



# City of Hudson, Ohio

## Meeting Minutes - Draft

### Architectural & Historic Board of Review

*David J. Drummond, Chair*

*Allyn Marzulla, Vice Chair*

*Arthur Morris, Secretary*

*Laura Church*

*Rachel Czyzak*

*James H. Grant*

*Jim Seiple*

*Denise Soloman, Associate Planner*

*Keri Zipay, Planning Technician*

---

Wednesday, January 27, 2016

7:30 PM

Town Hall

---

#### **I. Call To Order**

Chair Drummond 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:** 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

**Absent:** 2 - Mrs. Czyzak and Mr. Seiple

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

### III. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board on any agenda item.

Ms. Dougless Strickland, of 164 Elm Street, read a letter regarding the project at 160 Elm Street. A copy of this letter is attached to the recorded copy of the minutes.

Ms. Brenda Divine, of 151 Elm Street, read a letter regarding the project at 160 Elm Street. A copy of this letter is attached to the recorded copy of the minutes.

Mr. Frank Perrotta, of 156 Elm Street, read a letter regarding the project at 160 Elm Street. A copy of this letter is attached to the recorded copy of the minutes.

Mr. David Dunne, of 120 Elm Street, addressed the Board. Mr. Dunne indicated that he did not feel the proposed mass and style of the project at 160 Elm Street fit with the existing streetscape.

### IV. Consent Applications

**A motion was made by Ms. Marzulla, seconded by Mr. Grant, to approve the Consent Agenda.**

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

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

**A. [2016-004](#)**

**25 Essex Circle**

Alteration (bay window replacement with standing seam metal roof)

Submitted by Gunton Corporation

**This AHBR application was approved on the consent agenda.**

**B. [2016-024](#)**

**7231 Valley View Road**

Accessory Structure (outdoor kitchen)

Submitted by American Construction

**This AHBR application was approved on the consent agenda.**

**V. New Business****A. [2016-025](#)****118 West Streetsboro Street**

Sign (building sign - **Jersey Mike's Subs**)

Submitted by Cicogna Electric & Sign Co.

Mr. George Dragon, of Cicogna Electric & Sign Co., and Mr. Roger Sample, franchise owner, were present for the meeting. The proposed size of the sign and consistency with the existing signage on the building were discussed. A revised plan reducing sign dimensions to 2'x8' was presented for approval.

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

**a) Sign dimensions to be 2'x8' as shown in the revised plan submitted at the meeting.**

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

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

**B. [2016-023](#)****160 Elm Street**

Addition (second floor bedrooms, first floor renovation, front and rear porches) Demolition (existing attached garage and front porch) Accessory Structure (detached garage)

Submitted by Greg Chaplin

Mr. Greg Chaplin, of GC Architects, was present for the meeting. The proposed addition and garage plans, as well as the historic nature of the street, were discussed. The application was withdrawn to further discuss the plans with the homeowners.

**C. [2016-010](#)****7703 Herrick Park Drive**

New Residential Construction (one-story single family house)

Submitted by Payne & Payne Custom Builders

Mr. John Reeves, of Payne and Payne Builders, was present for the meeting. The revised plans were reviewed. The proposed front entry was discussed.

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

**a) Identify the location of the A/C unit and utility meters on the site plan.**

**b) Conditional upon approval from Engineering Department.**

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

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

**VI. Other Business****A. [TMP-1563](#)****53 Morning Song Lane**

Informal Discussion - front yard setback for proposed front porch - Historic District

Submitted by Monica Slopnick

Ms. Monica Slopnick, the homeowner, and Mr. Greg Chaplin, the architect, were present for the meeting. The front yard setback was discussed. The Board reached a consensus that the front yard setback would be approved as presented. There was further discussion on the design of the additions. The Board determined the additions should be inset 18" from the front wall of the main mass to comply with the design standards.

**B. Discussion on AHBR Workshop Topics**

Potential training topics and speaker options were offered to the Board. March 16th was noted as a potential date for the training to take place. Mr. Drummond indicated it should be open to the public and suggested working with the Hudson Heritage Association.

**C. MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the January 13, 2016 meeting minutes be approved.

The motion carried by the following vote:

Aye: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

**VII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:28 p.m.

---

David Drummond, Chair

---

Arthur Morris, 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.

\* \* \*