [TMP-2921](#)**Appointment to the Design Sub-Committee for Development in District 6 and 8**

A motion was made by Chair Drummund, seconded by Mr. Grant that Ms. Marzulla be appointed to the Design Sub Community for Development in District 6 and 8.

The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 7:58 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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