



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

James Grant

Jim Seiple

Chris Waldeck

Vacant (1)

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, June 22, 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 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Absent: 1 - Mr. Grant

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 item. There were no comments.

IV. Consent Applications

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

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- A. [2016-228](#) **2731 Last Valley Lane**
Accessory Structure (barn)
Submitted by Catherine A. Ciccolini
This AHBR application was approved on the consent agenda.
- B. [2016-242](#) **298 Aurora Street**
Addition (front porch)
Submitted by Palumbo Renovations
a) Conditional upon approval of lot consolidation.
This AHBR application was approved on the consent agenda with the following condition:
a) Conditional upon approval of lot consolidation.
- C. [2016-244](#) **7283 Huntington Road**
Accessory Structure (above ground swimming pool with 4 ft. vinyl fence around steps)
Submitted by John and Ann Schneider
This AHBR application was approved on the consent agenda.
- D. [2016-245](#) **41 Colony Drive**
Addition (master bedroom, bathroom and screened porch) Fence (three foot wood picket fence)
Submitted by John Fritz Construction
This AHBR application was approved on the consent agenda.
- E. [2016-247](#) **180 West Streetsboro Street, Suite 2A**
Sign (one building sign - **Lovely Nails Spa**)
Submitted by FastSigns of Akron
This AHBR application was approved on the consent agenda.
- F. [2016-249](#) **2210 Weir Drive**
Alteration (convert bay window to single double casement, remove kitchen window)
Submitted by Anthony Slabaugh Design
This AHBR application was approved on the consent agenda.

VI. New Business**A. [2016-151](#)****178 West Streetsboro Street**

Sign (two building signs, one ATM cover - **Northwest Bank**)

Submitted by Amber Sears

Mr. Brett Smith, the sign contractor, was present for the meeting. The size and placement of the proposed sign as compared to the existing sign was discussed.

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

a) Confirm the distance between the cap and brick detail. If needed, reduce the size of the sign to 36" so the sign will not cover any architectural elements of the building.

b) The ATM sign application will be submitted by the bank.

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

B. [2016-238](#)**68 Division Street**

Alteration (front entry door replacement)

Submitted by Stuart Hamilton - Historic District

The Historic District Subcommittee reviewed the application. Mr. Stuart Hamilton, the homeowner, was present for the meeting. Mr. Hamilton provided an alternate door design, which the Board deemed to be an appropriate style.

Ms. Marzulla 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 Mr. Waldeck, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

C. [2016-243](#)**5010 Sullivan Road**

Addition (remove covered patio, family room)

Submitted by Legacy Remodeling Team

Mr. Bill Young, of Legacy Remodeling Team, was present for the meeting. There was discussion on the proposed gable style roof at the addition since all roofs on the main house were a hip. Mr. Young indicated that the homeowners would like a vaulted ceiling and requested the gable roof as presented.

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

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

D. [2016-227](#)

5690 Timberline Trail (The Reserve at River Oaks S/L 98)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes

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

A motion was made by Mr. Seiple, seconded by Mr. Waldeck, that this AHBR Application be approved with the following condition:

a) Conditional upon approval from City Engineering department.

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

E. [2016-241](#)

2 Ellsworth Court

Alteration (change to previously approved plans - Hardiboard siding to match original approval and a metal roof on house and detached structure)
Submitted by Cam Salsberry - Historic District

The Historic District Subcommittee reviewed the application. Mr. Todd Salsberry, the homeowner, was present for the meeting. The Board discussed the Hardieboard siding and had no issue with the proposed application. The Board questioned the proposed style of metal standing seam roofing. The applicant withdrew the roofing replacement from the application to consider the options.

Ms. Marzulla 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 to incorporate Hardieboard siding.

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

The motion carried by the following vote:

Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

The application for alteration to the roof material was withdrawn until a future meeting.

VII. Other Business**A.** [TMP-2115](#)

7533 Valerie Lane

Informal Discussion - massing and design of proposed new house

Mr. Geoff Miller, of Rembrandt Homes, and Mr. and Mrs. Sredinski, the property owners, were present for the meeting. The garage sitting forward of the main mass was discussed. The Board indicated the garage should be pushed back or the main mass brought forward to comply with the design standards.

- B.** [TMP-2047](#) **250 College Street**
Informal Discussion (massing and scale of proposed addition, increase in proposed footprint)
Submitted by William H. Childs Jr. - Historic District
Mr. William Childs, the architect, was present for the meeting. Mr. Childs gave an overview of the proposed alterations to a previously presented addition to include a basketball court. The Board did not see any issues with the proposal.
- C.** [TMP-2114](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
A motion was made by Mr. Morris, seconded by Mr. Seiple, that the June 8, 2016 meeting minutes be approved as amended.
The motion carried by the following vote:
Aye: 5 - Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

VIII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:29 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.

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