



# 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*

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Wednesday, April 22, 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 - Ms. Church, Ms. 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.

Ginger Rogers, of 175 Aurora St., shared historical information about 65 Owen Brown St. with reference to the proposed demolition of the existing garage and construction of a new one. Ms. Rogers indicated that the garage was moved at the same time as the house from Darrowville.

#### IV. Consent Applications

A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, to approve the consent agenda.

The motion carried by the following vote:

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

- A.**      [2015-106](#)      **6435 Lost Woods Lane**  
Accessory structure (In-ground pool) Fence (four foot aluminum fence)  
Submitted by Paradise Pools  
**This AHBR Application was approved on the consent agenda.**
- B.**      [2015-096](#)      **2211 Jesse Drive**  
Accessory Structure (in-ground pool) Fence (Four foot aluminum fence)  
Submitted by Jason Cerutti  
  
**This AHBR Application was approved on the consent agenda.**
- C.**      [2015-109](#)      **2590 Middleton Road**  
Accessory Structure (detached board-walk style deck)  
Submitted by Julie Miller  
  
**This AHBR Application was approved on the consent agenda.**
- D.**      [2015-100](#)      **7300 Herrick Park Drive**  
Alteration (reconstruction of damaged roofline)  
Submitted by Michael Silver  
  
**This AHBR Application was approved on the consent agenda.**
- E.**      [2015-098](#)      **5450 Towbridge Drive**  
Addition (enclosed porch, new deck)  
Submitted by Cueni Construction  
  
**This AHBR Application was approved on the consent agenda.**
- F.**      [2015-105](#)      **34 North Hayden Parkway**  
Alteration (four dormers) Addition (front and side porches)  
Submitted by Matt Palumbo  
  
**This AHBR Application was approved on the consent agenda.**

**V. Old Business****A. [2015-066](#)****248 North Main Street**

Alteration (22 replacement windows, first floor front elevation picture window to be replaced with two double-hung windows)

Submitted by Tom Bellish - Historic District

Tom Bellish, the property owner, and Jen Sickels and Mike Seachrist, of Renewal by Anderson, were present for the meeting. Changes to the proposed window replacements were discussed. Ms. Soloman said the Historic District Subcommittee met at this site on April 20, 2015. Ms. Marzulla, Ms. Church, Mr. Drummond, Ms. Soloman, and two representatives from Renewal by Anderson were present.

**Mrs. Church reported that the Historic District Subcommittee recommends granting a Certificate of Appropriateness for the plans as amended with the following conditions:**

**a) The front elevation first floor window will be replaced with a picture window with the same number of lites.**

**b) The three slider windows on the south elevation will be replaced with awning windows with four lites.**

**c) The existing vinyl windows on the south elevation will be replaced to match the proposed windows.**

**d) If window trim or sills need to be replaced, wood material will be used and consistently applied.**

**A motion was made by Mrs. Czyzak, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.**

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

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

**VI. New Business****A. [2015-102](#)****98 North Main Street**

Sign (one building sign - **(sub)·urban sit**)

Submitted by Phillip Bearden - Historic District

Phil Bearden, business owner, was present for the meeting. The current sign design as well as the potential for adding a frame for the sign was discussed.

**Ms. Czyzak 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 to accept the recommendation of the Historic District Subcommittee, seconded by Mrs. Church, that the application be approved as submitted.**

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

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

- B.**        [2015-084](#)        **51 South Main Street #4**  
Sign (one building sign - **Green Roots Collection**)  
Submitted by Green Roots Collection  
Randy Baun and Patrick Randall, business owners, were present for the meeting. The design of the sign, which is already existing, was discussed.  
**A motion was made by Mr. Grant, seconded by Mrs. Church, that this AHBR Application be approved as amended with the following conditions:**  
**a) Green lighting will be removed.**  
**The motion carried by the following vote:**  
**Aye:**    6 -    Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- C.**        [2015-090](#)        **152 Hudson Street**  
Accessory Structure (Storage shed)  
Submitted by J.H. Homes Inc. - Historic District  
John Heinickel, contractor, and Mr. and Mrs. Winters, the property owners were present for the meeting. The project was discussed and all Board and staff comments were addressed.  
**Ms. Czyzak 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. Grant, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.**  
**The motion carried by the following vote:**  
**Aye:**    6 -    Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- D.**        [2015-099](#)        **65 Owen Brown Street**  
Accessory Structure (demolish existing garage and construct new detached garage)  
Submitted by Battaglia Construction Inc.  
Rick Burrell of Battaglia Construction and the property owners were present for the meeting. The condition of the existing garage and options for the exterior wall material of the garage were discussed. The Board recommended that the homeowner examine the cost of hardiboard. The applicants withdrew the application to further review their options.
- E.**        **2015-097**        **167 Hudson Street**  
Alteration (Removal of six sliding doors, application of stone veneer to two supporting posts)  
Submitted by Jason Mills  
Jason Mills, the contractor, was present for the meeting. The color and material of the grey stone veneer were discussed. The structural integrity once the doors are removed was discussed. Mr. Morris proposed adding additional columns or creating double columns.  
**A motion was made by Mr. Morris, seconded by Mrs. Czyzak, that this AHBR Application be approved with the following condition:**  
**a) The applicant has the option of adding columns between the existing doors or incorporating double columns at the corners.**  
**The motion carried by the following vote:**

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

**F.**      [2015-107](#)

**121 Elm Street**

Alteration (Replace cedar siding with Hardie lap plank siding on both house and garage)

Submitted by Joe and Laurie Moreno - Historic Landmark

Joe Moreno, homeowner, was present for the meeting. Mr. Drummond requested taking a two meeting review period, and set up a site visit.

**G.**      [2015-080](#)

**7581 Woodland Avenue (Woodland Estates S/L 3)**

New Residential Construction (Two-story single family house)

Submitted by Brownstone Construction LLC

Barry Tanzer, the contractor, was present for the meeting. The alignment at the left elevation windows and the placement of the gable end at the front elevation were discussed.

**A motion was made by Mr. Drummond, seconded by Mr. Morris, that this AHBR Application be approved with the following conditions:**

- a) Provide a cross section of a window trim to confirm appropriate relief.**
- b) Bump out the gable end at the front elevation six inches from the garage.**
- c) Conditional upon approval from City Consultant Engineer.**

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

**Aye:** 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**H.**      [2015-079](#)

**6618 Chestwick Lane (The Estates at Canterbury on the Lakes S/L 21)**

New Residential Construction (Two-story single family house)

Submitted by Prestige Homes

Jon Russell, of Prestige Homes, was present for the meeting. Window grids and the right elevation step were discussed.

**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved with the following conditions:**

- a) Remove grids on rear elevation window.**
- b) Widen right elevation step.**
- c) Add two transom windows at the left elevation master bedroom.**
- d) Show the location of the utility meter and equipment on the elevations and site plan.**
- e) Conditional upon approval from the City Consultant Engineer.**
- f) Conditional upon approval from the City Consultant Landscape Architect.**

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

**Aye:** 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- I.**            [2015-078](#)            **6788 Majestic Oaks Drive** (Reserve at River Oaks S/L 5)  
New Residential Construction (Two-story single family house)  
Submitted by Keith Filipkowski
- Jamey Heinzman, of Pulte Homes, was present for the meeting. Ms. Heinzman provided updated plans to present to the Board. The front porch railing and the size and placement of the window on the right side elevation on the first floor were discussed.
- A motion was made by Mrs. Czyzak, seconded by Mr. Drummond, that this AHBR Application be approved with the following conditions:**  
**a) Add railing at the sides of the front porch.**  
**b) Increase the size of the right elevation windows to 24 inch.**  
**c) Move gable vent up to match other side.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- J.**            **2015-120**            **6724 Majestic Oaks Drive**  
Alteration to New Construction (Application of shutters and revise window above the front door as originally submitted)  
Submitted by Keith Filipkowski
- Jamey Heinzman and, of Pulte Homes, and Mr. & Mrs. Hill, the homeowners, were present for the meeting. The original submittal and the revised plans were discussed.
- A motion was made by Mr. Drummond, seconded by Mr. Grant, that this AHBR Application be denied due to the design standard requiring consistently applied details.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- K.**            [2015-103](#)            **1 Academy Lane**  
Accessory Structure (maintenance/storage building - **Western Reserve Academy**)  
Submitted by Neville Architects
- Jeff Jacot, of Western Reserve Academy, was present for the meeting. Mr. Jacot explained the need for the storage building and the planned use for the structure. The color scheme for the exterior and placement on the property were discussed.
- A motion was made by Mr. Grant, seconded by Mrs. Czyzak, that this AHBR Application be approved as presented.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- L.**            [2015-024](#)            **200 Laurel Lake Drive**  
Addition (Bistro and Colony Shop)  
Submitted by Perspectus Architecture
- Jim Wallis, of Perspectus Architecture, was present for the meeting. Mr. Wallis gave an overview of the project addressing all of the Board's comments.
- A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved as presented.**  
**The motion carried by the following vote:**  
**Aye:**    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**VII. Other Business**

- A.**        [2014-379](#)        **102 Aurora Street**  
Informal Discussion  
Submitted by John R. Fritz - Historic District
- Mr. Fritz, property owner, and Mr. Saxe, architect, were present for the meeting. The revised plans were discussed with the changes suggested at the previous informal review. A consensus of approval was reached for the house design. The height of the garage should not be significantly taller than the height of the main mass and the Board requested additional information detailing the height of each structure and the grade changes on the property. The design and type of the front door were discussed.
- B.**        **TMP-1235**        **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW, BOARD OF ZONING AND BUILDING APPEALS, OR PLANNING COMMISSION MEETINGS.**
- Attachments:        April 8, 2015 AHBR minutes - DRAFT
- A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that the April 8, 2015 Minutes be approved.  
The motion carried by the following vote:
- Aye:    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

**VIII. Adjournment**

Hearing no further business, Chair Marzulla adjourned the meeting at 10:14 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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