



# 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*

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Wednesday, February 25, 2015

7:30 PM

Town Hall

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### **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:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris  
**Absent:** 1 - Mr. Seiple

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**

There were no consent applications.

**V. New Business****A. [2014-444](#)****5751 Darrow Road**

Sign (one building sign and signplate - **Patrol Services International**)

Submitted by Scott C. Hanna

Scott Hanna, of Patrol Services International, was present for the meeting. The Board considered the proposed sign plan for this building. Materials, colors, and lettering as well as lack of similarities to other building tenants' signage was discussed.

**A motion was made by Mr. Drummond, seconded by Mrs. Church, that this AHBR Application be approved.**

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

**Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that the sign plan be approved with the following condition:**

**a) All signs will be made with Azek or similar material.**

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

**Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**B. [2014-446](#)****5751 Darrow Road**

Sign (one building and one ground sign - **Legacy Builders**)

Submitted by Legacy Builders

Bill Young, of Legacy Builders, was present for the meeting. Changes to the current signage were discussed.

**A motion was made by Mr. Grant, seconded by Mr. Drummond, that this AHBR Application be approved.**

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

**Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- C.**        [2015-028](#)        **2718 Stonebridge Court**  
Addition (master bedroom over garage, kitchen, family room, and front porch)  
Accessory Structure (detached garage)  
Submitted by Matthew Johnson
- Matt Johnson, the homeowner, and Robert Antrobius, the contractor, were present for the meeting. Each of the agenda item comments were addressed.
- A motion was made by Mr. Grant, seconded by Mrs. Church, that this AHBR Application be approved as revised with the following conditions:**
- a) Note porch columns are tapered fiberglass.**
  - b) Add shutters to left elevation first floor window and remove shutters from the existing rear elevation bay window.**
  - c) Windows at the detached garage to be the same size as second floor windows of the house with a 6/6 grid pattern.**
  - d) Correct plans to show all cornerboards and to remove cornerboard at rear elevation where the addition is flush with existing wall.**
  - e) Change double window units to single windows with shutters at the left and right wings at the front elevation.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- D.**        [2015-029](#)        **7330 Valley View Road**  
Addition (family room, dining room, loft exercise room)  
Submitted by Paul Westlake Jr.
- John Roush, the architect, and Suzanne Westlake, homeowner, were present for the meeting. The material of the exterior and setback from the road were discussed.
- A motion was made by Mr. Drummond, seconded by Mr. Grant, that this AHBR Application be approved as submitted.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- E.**        [2015-021](#)        **1813 Norton Road**  
New Construction (Residential) (single family house)  
Submitted by LDA Builders, Inc.
- Tony Lunardi, of LDA Builders, and Elizabeth and Brian Bucur, the homeowners, were present for the meeting. The 125' frontyard setback from Norton Road was discussed. Both the use of glass block windows above grade as well as the use of three different wall materials were discussed.
- A motion was made by Mrs. Czyzak, seconded by Mr. Drummond, that this AHBR Application be approved as revised with the following conditions:**
- a) AHBR approves the 125' frontyard setback.**
  - b) Increase the width of the front stoop to be the full width of the door and side lights.**
  - c) Rear elevation steps to be the full width of the sliding door.**
  - d) Conditional upon approval from the City Consultant Engineer.**
- The motion carried by the following vote:**
- Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

## VI. Other Business

Chair Marzulla opened the meeting to public comment on 102 Aurora Street.

Julie Ann Hanczak, of Hudson Heritage Association, indicated that HHA Board member Ginger Rogers suggested that the garage placement at 102 Aurora Street be situated so that it's partially set into the hillside behind the main structure that slopes down for a vehicle turnaround.

### A. [2014-379](#)

#### **102 Aurora Street**

Informal Discussion

Submitted by John R. Fritz - Historic District

Dennis Saxe, the architect, and John Fritz, the property owner, were present for the meeting. Using the existing garage as a drive through and building a garage in the back was discussed. The house at 37 Division Street was identified as a possible example for ideas. The property owner indicated keeping the original layout of the entrance was important. The addition of a porch was discussed.

### B. [TMP-1125](#)

#### **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments:

[July 14, 2010 AHBR Minutes](#)

[September 28, 2011 AHBR Minutes](#)

[May 9, 2012 AHBR Minutes](#)

[June 27, 2012 AHBR Minutes](#)

[November 13, 2014 AHBR Minutes](#)

[December 10, 2014 AHBR Minutes](#)

[January 14, 2015 AHBR Minutes](#)

[February 11, 2015 AHBR Minutes](#)

**A motion was made by Mrs. Church, seconded by Ms. Marzulla, to approve the July 14, 2010, September 28, 2011, May 9, 2012, June 27, 2012 meeting minutes as submitted.**

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

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

**Abstain:** 4 - Mrs. Czyzak, Mr. Drummond, Mr. Grant, and Mr. Morris

**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, to approve the November 13, 2014, December 10, 2014, January 14, 2015, and February 11, 2015 meeting minutes as submitted . The motion carried by the following vote:**

**Aye:** 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**VII. Adjournment**

Hearing no further business, Chair Marzulla adjourned the meeting at 8:50 p.m.

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Allyn Marzulla, Chair

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Laura Church, 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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