



City of Hudson, Ohio

Meeting Minutes - Final 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, February 11, 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: 5 - Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple

Absent: 2 - Mrs. Czyzak, and Mr. Morris

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

There were no consent applications.

VI. New Business**A. [2015-015](#)****5100 Darrow Road**

Sign (ground sign - **The Malted Meeple/The Impact Group**)

Submitted by E.S. Sign and Design

Maryann and Chris Serafino from E.S. Sign and Design were present. The Board discussed concerns with the proposed materials, the octagon shape extending from the corner, and incorporating blank tenant panels to balance the sign.

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

- a) Add blank panels for future tenants.**
- b) Increase the letter height but maintain the same text format.**
- c) Verify the light fixtures are existing.**
- d) Staff will review and approve revisions to ensure all conditions have been incorporated.**

The motion carried by the following vote:

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

B. [2015-017](#)**5851 Brewster Drive**

Addition/Alteration (First and second floor addition, deck, siding, and window replacement)

Submitted by Chris Luker

Chris Luker was present for the meeting. All comments that had been provided by staff and Board members were addressed in the revised plans. The Board had no further comments.

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

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

C. [2015-019](#)**169 Aurora Street**

Alteration (replace front right lower window to match original, add window box, enlarge shutters)

Submitted by Peter and Amiee Wiley - Historic District

The Historic District Subcommittee reviewed the application. Amiee Wiley was present for the meeting. The size of the shutters was 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 for the plans as presented.

A motion was made by Mr. Seiple, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VII. Other Business**A. [TMP-1105](#) 1644 Sapphire Drive**

Informal Discussion (addition of third front facing garage bay)

Mike Furlong, the homeowner, was present for the informal discussion. Mr. Furlong requested AHBR comments on his plans for a proposed garage addition prior to applying to the Board of Zoning and Building Appeals for a variance request to allow front facing garage doors. The Board discussed the proposed third garage bay addition and an alternate option to extend the existing garage forward. The alternate design would also require a variance request to the front setback. Several AHBR members indicated that if a variance were to be approved, a third bay addition would only be acceptable if substantially set back from the front façade. Other AHBR members indicated maintaining two garage doors was a more appropriate option. Mr. Furlong will consider these comments and proceed with an application for a variance.

B. [TMP-1107](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**Attachments:**

May 12, 2010 AHBR Meeting Minutes DRAFT

[January 26, 2011 AHBR Meeting Minutes DRAFT](#)

[September 14, 2011 AHBR Meeting Minutes DRAFT](#)

[October 22, 2014 AHBR Meeting Minutes DRAFT](#)

[January 28, 2015 AHBR Meeting Minutes DRAFT](#)

A motion was made by Mrs. Church, and seconded by Ms. Marzulla, to approve the May 12, 2010, January 26, 2011 and September 14, 2011 meeting minutes as submitted. The motion carried by the following vote:

Aye: 2 - Mrs. Church, and Ms. Marzulla

Abstain: 3 - Mr. Drummond, Mr. Grant, and Mr. Seiple

A motion was made by Mr. Drummond, and seconded by Mr. Grant, to approve the October 22, 2014 and January 28, 2015 meeting minutes as submitted. The motion carried by the following vote:

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

VIII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:50 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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