



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, December 14, 2016

7:30 PM

Town Hall

I. Call To Order

Chair Drummond 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 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Seiple

Absent: 2 - Mr. Grant and Mr. Waldeck

III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board. Ms. Mary Beth Buchanan, of 95 S. Hayden Parkway and Mr. Steve Nicholas, of 105 S. Hayden Parkway, expressed their opposition to the trellis fence built at 306 Kilbourne Drive.

IV. Old Business

A. [2016-458](#)

135 Franklin Street

New Residential Construction (single family two-story house)

Submitted by Peninsula Architects - Historic District

Mr. Congin reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented.

A motion was made by Mr. Seiple, seconded by Mr. Morris, 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. Seiple

V. New Business

- A.** [2016-584](#) **2755 E. Streetsboro Street**
Demolition (barn)
Submitted by TRW Construction LLC
- A motion was made by Ms. Marzulla, and seconded by Mr. Congin, that the AHBR finds the barn at 2755 East Streetsboro Street does not have historic or architectural significance. Further, AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of these buildings. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.**
- The motion carried by the following vote:**
- Aye:** 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Seiple
- B.** [2015-445](#) **306 Kilbourne Drive**
Fence (trellis)
Submitted by Alvin Coppolo
- A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be denied.**
- The motion to deny passed by the following vote:**
- Nay:** 5 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Seiple
- C.** [2016-578](#) **6091 Willow Lake Drive**
Fence (6 ft. wood privacy 4 ft. wood picket)
Submitted by Tara Vance
- A motion was made by Mr. Morris, 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. Seiple
- D.** [2016-549](#) **5639 Woodview Court**
Accessory Structure (outdoor fireplace)
Submitted by DDIY Home Services
- A motion was made by Mr. Congin, seconded by Mr. Seiple, 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. Seiple

- E.** [2016-544](#) **200 East Streetsboro Street**
Alteration (42 replacement windows)
Submitted by Renewal by Andersen

A motion was made by Mr. Morris, 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. Seiple
- F.** [2016-585](#) **81 East Streetsboro Street**
Alteration (remove four metal awnings from the west side, remove exterior oven box and patch brick, rear window alteration, relocate screened porch steps and door, painting entire house) Fence (3 ft. wood picket)
Submitted by Peter & Aimee Wiley - Historic District

Mr. Grant 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 revised by removing the painting portion of the proposed work. The Historic District Subcommittee requested a site visit to review the painting portion of the project.

A motion was made by Mr. Congin, seconded by Mr. Morris, 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. Seiple
- G.** [2016-586](#) **128 Hudson Street**
Addition (expand existing rear porch) Accessory Structure (relocate barn and add new bay, relocate cottage structure and add bathroom)
Submitted by Barb Lochridge - Historic District

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. Mr. Morris accepted 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. Seiple
- H.** [2016-587](#) **6187 Burr Oak Way (Canterbury on the Lakes S/L 163)**
Alteration to New Construction (changes to previously approved new single family house)
Submitted by Prestige Homes

A motion was made by Mr. Congin, seconded by Mr. Morris, 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. Seiple

I. [2016-558](#)

6421 Ridgeline Drive (Reserve at River Oaks S/L 73)

New Residential Construction (two story single family house)

Submitted by Pulte Homes

A motion was made by Mr. Congin, seconded by Mr. Seiple, 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. Seiple

J. [2016-559](#)

6423 Ridgeline Drive (Reserve at River Oaks S/L 74)

New Residential Construction (two story single family house)

Submitted by Pulte Homes

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

The motion carried by the following vote:

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

Nay: 1 - Mr. Seiple

K. [2016-572](#)

100 Lake Forest Drive

Addition (kitchen renovation and expansion for freezer/cooler unit)

Submitted by Lake Forest Country Club

A motion was made by Mr. Morris, 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. Seiple

VI. Other Business

A. [TMP-2467](#)

Approval of 2017 meeting schedule

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 9:31 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.