



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

Allyn Marzulla, Chair
David J. Drummond, Vice Chair
Laura Church, Secretary
Rachel Czyzak
James H. Grant
Arthur Morris
Jim Seiple

Greg Hannan, City Planner
Denise Soloman, Associate Planner

Thursday, November 13, 2014

7:30 PM

Town Hall

I. Call To Order

Chair Marzulla 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. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

Absent: 2 - Mrs. Church, and Mr. Seiple

Staff in attendance: Mr. Hannan, City Planner; Ms. Soloman, Associate Planner

III. Public Comment

Virginia Rogers, 175 Aurora Street, commented on the proposed changes to the design standards related to substitute materials. She suggested the Board consider requesting input from an outside firm on the appropriateness of man-made materials in the Historic District.

IV. Consent Applications

Approval of the Consent Agenda

A motion was made by Mr. Drummond, seconded by Ms. Czyzak, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- A. [2014-389](#) **85 Milford Drive**
Accessory Structure (three replacement antennas - **T-Mobile**)
Submitted by Ronald A. Gainar, Esq.

This AHBR Application was approved on the consent agenda.

- B. [2014-450](#) **1738 East Sapphire Drive**
Accessory Structure (shed)
Submitted by Kelly Norville

This AHBR Application was approved on the consent agenda.

- C. [2014-438](#) **2377 Hudson Aurora Road**
Alteration (vinyl siding over existing stucco and trim)
Submitted by Johnston & Mae LLC

This AHBR Application was approved on the consent agenda.

V. **New Business**

- A. [2014-448](#) **205 North Main Street**
Sign (three signs - **Berkshire Home Services/Kathy Reid Realty**)
Submitted by Kathy Reid Realty - Historic District

The Historic District Subcommittee reviewed the application. Kathy Reid was present for the meeting. There was discussion on the proposed sign material and background color.

Mr. Drummond reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness with the following conditions:

- a) All sign surfaces are to have a matte finish.
- b) The signs will have a burgundy background with white trim and white lettering.
- c) The front building sign will have raised letters, and the rear building sign will have applied vinyl letters.

A motion was made by Ms. Czyzak, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- B. [2014-451](#) **7482 Valerie Lane**
Fence (6 ft. wood privacy and chain link fence)
Submitted by Nancy Babyak.

Nancy Babyak was present for the meeting. The Board discussed the location of the existing and proposed fencing. They determined chain link fence would be acceptable in this case because it would be completely screened from view.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- C.** [2014-437](#) **53 First Street**
Alteration (Hardiboard siding)
Submitted by A & B Roofing.
Bill Buehl of A & B Roofing was present for the meeting. The Board discussed the history of this building and the proposed siding replacement.
A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved with the following conditions:
a) All existing features will be duplicated or repaired.
b) Siding will have a 4" reveal and rough texture.
The motion carried by the following vote:
Aye: 5 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- D.** [2014-430](#) **1597 Hines Hill Road**
New Construction Residential (new two story single family house)
Submitted by Lustik Homes Inc.
Gary Brown, the architect, was present. Mr. Brown indicated that all proposed windows were casements. The Board had no concerns with the plans as presented.
A motion was made by Mr. Grant, seconded by Mr. Morris, that this AHBR Application be approved with the following condition:
a) Conditional upon approval from City Consultant Engineer.
The motion carried by the following vote:
Aye: 5 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- E.** [2014-440](#) **6826 Majestic Oaks Drive (Reserve at River Oaks S/L 1)**
New Construction Residential (new two story single family house)
Submitted by Keith Filipkowski
Keith Filipkowski of Pulte Homes was present for the meeting. The Board reviewed proposed plans for a new house. There was discussion on the location of the fireplace vent, the use of shutters, the gable forms at the front elevation and incorporating dimension with the window headers and trim rather than have them flush with the siding. Mr. Filipkowski withdrew the application to further review the Board's comments. Revised plans will be submitted for a future meeting.
- F.** [2014-441](#) **6818 Majestic Oaks Drive (Reserve at River Oaks S/L 2)**
New Construction Residential (new two story single family house)
Submitted by Keith Filipkowski
Keith Filipkowski of Pulte Homes was present for the meeting. The Board reviewed proposed plans for a new house. There was discussion on the front elevation dormers, incorporating relief at all trim and window headers, and revising the front elevation fixed window to a single hung window. Mr. Filipkowski withdrew the application to further review the Board's comments. Revised plans will be submitted for a future meeting.

VI. Other Business

A. [2014-20](#) Continued Discussion on Substitute Materials

The Board discussed the revisions to the proposed text changes and the suggestion for an outside consultant. The Board requested that staff members contact Elizabeth Murphy of Chambers, Murphy, and Burge to provide a letter of opinion on the proposed changes to the design standards related to substitute materials.

B. **TMP-0956 2015 AHBR Meeting Schedule**

The Board discussed the 2015 schedule and determined that they would meet on Thursday, November 12, 2015 since the second Wednesday in November falls on Veterans Day.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:30 p.m.

Allyn Marzulla, Chair

Laura Church, Secretary

Denise Soloman, Associate Planner

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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