



City of Hudson, Ohio

Action Summary - 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, July 22, 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: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

Absent: 3 - Ms. Czyzak, Mr. Grant, and Mr. Morris

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. Seiple, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

A. [2015-252](#)

118 West Streetsboro Street
Sign (building sign - **Coco Chic Tans**)
Submitted by Susie Bassam

This AHBR Application was approved on the consent agenda.

B. [2015-284](#)

849 Seasons Road

Sign (ground sign - **Seasons Greene Eco-Industrial Park**)

Submitted by KGK Gardening and Design

This AHBR Application was approved on the consent agenda.

C. [2015-280](#)

112 First Street

Sign (two building signs and one projecting sign - **Olympia Sports**)

Submitted by Neokraft Sign Company

This AHBR Application was approved on the consent agenda.

D. [2015-290](#)

3056 Middleton Road

Accessory Structure (alterations to previously approved detached garage)

Submitted by Construction and Remodeling Experts - BZBA approval of a variance to allow an accessory structure detached garage in the side yard on April 17, 2014 - Docket #2014-08

This AHBR Application was approved on the consent agenda.

V. New Business

A. [2015-282](#)

50 Division Street

Accessory Structure (storage shed)

Submitted by Eric Chupack - Historic District

The Historic District Subcommittee reviewed the application. Mr. Eric Chupack and Mr. James Field of Temple Beth Shalom were present for the meeting. The Board discussed the design and materials of the proposed shed and the amount of impervious surface coverage on the property.

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 revised with the following conditions:

a) Remove the shutters and incorporate window trim.

b) The existing gravel area will be removed and grass planted.

A motion was made by Mr. Drummond, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

B. [2015-286](#)

300 North Main Street

Accessory Structure (detached garage)

Submitted by John Pouliot - Historic District

The Historic District Subcommittee reviewed the application. John Pouliot, the property owner, was present for the meeting. The plans for the new detached garage 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.

A motion was made by Mr. Drummond, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

C. [2015-073](#)

5890 Nicholson Drive

Addition (Screened-in porch and deck)

Submitted by Brandon Hayes - BZBA approval of a variance to the required stream corridor setback on July 16, 2015 - Docket #2015-07

Mr. Brandon Hayes, the contractor, and Mr. Jeff Sirak, the homeowner, were present for the meeting.

A motion was made by Mr. Drummond, seconded by Mrs. Church, that this AHBR Application be approved as revised with the following condition:

- a) Incorporate screens in the gable in place of the glass.**
- b) The screen porch cannot be converted to a glass enclosure without incorporating a foundation to match the house.**

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

D. [2015-283](#)

2746 Blue Heron Drive

Addition (third garage bay and first floor master bedroom addition)

Submitted by Finley and Sons Builders Inc.

Mr. Jim Finley, of Finley and Sons Builders Inc., was present for the meeting. The proposed grid pattern at the side elevation and the existing and proposed foundation materials were discussed.

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

- a) The applicant has the option of adding grids at the side elevation or installing the windows as presented.**
- b) The brick foundation material will be incorporated at the side elevations, and not the rear, to match the existing conditions.**

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

E. [2015-293](#)

7400 Valerie Lane

Addition (convert existing garage to living space and add new attached garage)

Submitted by John and Patricia Caputo - BZBA approval of a variance of thirteen feet to the required rear yard setback on July 16, 2015 - Docket #2015-08

Mr. John Caputo, the homeowner and applicant, was present for the meeting. The plans were informally reviewed at the May 27, 2015 meeting. The Board examined the large expanse of blank wall where adjusting the fenestration was suggested.

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

- a) Shift the windows at the rear elevation to the left to be centered under the gable.**
- b) Remove the note indicating that the front door will be removed.**
- c) Conditional upon approval from City Arborist on landscape screening. Identify on**

the site plan the location of the five white pine trees to be planted.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

F. [2015-294](#)

5674 Humelsine Drive

Addition (third garage bay)

Submitted by Precision Siding and Construction - BZBA approval of a variance to allow the doors of an attached garage to face the street on July 16, 2015 - Docket #2015-05

Mr. Ron Meriman, the contractor, and Mr. Eric Mintz, the homeowner, were present for the meeting. The proposed fenestration and the wall material of the garage addition were discussed.

A motion was made by Mrs. Church, seconded by Mr. Seiple, that this AHBR

Application be approved as revised with the following condition:

a) Incorporate a window with 4" trim or shutters, or a mandoor at the right elevation.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

G. [2015-260](#)

6662 Rosewood Trail (The Reserve at River Oaks S/L 16)

New Residential Construction (two-story single family house)

Submitted by Pulte Homes

Keith Filipkowski, of Pulte Homes, was present for the meeting.

A motion was made by Mr. Drummond, seconded by Mr. Seiple, that this AHBR

Application be approved with the following condition:

a) Conditional upon approval from City Consultant Engineer.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

H. [2015-257](#)

6753 Majestic Oaks Drive (The Reserve at River Oaks S/L 46)

New Residential Construction (two-story single family house)

Submitted by Pulte Homes

Keith Filipkowski, of Pulte Homes, was present for the meeting.

A motion was made by Mr. Seiple, seconded by Mr. Drummond, that this AHBR

Application be approved as revised with the following conditions:

a) Correct the plans to note the chimney is brick and not stone.

b) Conditional upon approval from City Consultant Engineer.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

I. [2015-258](#)

6726 Majestic Oaks Drive (The Reserve at River Oaks S/L 41)

New Residential Construction (two-story single family house)

Submitted by Pulte Homes

Keith Filipkowski, of Pulte Homes, was present for the meeting.

A motion was made by Mr. Drummond, seconded by Mr. Seiple, that this AHBR

Application be approved with the following condition:

a) Conditional upon approval from City Consultant Engineer.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

Mr. Filipkowski presented floor plans for possible alternate house designs and requested an informal discussion at the next meeting.

VI. Other Business

A. [TMP-1418](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.

A motion was made by Mr. Drummond, seconded by Mr. Seiple, that the July 8, 2015 meeting minutes be approved.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

A motion was made by Mr. Drummond, seconded by Mrs. Church, that the October 10, 2012 meeting minutes be approved.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla, and Mr. Seiple

B. Substitute Materials Code Amendment

Mr. Hannan provided an update on the status of the substitute materials design standards amendment. He commented on the discussion at the May 11, 2015 Planning Commission meeting and the information requested for their next meeting. David Drummond, Allyn Marzulla, and Laura Church indicated they would be present at the August 10, 2015 Planning Commission meeting to respond to the Board.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:45 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.

* * *