



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

Wednesday, October 22, 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: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

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

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

Approval of the Consent Agenda

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

Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

A. [2014-419](#)

6151 Paderborne Drive

Accessory Structure (open air roof structure)

Submitted by KGK Gardening and Design

This AHBR application was approved on the Consent Agenda.

- B.** [2014-420](#) **37 John Clark Lane**
Accessory Structure (shed)
Submitted by KGK Gardening and Design
This AHBR application was approved on the Consent Agenda.
- C.** [2014-418](#) **1720 East Haymarket Way**
Addition (screened porch and open air roof structure)
Submitted by KGK Gardening and Design
This AHBR application was approved on the Consent Agenda.
- D.** [2014-421](#) **7373 Dillman Drive**
Accessory Structure (pergola and arbor) Fence (4 ft. cedar privacy)
Submitted by KGK Gardening and Design
This AHBR application was approved on the Consent Agenda.
- E.** [2014-422](#) **1678 Goshen Drive**
Accessory Structure (detached garage)
Submitted by Dennis Mulvihill
This AHBR application was approved on the Consent Agenda.
- V. New Business**
- A.** [2014-415](#) **185 West Streetsboro Street**
Demolition (demolition of house and detached garage)
Submitted by Peninsula Architects
Mr. Joseph Matava of Peninsula Architects was present at the meeting. Mr. Matava described the condition of the existing house and there was discussion on the proposed demolition.
A motion was made by Mrs. Czyzak, seconded by Mrs. Church, that the AHBR finds that 185 West Streetsboro Street does not have historic or architectural significance and that the applicant for a permit to demolish these buildings will not voluntarily consent to the retention of these buildings
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

- B.** [2014-416](#) **219 North Main Street**
Sign (three signs - **Viva Bene**)
Submitted by Erin Chenault - Historic District
- The Historic District Subcommittee reviewed the application. Ms. Erin Chenault Burks, the applicant, presented the plans for proposed signage. There was discussion on the sign colors and sign placement.
- 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. Drummond, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
- Aye:** 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple
- C.** [2014-408](#) **7562 Sugarbush Trail**
Accessory Structure (shed)
Submitted by Jeffrey Ryan
- Mr. Jeffrey Ryan, the homeowner and applicant, was present at the meeting. There was discussion on the proposed materials and incorporating design elements similar to the main house.
- A motion was made by Mr. Grant, seconded by Mr. Morris, that this application be approved as submitted.**
The motion carried by the following vote:
- Aye:** 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple
- D.** [2014-414](#) **38 Church Street**
Alteration (mandoor, overhead door, and window replacement at detached garage)
Submitted by Cynthia Dearborn - Historic District
- The Historic District Subcommittee reviewed the application. Mr. and Mrs. Dearborn, the applicants and homeowners, were present at the meeting. There was discussion on the proposed alterations to the detached garage.
- 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 to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
- Aye:** 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

E. [2014-417](#)**5631 Abbyshire Drive**

Alteration to New Construction (alterations to previously approved plans)
Submitted by Hudson Builders

Ms. Laura DiNovi of Hudson Builders described the proposed changes to the previously approved plans. There was discussion on the front elevation window above the front door.

A motion was made by Mr. Drummond, seconded by Mr. Morris, to approve the application as revised with the following condition:

a) Replace circular window with typical double hung window centered above front door and add a small round vent above the window.

Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

VI. Other Business**A. [14-0077](#)**

Approval of Minutes - September 10, 2014 and October 8, 2014

A motion was made by Mrs. Church, seconded by Mr. Grant, that the minutes of the September 10, 2014 and October 8, 2014 be approved as submitted.

The motion carried by the following vote:

Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

B. [2014-20](#)

Continued Discussion on Substitute Materials

Mr. Hannan described the information provided to the board regarding the proposed changes to the design standards related to substitute materials.

Julie Ann Hancsak, 60 Division Street, spoke on behalf of Hudson Heritage Association. She made suggestions related to the fact sheets, and questioned the reference to color and to what extent color would be reviewed. She appreciated the reference to maintaining the Historic District with the use of high quality materials, and the emphasis on repair before replacement.

There was discussion on the references to color, suitable substitute materials and the wording of the proposed text changes. Staff will update the documents based on this discussion and distribute to the Board for review. Mr. Hannan explained the process for approval of an amendment to the design standards with City Council and Planning Commission.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:20 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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