



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

Wednesday, October 14, 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: 7 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

Staff in attendance: Mr. Hannan, City Planner; Ms. Soloman, Associate Planner; Mrs. Zipay, Planning Technician

III. Public Comment

Mr. Carl Kotheimer, of 45 Division St. read a letter to the Board regarding the proposal at 42 Aurora St. A copy of the letter is included with the record copy of the minutes.

Ms. Julie Ann Hancsak, of 60 Division St., commented on the project proposed at 42 Aurora Street and the Baldwin-Buss house. She offered any assistance Hudson Heritage Association can provide to the Board for these reviews.

Mr. Bill Carroll, of 69 College Street, relayed his concerns with the project proposed at 42 Aurora Street and asked questions regarding the status of variance request and design review.

Ms. Virginia Rogers, of 175 Aurora St., expressed her opposition to the project proposed at 42 Aurora Street. She commented on concerns with previously approved alterations and the further changes proposed for the east side of the property.

In response to Mr. Carroll's question as to whether the AHBR reviews plans prior to Board of Zoning and Building Appeals decisions, Ms. Marzulla indicated that the AHBR regularly conducts informal discussions with property owners to assist them in the design process prior to the Board of Zoning and Building Appeals meetings.

Mr. Drummond stated that no detached garage has been approved yet at 42 Aurora Street.

IV. Consent Applications

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 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

A. [2015-396](#)

2574 Blue Heron Drive

Addition (screened in porch)

Submitted by Gordon Costlow

This AHBR application was approved on the consent agenda with the following condition:

a) The zoning certificate will state the screened porch cannot be converted to a glass enclosure without the addition of a full foundation to match the house.

B. [2015-419](#)

5922 Chatham Way

Accessory Structure (storage shed)

Submitted by John MacDonald

This AHBR application was approved on the consent agenda.

C. [2015-421](#)

2910 Barlow Road

Addition (laundry room, new sliding doors and window at rear elevation)

Submitted by Mark Leszynski

This AHBR application was approved on the consent agenda.

- A. [2015-422](#) **25 Milford Drive Suite 1**
Sign (one building sign - **ActiveLife Care**)
Submitted by Signarama

This AHBR application was approved on the consent agenda with the following condition:
a) The sign plan for the building will include a rectangular shape and applied graphics for all signs.
- E. [2015-424](#) **2433 Glen Echo Drive**
Addition (sunroom extension)
Submitted by Palumbo Renovations

This AHBR application was approved on the consent agenda.
- F. [2015-428](#) **3066 Ravenna Street**
Accessory Structure (storage shed)
Submitted by James and Rachel Venti

This AHBR application was approved on the consent agenda.

V. **Old Business**

- A. [2015-402](#) **2 Ellsworth Court**
Addition (first and second floor additions) Alteration (window and door alterations, lower roof on attached garage, exterior wall material changes)
Fence (4' foot aluminum) Accessory Structure (inground swimming pool, detached screened porch)
Submitted by Todd Salsberry - Historic District

A site visit was conducted at this property on October 7, 2015. Mr. and Mrs. Salsberry, Mr. SirLouis, Ms. Marzulla, Mr. Drummond, Mr. Grant, Mrs. Church, Mr. Hannan, and Ms. Soloman were present for the visit.

Mr. Todd Salsberry, the homeowner, and Mr. Richard SirLouis, of Home Sweet Home Remodeling, were present for the meeting. The Historic District Subcommittee reviewed the application. The subcommittee discussed how the Secretary of the Interior's Standards would be applied. They determined that the proposal did comply since the original wall materials were not known and the alterations reflect design elements consistent with the time period. The plans that were updated after the site visit were reviewed by the Board.

Mr. Salsberry described the changes made to the plans since the last meeting. He stated that it was unknown at this time whether the existing brick at the front elevation was integral to the structure. He requested the option of both keeping and removing the brick.

Mr. Drummond reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as revised with the following condition:
a) The applicant has the option of painting the front elevation brick or removing it and incorporating siding.
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 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

VI. New Business

A. [2015-405](#)

13 South Oviatt Street

Fence (five foot wood board on board)

Submitted by R & T Fence Inc. - Historic District

The Historic District subcommittee reviewed the application. Mr. Kirk Kapusta, of R & T Fence Inc., was present for the meeting. The applicant indicated the plans were revised to a four foot fence transitioning to a five foot fence to the rear of the main mass of the house.

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

B. [2015-430](#)

82 East Streetsboro Street

Accessory Structure (detached garage)

Submitted by Preston Contracting Services - Historic District

The Historic District Subcommittee reviewed the application. Mr. Keith Lowden, the contractor, and Ms. Leigh, the homeowner, were present for the meeting. The revised plans for the detached garage were discussed. There was discussion on the proposed garage location and adding a window or faux hayloft door at the front elevation.

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 condition:

a) Incorporate a faux hayloft door, taller than it is wide, at the front elevation.

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

The motion carried by the following vote:

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

C. [2015-366](#)

178 Brentwood Drive

Alteration (Twenty-three replacement windows - triple window unit above front door to be replaced with two double hung windows)

Submitted by Soft-Lite LLC

Mr. Chris Kost, of Window Nation, was present for the meeting. The proposed plan for the front foyer window as well as the proposed grid pattern were discussed.

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

a) Window specifications will be revised to actual grid pattern with one vertical mullion.

b) Front foyer window unit will be revised to three windows with the center window the same width as the arched window above.

The motion carried by the following vote:

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

D. [2015-411](#)

116 West Case Drive

Alteration (alteration to previously approved plans - shake siding in the garage gable)

Submitted by Buck Jones

Mr. Chris Poulin, the homeowner, was present for the meeting. The Board suggested installing a trim board to add a break between the shake and the Dutch lap siding. It was determined that a third accent material would be acceptable in this case.

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

a) Two courses of shake siding will be removed and trim board will be added to create a break between materials.

The motion carried by the following vote:

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

E. [2015-192](#)

2652 Doug Avenue

Addition (screened porch with metal roof on existing deck)

Submitted by Daniel and Linda O'Grady

Mrs. O'Grady, the homeowner, was present for the meeting. Mrs. O'Grady addressed the suggestion of extending the gable roof as opposed to the proposed shed roof and cited blocking light and the extra expense of incorporating a gable roof.

A motion was made by Mr. Grant, seconded by Mr. Morris, that this AHBR Application be approved as presented with the following condition:

a) The zoning certificate will state the porch cannot be converted to a glass enclosure without the addition of a full foundation to match the house.

The motion carried by the following vote:

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

F. [2015-416](#)

7069 Kate Drive

Addition (remove a portion of the porch on existing deck and keep a six foot open roof structure, new composite deck material)

Submitted by Western Reserve Hardscapes

Mr. Carson Jones, the contractor, was present for the meeting. The proposed plans for the deck were discussed.

A motion was made by Mr. Seiple, seconded by Mr. Drummond, that this AHBR Application be approved as presented.

The motion carried by the following vote:

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

G. [2015-427](#)**66 East Streetsboro Street**

Addition (porch)

Submitted by Bob and Lisa Drew - Historic District

The Historic District subcommittee reviewed the application. Mr. and Mrs. Drew, the homeowners, were present for the meeting. The plans for the proposed porch addition were discussed. A sample of the proposed Azek flooring and skirting was provided at the meeting.

Mr. Grant 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. Seiple, seconded by Mrs. Czyzak, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

H. [2015-406](#)**6172 Rosewood Trail (Reserve at River Oaks S/L 11)**

New Residential Construction (single family house)

Submitted by Pulte Homes

Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. Stone, keystone, and trim details were discussed.

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

a) Incorporate trim below the arch detail at the front elevation window.

The motion carried by the following vote:

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

Mr. Filipkowski presented plans for the massing of a new house design and for details added to existing elevations proposing different architectural styles. He requested AHBR comments for an informal discussion at a future meeting.

I. [2015-432](#)**5661 Stow Road**

Non-Residential Addition (indoor soccer field expansion - **NC Soccer**)

Submitted by Charles Corcoran - Planning Commission approval on September 14, 2015 - PC#2015-21

Mr. Charles Corcoran, the architect, was present for the meeting. The 30,000 square foot expansion of the indoor soccer field was discussed.

A motion was made by Mr. Seiple, seconded by Mrs. Czyzak, that this AHBR Application be approved as submitted.

The motion carried by the following vote:

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

VII. Other Business

- A.** [TMP-1497](#) **42 Aurora Street**
Informal Discussion - two design options for proposed detached garage
Submitted by Ted Georger
- Mr. Ted Georger, the contractor, and Mr. Michael Knights, the homeowner, were present for the meeting. A new design for a two-story detached garage, as well as a second option for a one-story L-shaped design were discussed. This project is pending a decision by the Board of Zoning and Building Appeals.
- B.** [TMP-1597](#) **53 First Street**
Merino property redevelopment
Submitted by RDL Architects
- Mr. David Wimer, a representative for the property owner, and Mr. David Parrish and Ms. Amrata Kirpalani, of RDL Architects, were present for the meeting. The proposal for the Merino property was discussed. The Board indicated they would not favor moving the Baldwin-Buss house to the proposed location, but may consider a minor move while maintaining the current elevation of the house facing east. The Board requested a Consultant Historic Preservation Architect for assistance with review of this project.

VIII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 10:01 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.

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