



City of Hudson, Ohio

Meeting Minutes 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

Wednesday, February 8, 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: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 2 - Mr. Grant and Mr. Seiple

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

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board. 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: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- A. [2017-018](#) **55 Atterbury Boulevard**
Sign (ground sign replacement - **Holy Trinity Anglican Church**)
Submitted by ES Sign Group
This AHBR application was approved on the consent agenda.

- B. [2017-035](#) **7612 Huntington Road**
Accessory Structure (above ground pool)
Submitted by Brant & Erin Smith
This AHBR application was approved on the consent agenda.

- C. [2017-028](#) **4373 Westchester Court**
Addition (screened porch & deck)
Submitted by Donald Borowske
This AHBR application was approved on the consent agenda.

V. **New Business**

- A. [2017-030](#) **89 First Street Suite 205**
Sign (one building and one canopy sign - **Edward Jones**)
Submitted by North Coast Sign & Lighting Services Inc.
The applicant was not present for the meeting.

- B. [2017-038](#) **72 Maple Drive**
Alteration (Remove window on north elevation replace with door, replace small window replace with large window on south elevation)
Submitted by Dr. Keith E. Colwell - Historic District
Dr. Keith Colwell, the owner and applicant, was present for the meeting.

Ms. Marzulla 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. Waldeck, to accept the recommendation of The Historic District Subcommittee.

The motion carried by the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- C.** [2017-017](#) **349 Londonair Circle**
Addition (two story addition at rear)
Submitted by Anthony Slabaugh
Ms. Solomon introduced the case. Mr. Slabaugh, the contractor, and Mr. Syrvalin, the homeowner, were present to discuss the application. The number of materials proposed for the exterior was discussed.
A motion was made by Mr. Waldeck, seconded by Mr. Congin, that this AHBR Application be approved as submitted.

The motion carried with the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- D.** [2017-021](#) **1441 Middleton Road**
Addition (two story addition, extend front porch, attached garage)
Submitted by All Century Remodeling
Ms. Solomon introduced the case to the Board. Mr. Pugh, the homeowner, and Mr. Goodworth, the architect, were present for the meeting and discussion.
This AHBR Application was withdrawn until a future meeting.
- E.** [2017-027](#) **6463 Hammontree Drive**
Addition (attached garage, workshop, indoor pool, sunroom, attic storage)
Submitted by Cynthia Tobin - BZBA approval on January 19, 2017 - Docket #2017-01
Ms. Tobin was present for the meeting. There were no open items.
A Motion was made by Mr. Morris, seconded by Mr. Congin that this AHBR application be approved as submitted.

The motion carried with the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- F.** [2017-034](#) **6014 Willow Lake Drive**
Addition (attached third car garage bay and workshop)
Submitted by Robert & Molly Click
Mr. and Mrs. Click, the homeowners, were present for the meeting.
A motion was made by Mr. Congin, seconded by Mr. Waldeck, that this AHBR Application be approved.

The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- G.** [2017-012](#) **2715 Hudson Aurora Road**
New Residential Construction (new two story single family house)
Submitted by Philip C. Lopez
Ms. Solomon introduced the application. Mr. Bill Lopez and Ms. Jennifer Lopez were present for the discussion.

A motion was made by Ms. Marzulla, seconded by Mr. Waldeck, that this AHBR Application be approved.

The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- H.** [2017-023](#) **5640 Timberline Trail** (Reserve at River Oaks S/L 93)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Ms. Jamey Heinzman, representing Pulte Homes, was present for the discussion.

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

The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- I.** [2017-024](#) **5753 Timberline Trail** (Reserve at River Oaks S/L 56)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Ms. Jamey Heinzman, representing Pulte Homes, was present for the discussion.

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

The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck
- J.** [2017-025](#) **5752 Timberline Trail** (Reserve at River Oaks S/L 102)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Ms. Jamey Heinzman, representing Pulte Homes, was present for the discussion.

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

The motion carried by the following vote:
Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

K. [2017-026](#)**5680 Highwood Court** (Reserve at River Oaks S/L 62)

New Residential Construction (single family two-story house)

Submitted by Pulte Homes

Ms. Jamey Heinzman, representing Pulte Homes, was present for the discussion.

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

The motion carried by the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VI. Other Business

Mr. Hannan discussed the City of Hudson LEAN initiative and streamlining the application process for Community Development.

Ms. Soloman and the Board discussed the priorities of the Board for the upcoming year.

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:47 p.m.

David Drummond, Chair

Arthur Morris, Secretary

Joseph 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. At 8:47 Mr. Drummond adjourned the meeting.

* * *