



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

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, March 11, 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: 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

Absent: 2 - Ms. Czyzak, and Mr. Grant

Staff in attendance: Mr. Hannan, City Planner; 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. Drummond, seconded by Mr. Morris, to approve the consent agenda.

The motion carried by the following vote:

Aye: 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

- A. [2015-041](#) **100 Lake Forest Drive**
Alteration (alterations to previously approved arbor and retaining walls)
Submitted by Rock Bottom Lawn & Landscape - Planning Commission site
plan approval on May 12, 2014 - Case #2014-11
a) Conditional upon approval from City Engineer.
This AHBR Application was approved on the consent agenda.
- B. [2015-046](#) **11 Atterbury Boulevard**
Sign (Two building signs - **Varsity**)
Alteration (change to retaining wall material)
Submitted by Reveille IV LLC
This AHBR Application was approved on the consent agenda.
- V. **New Business**
- A. [2015-026](#) **234 North Main Street**
Sign (vinyl lettering on glass door & barber pole - **Sal's Barber Shop**)
Submitted by Sally Zarlinga-Lemmo - Historic District

Sally Zarlinga-Lemmo, the store owner, was present for the meeting. The Historic District
Subcommittee reviewed the application. The option of lighting the barber pole externally
from the ground was discussed. The applicant plans to return before the Board once external
lighting options are examined.
This matter was withdrawn.
- B. [2015-040](#) **2420 Brunswick Lane**
Alteration (Siding replacement with textured vinyl siding at the rear elevation
only)
Submitted by The Third Estimate Corp.

Steve Colopy, of The Third Estimate Corp., was present for the meeting. Mr. Colopy
indicated that the homeowner's insurance company offered compensation only to replace the
siding on the side of the house that was damaged. The Board noted that replacing only one
portion of the siding would not comply with the Architectural & Historic Board of Review
design standards.
**A motion was made by Mr. Drummond, seconded by Mr. Morris, that this AHBR
Application be denied.**
The motion carried by the following vote:

Aye: 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

- C. [2015-043](#) **2500 Hudson Aurora Road**
Alteration (resurface existing tennis courts, replace existing fence, relocate existing shed - **Hudson High School**)
Submitted by Chuck Schilling, Hudson City Schools
- Chuck Schilling, of Hudson City Schools, was present for the meeting. Mr. Schilling gave an overview of the project. The resurfacing of the tennis courts was discussed.
- A motion was made by Mr. Morris, seconded by Mrs. Church, that this AHBR Application be approved.**
The motion carried by the following vote:
- Aye:** 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

- D. [2015-042](#) **72 Division Street**
Addition (rear and side additions, new porch, siding, roof, and window replacement) Fence (4 ft. board on board fence)
Submitted by Peninsula Architects - Historic District
- Joe Matava, of Peninsula Architects, and Jim Kurtz, the homeowner, were present for the meeting. Revised plans addressing the remaining comments were presented at the meeting. The front setback with the new porch addition, the percentage of impervious surface, and proposed exterior materials 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 with the following conditions:**
a) AHBR approves the frontyard setback as presented.
b) Provide the impervious surface coverage for the existing and proposed structures.
- A motion was made by Mr. Seiple, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.**
The motion carried by the following vote:
- Aye:** 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

VI. Other Business

Uploading agenda plans prior to each AHBR meeting to the website for review was discussed. Ms. Soloman updated the Board on the status of the proposed amendments to the design standards.

- A. **TMP-1145 MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD MEETINGS.**
- Attachments:**
- August 11, 2010 AHBR Minutes DRAFT
 - October 27, 2010 AHBR Minutes DRAFT
 - April 13, 2011 AHBR Minutes DRAFT
 - March 28, 2012 AHBR Minutes DRAFT
 - July 25, 2012 AHBR Minutes DRAFT
 - February 25, 2015 AHBR Minutes DRAFT
- A motion was made by Mrs. Church, seconded by Ms. Marzulla, that the August 11, 2010, October 27, 2010, and the April 13, 2011 meeting minutes be approved.**
The motion carried by the following vote:

Aye: 2 - Ms. Church, and Ms. Marzulla

Abstain: 3 - Mr. Drummond, Mr. Morris, and Mr. Seiple

A motion was made by Mr. Drummond, seconded by Mr. Morris, that the March 28, 2012, July 25, 2012, and February 25, 2015 meeting minutes be approved.

The motion carried by the following vote:

Aye: 5 - Ms. Church, Mr. Drummond, Ms. Marzulla, Mr. Morris, and Mr. Seiple

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:30 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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