



City of Hudson, Ohio

Meeting Minutes - Final

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

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, May 27, 2015

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: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris

Absent: 3 - Ms. Czyzak, Mr. Drummond, and Mr. Seiple

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

III. Public Comment

Chair Marzulla 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 Mr. Morris, seconded by Mrs. Church, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris

- A. [2015-168](#) **46 Park Lane**
Sign (building sign - **Interiors Inc.**)
Submitted by Nadia Wearsch
This AHBR Application was approved on the consent agenda.
- B. [2015-161](#) **2752 Stonebridge Court**
Accessory Structure (storage shed)
Submitted by Patrick J. Gallacher
This AHBR Application was approved on the consent agenda.
- C. [2015-174](#) **124 Atterbury Boulevard**
Alteration (front porch reconstruction)
Submitted by Robert Kallstrom
This AHBR Application was approved on the consent agenda.
- D. [2015-176](#) **2463 Brunswick Lane**
Fence (six foot wood post and plastic mesh garden fence)
Submitted by Michael Kotheimer
This AHBR Application was approved on the consent agenda.

V. **Old Business**

- A. [2015-107](#) **121 Elm Street**
Alteration (Replace cedar siding with Hardie lap plank siding at the detached garage, add pergola at front elevation, new windows at the front elevation of the garage)
Submitted by Joe and Laurie Moreno - Historic Landmark
The Historic District Subcommittee visited this site on May 12, 2015. Mrs. Church, Ms. Marzulla, Ms. Soloman, and Mr. & Mrs. Moreno were present. The Historic District Subcommittee reviewed the application. Laurie Moreno, the homeowner, was present for the meeting. The age of the garage and the proposed texture for the new siding was discussed.
- Mrs. Church reported that after taking the two-week meeting review period and completing a site visit, the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the following condition:**
- a) **Hardiplank siding will be smooth style matching the dominant reveal of the cedar siding on the house.**
- 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: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris**

- B.** [2015-151](#) **42 Aurora Street**
Addition (Enclosure and enlargement of screened-in porch and addition of a second story to existing garage, covered grilling area) Alteration (window and roof replacement)
Submitted by Ted Georger - Historic District
- The Historic District Subcommittee reviewed the application. Ted Georger, the contractor, and Mr. and Mrs. Knights, the homeowners, were present for the meeting. The revised plans, including the garage door and railing details, were discussed.
- 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 with the following conditions:**
- a) Revise the exterior front elevation to lower the roof pitch and match the existing pitch.**
- A motion was made by Mrs. Church, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.**
- The motion carried by the following vote:**
- Aye:** 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris
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- VI. New Business**
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- A.** [2015-091](#) **2 High Street**
Fence (Six foot wood fence)
Submitted by Rick and Kim Nickerson - Historic District
- The Historic District Subcommittee reviewed the application. Mr. and Mrs. Nickerson, the homeowners, were present for the meeting. An overview of the plans was given and the landscaping plans 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, that this AHBR Application be approved as submitted.**
- The motion carried by the following vote:**
- Aye:** 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris
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- B.** [2015-180](#) **7678 Mannheim Court**
Addition (new front entry door and portico)
Submitted by Roberts Construction Company Inc.
- Douglas Fleming, the contractor, was present for the meeting. An overview of the plans was given, and the proposed details as compared to the style of the house were discussed.
- A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved as submitted.**
- The motion carried by the following vote:**
- Aye:** 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris

- C.** [2015-187](#) **1644 Sapphire Drive**
Addition (third front facing garage bay)
Submitted by Mike Furlong - BZBA approval for variances to permit a front entry garage on May 21, 2015 - Docket #2015-02

Mike Furlong, the homeowner, was present for the meeting. The applicant was approved for a variance by the Board of Zoning and Appeals. The plans that were revised after the informal reviews were discussed.

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

Aye: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris
- D.** [2015-153](#) **6724 Majestic Oaks Drive (The Reserve at River Oaks S/L 40)**
New Residential Construction (two-story single family house)
Submitted by Keith Filipkowski

Keith Filipkowski, of Pulte Homes, was present for the meeting. The orientation of the house to the street and neighboring properties, the material at the sides of the porch, as well as the window trim details were discussed.

A motion was made by Mrs. Church, seconded by Mr. Morris, that this AHBR Application be approved as revised with the following condition:
a) Incorporate recessed panels at the sides of the porch.
The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris
- E.** [2015-125](#) **1899 Ashley Drive**
Addition (main entrance) Alteration (siding replacement, remove shutters)
Accessory Structure (storage shed) Fence (six foot fence)
Submitted by Jamal Tahat

The applicant was not present for the meeting. The revised plans and photos of similar design proposals were discussed. The Board requested a more detailed representation of the proposed header and trim of the front door opening and questioned whether lighting was proposed as shown in the photographs. They indicated that all other parts of the application were acceptable as revised.

VII. Other Business**A. [TMP-1286](#)****7400 Valerie Lane**

Informal Discussion (garage addition forward of the main mass)

Submitted by John and Patricia Caputo

John Caputo, the homeowner, was present for the meeting. The applicant plans to apply to the Board of Zoning and Appeals for a variance to the required rear yard setback and to add a garage that is forward of the main mass. An overview of the plans was given. The design standards that apply to the proposed addition were discussed. The orientation of the house and distance from neighbors was discussed. The Board reached a consensus that the plans would be appropriate if the applicant is granted a variance due to the unique house design and the existing orientation on the lot.

B. [TMP-1302](#)**MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW, BOARD OF ZONING AND BUILDING APPEALS, OR PLANNING COMMISSION MEETINGS.**

Attachments: [May 13, 2015 Minutes - DRAFT](#)

A motion was made by Mrs. Church, seconded by Mr. Grant, that the May 13, 2015 Minutes be approved.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Grant, Ms. Marzulla, and Mr. Morris

VIII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:33 p.m.

Allyn Marzulla, Chair

Laura Church, 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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