



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Chris Waldeck

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, May 11, 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 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

Absent: 2 - Mr. Morris and Mr. Seiple

Staff in attendance: Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician

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 Mrs. Church, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

- A. [2016-152](#) **56 Library Street Suite 102**
Sign (one projecting sign and one ground sign panel - **Comfort Spa**)
Submitted by Qing Hai Wu
This AHBR Application was approved on the consent agenda.
- B. [2016-175](#) **82 West Streetsboro Street**
Sign (two building signs and one ground sign panel - **Cleveland Clinic/Akron General**)
Submitted by Akers Identity
This AHBR Application was approved on the consent agenda.
- C. [2016-168](#) **8035 Stow Road**
Non-Residential Alteration (three replacement antennas - **AT&T**)
Submitted by AT&T
This AHBR Application was approved on the consent agenda.
- D. [2016-154](#) **2155 Edgeview Drive**
Accessory Structure (detached screened in porch)
Submitted by Littler Construction
This AHBR Application was approved on the consent agenda.
- E. [2016-172](#) **2871 Blaikley Drive**
Accessory Structure (pergola and outdoor kitchen)
Submitted by KGK Gardening and Design
This AHBR Application was approved on the consent agenda with the following condition:
a) Conditional upon Engineering Department approval of the site alteration.
- F. [2016-176](#) **6613 Wildwood Court**
Addition (deck)
Submitted by Klassic Custom Decks
This AHBR Application was approved on the consent agenda.

V. Old Business**A. [2016-060](#)****43 North Oviatt Street**

Alteration (replace installed vinyl clad windows at the front elevation and north side elevation with Andersen Woodwright windows)

Submitted by David Moore Builders LLC - Historic District

The Historic District Subcommittee reviewed the application. Mr. David Moore, the contractor, was present for the meeting.

Mrs. Church reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as presented.

A motion was made by Mr. Grant, seconded by Mr. Waldeck, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

B. [2016-138](#)**6520 Westpoint Drive**

Alteration (alteration to approved screened porch addition, installation of vinyl window panels in screen openings)

Submitted by Robert's Construction

Mr. and Mrs. Tim Trozzo, the homeowners, were present for the meeting. Mr. and Mrs. Trozzo provided a sample of the window material. The appearance of the vinyl window panels was discussed. Mrs. Church and Ms. Marzulla indicated that the exterior appearance of the panels was not appropriate for this style of porch. The rest of the Board determined the panels were acceptable in this case; however they rejected vinyl panels be part of the original plans for future applications.

A motion was made by Mr. Waldeck, seconded by Mr. Grant, that this AHBR Application be approved as installed for this case only.

The motion carried by the following vote:

Aye: 3 - Mr. Drummond, Mr. Grant and Mr. Waldeck

Nay: 2 - Mrs. Church and Ms. Marzulla

VI. New Business**A. [2016-159](#)****2210 Ravenna Street**

Fence (two styles of six foot vinyl, with an existing split rail on property)

Submitted by Nichols Fence

Mr. Jim VanZant, of Nichols Fence, and Ms. Kathy Rufener, the homeowner, were present for the meeting. The style of fence proposed was discussed. The Board was concerned with utilizing more than one style of fence for the newly fenced in area. The homeowner agreed to use the juniper style fence for all runs.

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

a) Incorporate the juniper style fence for all runs.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

- B.** [2016-160](#) **198 Ravenna Street**
Addition (family room)
Submitted by R. David Minnix, Jr.
Mr. John Adams, the contractor, was present for the meeting. The roof pitch and the valley created by the addition intersecting the wall of the main house was discussed.
A motion was made by Ms. Marzulla, seconded by Mrs. Church, that this AHBR Application be approved as revised and with the following condition:
a) A triple double hung window unit will be incorporated at the rear of the addition.
The motion carried by the following vote:
Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck
- C.** [2016-164](#) **250 Oldham Way**
Addition (fourth garage bay, second floor above garage, portico over existing patio)
Submitted by Ralph Victor Construction Inc.
Mr. Todd Victor, of Ralph Victor Construction, and Ms. Michelle Chokan, the homeowner, were present for the meeting. The stone material for the porch columns, fireplace vent, and the continuous plane at the left elevation were discussed.
A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:
a) Incorporate shutters at all side elevation windows.
b) Remove fireplace vent from the outdoor fireplace.
The motion carried by the following vote:
Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck
- D.** [2016-167](#) **162 South Main Street**
Addition (front entry, porch, two dormers)
Submitted by Christopher & Suzanne Schenkenberger
Mr. and Mrs. Schenkenberger, the homeowners, and Mr. Ryan Grass, the architect, were present for the meeting. The placement of shutters on the front elevation double window, the use of more than one accent material, and the facade material of the chimney were discussed.
A motion was made by Mr. Grant, seconded by Mr. Waldeck, that this AHBR Application be approved with the following condition:
a) Incorporate brick to match the existing house if chimney is extended.
The motion carried by the following vote:
Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck
- E.** [2016-143](#) **5697 Highwood Court (The Reserve at River Oaks S/L 61)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The trim band application was discussed. The Board determined the plans were acceptable as presented with the trim band applied at the front elevation only.
A motion was made by Mr. Waldeck, seconded by Mrs. Church, that this AHBR Application be approved as submitted.
The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

VII. Other Business

A. [TMP-1564](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

A motion was made by Mr. Waldeck, seconded by Ms. Marzulla, that the April 13, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:30 p.m.

David Drummond, Chair

Arthur Morris, 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.

* * *