



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 25, 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: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Staff in attendance: Mr. Hannan, City Planner; 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 on any agenda item. 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 unanimously.

Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- A. [2016-185](#) **5919 Sunset Drive**
Accessory Structure (shed)
Submitted by RC Norman Construction
This AHBR Application was approved on the consent agenda.
- B. [2016-198](#) **5675 Reserve Lane**
Addition (extension of covered patio, fire table, retaining wall)
Submitted by Kurb Appeal Landscaping LLC
This AHBR Application was approved on the consent agenda with the following condition:
a) Conditional upon Fire Department approval.

VI. New Business

- A. [2016-196](#) **1088 Barlow Road**
Demolition (house demolition)
Submitted by Bourgeois Enterprises
The applicant was not present for the meeting.

Ms. Marzulla made a motion that the AHBR finds 1088 Barlow Road does not have architectural or historic significance. Further, the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- B. [2016-202](#) **42 Aurora Street**
Fence (6 ft. wood privacy fence, scalloped picket fence and arbor)
Submitted by Michael J. Knights - Historic District
The Historic District Subcommittee reviewed the application. Mr. Knights, the homeowner, was present for the meeting. The proposed new fence and arbor were discussed.
Mrs. Church 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. Grant, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

C. [2016-194](#)**48 College Street**

Addition (demolish existing screened porch, new breakfast room)

Submitted by Sixmo Inc. - Historic District

The Historic District Subcommittee reviewed the application. The contractor, of David Rose properties, and Mr. Peter Lawrence, the homeowner, were present for the meeting. The proposed windows were discussed. Mr. Lawrence indicated the new windows will be custom made to match the existing windows on the house.

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 with the following condition:

a) Specifications for the proposed windows and doors will be provided.

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

The motion carried by the following vote:

Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

D. [2016-199](#)**7541 Woodspring Lane**

Alteration (siding replacement)

Submitted by A&B Roofing

Mr. Billy Buehl, of A&B Roofing, was present for the meeting. Mr. Buehl provided photos of multiple houses throughout Hudson with 8" siding. The Board indicated that the proposed 8" siding is not appropriate for this style and size of house. Mr. Buehl agreed to revise the siding to a 6" reveal.

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

a) Utilize 6" siding.

The motion carried by the following vote:

Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

E. [2016-203](#)**150 Aurora Street**

Alteration (roof replacement)

Submitted by A&B Roofing - Historic District

The Historic District Subcommittee reviewed the application. Mr. Billy Buehl, of A&B Roofing, was present for the meeting. The proposed roofing material was discussed.

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. Waldeck, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- F.** [2016-205](#) **125 Evamere Lane**
Addition (first and second floor bathroom and bedroom)
Submitted by Frederick H. Cowie
Mr. Frederick Cowie, the homeowner, was present for the meeting. Maintaining the existing second floor side elevation window instead of the proposed shutters was discussed.
A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:
a) Keep the second floor side elevation window as existing and black out from the interior.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- G.** [2016-171](#) **6428 Ridgeline Drive** (The Reserve at River Oaks S/L 76)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, 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 carried by the following vote:
Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

VII. Other Business

- A.** [TMP-2046](#) **58 Owen Brown Street**
Project Introduction
Addition (attached garage and second floor accessory dwelling) - Historic District
Submitted by Ron Zelenak
Mr. Ron Zelenak, the father of the homeowner, was present for the meeting. Mr. Zelenak gave an overview of the proposed addition and requested initial comments from the Board. The Board indicated that the addition must be subordinate to the main house and that the windows, headers and other features of the proposed addition should reflect that of the main structure.
- B.** [TMP-2047](#) **250 College Street**
Project Introduction
Addition (indoor pool, attached garage) - Historic District
Submitted by William H. Childs Jr.
Mr. William Childs Jr., the architect, was present for the meeting. Mr. Childs gave an overview of the project. The Board reached a consensus that the massing of the proposal was appropriate.

C. [TMP-2058](#) Historic District expansion update

Ms. Soloman presented a map identifying four contiguous blocks to consider along with a proposed expanded Historic District and a breakdown of the number and age of homes in each block. Mr. Grant indicated that more homes along Hudson-Aurora Street could be considered for inclusion. The Board stated that the proposal looked appropriate, and requested that staff also research the properties on the east side of North Main Street.

D. [TMP-2059](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

A motion was made by Ms. Marzulla, seconded by Mrs. Church, that the April 27, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 7 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:50 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.

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