

Nay: None  
Motion carried.

2. **2501 Middleton Road**  
Addition (master suite)  
Submitted by Claudia B. Snyder

Mr. Wyatt made a motion to approve the application as revised.

Mrs. Church seconded the motion.

Roll Call:     Aye:   Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
                              Mr. Smart and Mr. Wyatt  
                  Nay:   None  
                  Motion carried.

## **B.    Old Business**

3.    **23 Church Street**  
Alteration (window replacement)  
Submitted by Gary Bublick – Historic District

The Historic District Subcommittee reviewed the application. Mr. Gary Bublick, the homeowner and Mr. Don Scott, a representative from Lowes, were present at the meeting. Ms. Marzulla asked the reason for the use of two different window products. Mr. Scott explained that the homeowner was replacing only the upstairs windows at this time and has agreed to use the wood Peachtree windows with a two over two grid pattern at the front and sides.

Mr. Smart entered the room at 7:33 p.m.

Mr. Bublick stated that the four windows at the rear were not original and he wanted to replace them with the windows he already purchased to limit some of the loss. Ms. Marzulla asked if all windows would have a wood exterior. Mr. Bublick stated that the windows at the front and sides would have a wood exterior and he wanted to use the aluminum clad windows at the rear. Ms. Marzulla asked if the first floor windows would be replaced with wood windows in the future. Mr. Bublick stated that the Peachtree wood windows would be used for future window replacements.

Mrs. Church said that the material and grid pattern should be consistent for all double hung windows. Mr. Bublick said that he was requesting aluminum clad windows to replace windows that are not historically significant. He asked why aluminum clad windows were not acceptable. Ms. Marzulla stated that the design standards indicate that replacements should be in kind. Mr. Scott said that Mr. Bublick was being penalized for doing the right thing and pointed out that there were existing vinyl windows in the neighborhood. Mr. Holmes agreed that there should be more flexibility to allow new technology; however, the board needed to enforce the current standards. Mr. Bublick agreed to use all wood windows with the two over two grids for the

double hung windows and one vertical bar in the center of the other window style.

Mrs. Church reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the following additional conditions:

- a) All windows to be replaced will have all wood interior and exterior.
- b) All double hung windows to incorporate a two over two grid pattern.
- c) Window "C" to be vertically divided.
- d) Window "D" to be plain.
- e) Window "E" to match double hung windows at the front elevations.

Mr. Smart made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Holmes seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

## C. New Business

### 4. 111 First Street

Sign (projecting sign and menu display case – **The Wine Bar at Solaire**)  
Submitted by Kathy Conway

Kathy Conway, the applicant, was present at the meeting. Mrs. Egan said that all remaining comments were addressed in the revised plans. The board reviewed the photographs of the building with the sign locations noted. Mr. Smart asked staff if the menu board was considered an informational sign. Mr. Richardson said that it was informational.

Mr. Wyatt made a motion to approve the application as revised.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

5. **5929 Darrow Road**

Sign (one building sign and window sign – **Nosh Eatery**)  
Submitted by Brilliant Electric Sign Co.

Mr. Major Harrison of Brilliant Electric Sign was present at the meeting. Ms. Marzulla asked how the sign was supported on the roof. Mr. Harrison said that the PVC material was low weight, so the sign would be supported by brackets. He added that the frontage of the tenant space was 26 feet.

The board discussed the sign plan. Mr. Harrison explained how the proposed sign would comply with the sign plan for the building. Mrs. Egan said that the property owner clearly approved the proposed sign.

Ms. Marzulla said that she appreciated the fact that the building was setback from the road; however, she questioned if the six foot height was accurate. Mr. Harrison said that it was correct. Mrs. Egan stated that there was another issue to be discussed. She said that the proposed windows signs and wall sign exceed the numbers of permitted signs. There was discussion on whether the window decals could be considered temporary signs. Mr. Harrison withdrew the window signs from the application and indicated that he would work with staff on other options.

Mr. Harrison presented a revised plan for the ground sign that matched the existing sign panels.

Mr. Pelligra made a motion to approve the application as revised with the following additional conditions:

- a) Indicate dimension of the frontage for the tenant space.
- b) The window signs were withdrawn from this application.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

6. **179 Elm Street**

Demolition (house)

Submitted by Keith Lewis

Mr. Keith Lewis, the applicant, was present at the meeting. There was discussion on the condition of the house and the applicant's future plans to build a new house.

Mr. Holmes made a motion to approve the application as submitted with the following additional condition:

- a) AHBR approves the application to demolish the existing house at 179 Elm Street; however, a zoning certificate may not be issued until the applicant has closed on the property.

Mr. Smart seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

7. **5790 Hudson Drive**

Alteration (building entrances)

Submitted by Paul F. Keller

Mr. Richardson presented that plans for an alteration to an existing building for Wentz Financial. Mr. Paul Keller, the applicant, confirmed that the only changes proposed were the new vestibule on the east elevation and the door change at the cooler. The board reviewed the plans and discussed the proposed materials with the applicant.

Mr. Wyatt made a motion to approve the application as revised.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

8. **88 North Main Street**

Addition (roof over existing patio)

Submitted by Eli Mahler – Historic District

The Historic District Subcommittee reviewed the application. Mr. Eli Mahler, the architect, was present at the meeting. Mr. Richardson said that this application was for a proposed roof structure over the existing bar at the rear of the building. Mr. Mahler described the plans and the proposed materials. He stated that the roof fascia would be dark brown aluminum and

the 8"x 8" posts would be natural wood. There was discussion on whether the block should be parged. Mr. Mahler stated that he had no objection to parging the existing and any new block. Mr. Smart asked if the roof would cover the tables. Mr. Mahler replied no, the roof would only cover the bar.

Mrs. Church 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 additional conditions:

- a) All new and existing block will be parged.
- b) The roof fascia to be dark brown aluminum and 8"x 8" posts to be natural wood.

Mr. Holmes made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Pelligra seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

9. **55 Veterans Way**

New Construction (restroom and pavilion)

Submitted by Eric Hutchinson, City of Hudson Parks Department

Mr. Eric Hutchinson and the architect for the project were present at the meeting. The board reviewed the plans and requested that the post size for the pavilion be a minimum of 6" x 6". There was discussion on adding additional detail to the rear elevation of the restroom. Mr. Hutchinson said this was the same plans as the restroom at Hudson Springs Park. The board determined that additional window should be added at the rear elevation.

Mr. Wyatt made a motion to approve the application as revised with the following additional conditions:

- a) The posts on the picnic pavilion will be a minimum of 6" x 6".
- b) The rear elevation of the rest room building should have the same decorative louver treatment as the other elevations and one large or two small windows will be added.

Mr. Pelligra seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

10. **5 Atterbury Boulevard**  
Sign (two building signs – **Verizon Wireless**)  
Submitted by Reveille I LLC

Mr. Dean Hoover was present at the meeting. There was discussion on the limited signable area and the determination that two signs were proposed. Mr. Hoover explained the issues with a national companies and making changes to the logo and name. The board determined that the wall sign would be acceptable as presented if the rest of the wording were incorporated as an informational sign on the door with two inch letters. Mr. Hoover agreed.

Mr. Wyatt made a motion to approve the application as revised with the following conditions:

- a) Use permit application is needed for Verizon Wireless
- b) The “Verizon Wireless” sign will remain as presented.
- c) The remainder of the wording will be incorporated on the door as an informational sign with two inch letters.
- d) Plans must be revised to note the following:
  - 1. The raceways will be painted to match the color of the metal material to which they will be attached.
  - 2. The type of finish the lettering will have.

Mr. Holmes seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra  
Mr. Smart and Mr. Wyatt  
Nay: None  
Motion carried.

#### **D. Other Business**

1. Informal Discussion – **5840 Nicholson Drive** - (Informal review for proposed use of material on a variance request for a front entry third car garage)

Mr. Michael Teutsch presented renderings of different options for a proposed third car garage addition to his house. He requested initial comments from the board on the use of materials before he applied for a variance. He explained that the existing house had brick at the front elevation only. Most board members agreed that option #1 was the most appropriate. Mr. Smart said that brick at the front elevation was an issue and the applicant should find a way to end at an inside corner. He said that a new addition should comply with current standards. Mrs. Marzulla said that she thought an angled door would look awkward and suggested

maintaining a straight wall. Mr. Teutsch said that he was trying to limit the amount of the variance request.

2. Project Introduction of Phase II at Hudson Station

Mr. Dean Hoover and Mr. Kevin Zak were present at the meeting. They presented a 3-D model and color renderings for Phase II at Hudson Station. There was discussion on the proposed materials and colors, the proposed massing, and the modern design. Mr. Hoover said this property was next to the railroads tracks and the idea was to create the look of an old building that was renovated for a new purpose. The board requested a color rendering and confirmation that the mechanical units would be screened.

3. Approval of Minutes

The minutes will be approved at the next meeting when Mrs. Church and Mr. Mitalski will be present.

**III. Adjournment**

Hearing no further business, Acting Chair Marzulla adjourned the meeting at 9:47 p.m.

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Allyn Marzulla, Acting Chair

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Laura Church, Secretary

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Denise Soloman, AHBR Clerk