



# 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*

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Wednesday, April 12, 2017

7:30 PM

Town Hall

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### 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:** 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**Absent:** 3 - Mr. Morris, Mr. Seiple and Mr. Waldeck

### III. Public Comment

Chair Drummond opened the meeting to public comments for anyone to address the Board on any item. There were no comments.

### IV. Consent Applications

Chair Drummond explained that the cases on the Consent Agenda have been reviewed by staff and the AHBR.

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

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

**Aye:** 4 - Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

#### A. [2017-128](#)

#### **5843 Darrow Road**

Sign (two wall signs - **Kumon**)

Submitted by Ellet Sign Co.

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

- B.**        [2017-130](#)        **7224 Herrick Park Drive**  
Accessory Structure (shed)  
Submitted by Lou Ferdinand  
**This AHBR application was approved on the consent agenda.**
- C.**        [2017-131](#)        **2425 Deer Hollow Drive**  
Accessory Structure (detached garage)  
Submitted by George Henshaw  
**This AHBR application was approved on the consent agenda.**
- D.**        [2017-094](#)        **739 Ashbrooke Way**  
Addition (family room, kitchen, closet, storage garage)  
Submitted by Palumbo Renovations  
**This AHBR application was approved on the consent agenda.**
- E.**        [2017-100](#)        **6556 Stone Road**  
Addition (screened porch)  
Submitted by Paul Palumbo  
**This AHBR application was approved on the consent agenda.**
- V.        New Business**
- A.**        [2017-117](#)        **118 West Streetsboro Street**  
Sign (building signs - **Salon Lofts**)  
Mr. Mike Bizchek was present for the meeting and discussion.  
  
**Mr. Congin moved to approve the application with the removal of the request for a projecting sign. Ms. Marzulla seconded the motion.**  
  
**The motion carried by the following vote:**  
  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- B.**        [2017-081](#)        **73 Division Street**  
Demolition (detached garage) Accessory Structure (new detached garage in the same location)  
Submitted by Gretchen Myers - *Historic District*.  
The applicant was not present for the meeting, This case will be discussed at a future date.

- C.**        [2017-092](#)        **136 Franklin Street**  
Accessory Structure roof mounted solar panels on house)  
Submitted by Candice Brothers, Yellowlite - *Historic District*  
  
Ms. Candice Brothers, permitting agent for Yellowlite, representing the homeowner was present for the meeting and discussion.  
  
**Ms. Marzula reported that all members of The Historic District Subcommittee waived the two meetin review period and recommended granting a Certificate of Appropriatness for the plans as submitted. Mr. Congin accepted the recommendation and moved to grant the application. Mr. Grant seconded the recommendation.**  
  
**The motion carried by the following vote:**  
  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- D.**        [2017-102](#)        **1 Ellsworth Court**  
Alteration (replace front porch & columns)  
Submitted by Tracy & Liese Brefka - *Historic District*  
  
Mr. Tracy and Ms. Lisa Brevka the homeowners were present for the meeting and discussion.  
  
**Mr. Grant reported that all members of The Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriatness for the plans as submitted. Mr. Congin accepted the recommendation and moved to grant the application. Ms. Marzulla seconded the recommendation.**  
  
**The motion carried by the following vote:**  
  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- E.**        [2017-080](#)        **5674 Humelsine Drive**  
Addition (family room) Alteration (siding replacement)  
Submitted by Brian W Keske  
  
Mr. Brian Keske, from BW Design, was present for the meeting and discussion.  
  
**A motion was made by Mr. Congin that this AHBR Application be approved. Mr. Grant seconded the motion.**  
  
**The motion carried by the following vote:**  
  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- F.**        [2017-125](#)        **2361 Leeway Drive**  
Addition (family room) Accessory Structure (addition to existing shed)  
Submitted by Steve & Sharon Kuczek  
  
Mr. Steve and Ms. Sharon Kuczek were present for the meeting and discussion.  
  
**Ms. Marzulla moved to approve as amended. Mr. Congin seconded the motion.**  
  
**The motion carried by the following vote:**  
  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**G.**      [2017-127](#)**88 East Streetsboro Street**

Addition (Removal and replacement of front porch)

Submitted by John & Patricia Blankenship - *Historic District*

Mr. John and Ms. Patricia Blankenship were present for the meeting and discussion.

**Ms. Marzulla reported that all members of The Historic District Subcommittee waived the two meeting review period and recommend granting a Certificate of Appropriateness for the plan with the following condition:**

**a) No extruded vinyl is to be incorporated. The material must be wood or as close as possible to a like material.**

**A motion was made by Mr. Congin to accepted the recommendation of the Historic Subcommittee. Mr. Grant seconded the motion.**

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

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**H.**      [2017-133](#)**156 N. Hayden Parkway**

Addition (second floor bedroom addition and new roof over existing patio)

Submitted by David & Nicole Collins

Mr. Dennis Saxe, Architect for the project was present for the meeting and discussion.

**Mr. Grant moved to approve the Application as submitted. Mr. Congin seconded the motion.**

**The motion was approved by the following vote:**

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**I.**      [2017-134](#)**7489 North Marblehead Road**

Alteration to New Construction (revise siding material to board and batten at the second floor front elevation)

Mr. Matthew Shields the homeowner was present for the meeting and discussion.

**Ms. Marzulla moved to approve the Application as revised. Mr. Congin seconded the motion.**

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

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

- J.**        [2017-139](#)        **1772 Hines Hill Road**  
Addition (Master bedroom, kitchen & 3 car garage)  
Submitted by CPK Construction, Inc  
Mr. Chris Kontur and Mr. Evan Kontur of CPK construction and Mr. John Ridley the homeowner were present for the meeting and discussion.  
**A motion to approve the application was made by Mr. Congin, seconded by Mr. Grant, with the following conditions:**  
**a) Incorporate windows on the garage rear and side elevations and the rear stairs.**  
**b) Conditional upon Engineering Department approval.**  
  
**The motion was approved by the following vote:**  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- K.**        [2017-107](#)        **5771 Timberline Trail** (Reserve at River Oaks S/L 54)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, representing Pulte Homes, was present for the meeting and discussion.  
  
**Mr. Grant motioned to approve the Application as submitted. Mr. Congin seconded the motion.**  
  
**The motion was approved by the following vote:**  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- L.**        [2017-106](#)        **5772 Timberline Trail** (Reserve at River Oaks S/L 104)  
New Residential Construction (single family two-story house)  
Submitted by Pulte  
Ms. Jamey Heinzman, representing Pulte Homes, was present for the meeting and discussion.  
  
**Ms. Marzulla made a motion, seconded by Mr. Congin, that the application be approved with conditions.**  
  
**The motion carried by the following vote:**  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla
- M.**        [2017-105](#)        **5816 Timberline Trail** (Reserve at River Oaks S/L 108)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, representing Pulte Homes, was present for the meeting and discussion.  
  
**Mr. Grant motioned that the Application be approved as submitted. Mr. Congin seconded the motion.**  
  
**The motion carried by the following vote:**  
**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**N.**      [2017-108](#)**6584 Regal Woods Drive** (Reserve at River Oaks S/L 79)

New Residential Construction (single family two-story house)

Submitted by Pulte

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

**Mr. Congin motioned that the Application be approved as submitted. Mr. Grant seconded the motion.**

**The motion was approved by the following vote:**

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**O.**      [2017-145](#)**11 Atterbury Boulevard**

Addition (cooler addition) Alteration (new awnings) Sign (two building signs - **Brew Kettle**)

Submitted by Brew Kettle Hudson

Mr. Don Highlander, the architect, and Mr. Chris Ruco, representing Brew Kettle, were present for the meeting and discussion.

Ms. Solomon introduced the application and informed the Board that The Planning Commission has granted approval for the sign plan.

**11 Atterbury Boulevard motion one: Ms. Marzulla motioned to approve the revised sign plan. Mr. Congin seconded the motion.**

**The motion was approved by the following vote:**

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**11 Atterbury Boulevard # 2**

Motion Two: Mr. Grant motioned to approve the Application as submitted. Mr. Congin seconded the motion.

**11 Atterbury Boulevard motion two: Mr. Grant motioned to approve the Application as submitted. Mr. Congin seconded the motion.**

**The motion was approved by the following vote:**

**Aye:**    4 -    Mr. Congin, Mr. Drummond, Mr. Grant and Ms. Marzulla

**VI. Other Business**

Ms. Solomon made the following announcements:

Minutes of previous meeting will be presented for approval at the next meeting.

Public open house for Phase 2 will be presented at JoAnn Fabrics

ViewPoint, the online submittal system will go live next week.

An email from the Ohio History Connection was received and will be reviewed.

**VII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 9:03 p.m.

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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