



# City of Hudson, Ohio

## Meeting Minutes - Final

### 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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Monday, October 17, 2016

7:30 PM

Town Hall

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**Rescheduled from October 12, 2016**

#### **I. Call To Order**

Chair Drummond called to order the rescheduled 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:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**Absent:** 1 - Mr. Grant

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 on any 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:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- A.        [2016-351](#)        **1573 Stonington Drive**  
Accessory Structure (shed)  
Submitted by Ovidiu Pica  
**This AHBR application was approved on the consent agenda.**
- B.        [2016-412](#)        **7303 Walters Road**  
Accessory Structure (demolish existing chicken coop, new detached garage)  
Submitted by Palumbo Renovations  
**This AHBR application was approved on the consent agenda.**
- C.        [2016-456](#)        **5645 Williamsburg Court**  
Accessory Structure (shed)  
Submitted by Ramiro Galleguillos  
**This AHBR application was approved on the consent agenda.**
- D.        [2016-455](#)        **290 Bicknell Drive**  
Addition (laundry room and rear entry vestibule)  
Submitted by Rebecca Pantuso  
**This AHBR application was approved on the consent agenda.**

## **VI.      New Business**

- A.        [2016-452](#)        **64 North Oviatt Street**  
Alteration (three replacement windows)  
Submitted by Gunton Corp. - Historic District  
  
The Historic District Subcommittee reviewed the application. Mr. Chris Hall, of Gunton Corp., was present for the meeting. The condition of the existing windows and the proposed replacement windows were discussed. Ms. Marzulla recommended replacing all windows in the dormer at the same time and was opposed to the proposal as presented.  
  
**Mr. Waldeck 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 recommendation to replace all windows in the dormer at this time.**  
**A motion was made by Mr. Morris, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.**  
**The motion carried by the following vote:**  
  
**Aye:**    5 -    Mr. Congin, Mr. Drummond, Mr. Morris, Mr. Seiple and Mr. Waldeck  
  
**Nay:**    1 -    Ms. Marzulla

- B.**        [2016-430](#)        **222 East Streetsboro Street**  
Alteration (bay window replacement)  
Submitted by William & Megan Stever  
Ms. Megan Stever, the homeowner, was present for the meeting. The framing and the requirement of a foundation for projections of this size were discussed. The Board indicated that this application should be resubmitted with new drawings to reflect a full foundation. Ms. Stever agreed.  
**This AHBR Application was withdrawn until a future meeting.**
- C.**        [2016-453](#)        **7511 South Vinemont Court**  
Addition (remove portion of existing deck, add enclosed porch)  
Submitted by David Moore Builders LLC  
Mr. David Moore, the contractor, was present for the meeting. The appropriateness of the proposed porch design to be built on the existing deck was discussed.  
**A motion was made by Mr. Morris, seconded by Mr. Congin, that this AHBR Application be approved with the following conditions:**  
a) Note the skylights are flat.  
b) Note the stairs will have solid risers and double handrails if required.  
c) The screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation to match the house.  
**The motion carried by the following vote:**  
**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- D.**        [2016-454](#)        **1991 East Hines Hill Road**  
Addition (front porch)  
Submitted by Dan Marshall  
Mrs. Michelle Marshall, the homeowner, was present for the meeting. The proposed front yard setback was discussed. The Board determined the proposed setback was reasonable. The proposed railing design was provided at the meeting.  
**A motion was made by Mr. Seiple, seconded by Mr. Waldeck, that this AHBR Application be approved as presented with the following condition:**  
a) AHBR approves the 42' front yard setback.  
**The motion carried by the following vote:**  
**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- E.**        [2016-407](#)        **6187 Burr Oak Way (Canterbury on the Lakes S/L 163)**  
New Residential Construction (Single family two-story house)  
Submitted by Prestige Homes  
Mr. Jon Russell, of Prestige Homes, was present for the meeting. The orientation of the house and the window trim were discussed.  
**A motion was made by Mr. Waldeck, seconded by Ms. Marzulla, that this AHBR Application be approved as revised and with the following conditions:**  
a) Show the location of the A/C unit, the utility meters and the three trees to be planted on the site plan.  
b) Conditional upon approval from City consultant Landscape Architect.  
**The motion carried by the following vote:**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**F.**        [2016-442](#)

**6147 Burr Oak Way** (Canterbury on the Lakes S/L 171)  
New Residential Construction (Single family two-story house)  
Submitted by Prestige Homes

Mr. Jon Russell, of Prestige Homes, was present for the meeting. Revised plans were submitted at the meeting. The orientation of the house, the front yard setback, the shutters on the double windows, and window grids were discussed.

**A motion was made by Ms. Marzulla, seconded by Mr. Congin, that this AHBR Application be approved with the following conditions:**

- a) AHBR approves the front yard setback as presented.**
- b) Incorporate shutters on single windows only or remove all shutters from the plan.**
- c) Garage doors will be carriage house style.**
- d) Show the location of the A/C unit, the utility meters and the three trees to be planted on the site plan.**
- e) Conditional upon approval from City consultant Landscape Architect.**

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

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**G.**        [2016-435](#)

**6597 Regal Woods Drive** (Reserve at River Oaks S/L 81)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. There were no comments on this application.

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

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

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**H.**        [2016-438](#)

**5638 Timberline Trail** (Reserve at River Oaks S/L 92)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. The small window in the front elevation gable was discussed.

**A motion was made by Mr. Congin, seconded by Ms. Marzulla, that this AHBR Application be approved with the following condition:**

- a) Incorporate a louver in the front elevation gable in place of the window.**
- b) Incorporate brick row lock around the front door.**

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

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- I.**        [2016-440](#)        **5607 Timberline Trail** (Reserve at River Oaks S/L 72)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. There were no comments on this application.  
**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:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck
- J.**        [2016-441](#)        **6432 Ridgeline Drive** (Reserve at River Oaks S/L 78)  
New Residential Construction (single family two-story house)  
Submitted by Pulte Homes  
Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. There were no comments on this application.  
**A motion was made by Mr. Congin, seconded by Ms. Marzulla, that this AHBR Application be approved.**  
**The motion carried by the following vote:**  
**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

## **VII.      Other Business**

- A.**        [TMP-2343](#)        **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**  
**A motion was made by Ms. Marzulla, seconded by Mr. Morris, that the September 28, 2016 meeting minutes be approved.**  
**The motion carried by the following vote:**  
**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**VIII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:31 p.m.

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David Drummond, Chair

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Arthur Morris, Secretary

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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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