



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, April 8, 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 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple

Absent: 2 - Ms. Church, 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 Mrs. Czyzak, to approve the consent agenda.

The motion carried by the following vote:

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

- A. [2015-081](#) **6024 Stow Road**
Accessory Structure Non-Residential (Twelve new antennas - Verizon)
Submitted by Crown Castle

This AHBR Application was approved on the consent agenda.

- B. [2015-064](#) **1540 Hunting Hollow Drive**
Alteration - (Front entry door replacement)
Submitted by Gunton Corp. - Pella Window & Door

This AHBR Application was approved on the consent agenda.

- C. [2015-074](#) **5601 Darrow Road**
Sign (One ground and two building signs - **Goddard School**)
Submitted by Signarama

This AHBR Application was approved on the consent agenda.

- D. [2015-075](#) **792 Silverberry Lane**
Addition (Replace existing deck with screened porch)
Submitted by Michael T. Gleixner

This AHBR Application was approved on the consent agenda.

V. **New Business**

- A. [2015-068](#) **156 North Main Street Suite E**
Sign (Second floor window sign and projecting sign - **Hardy, Ealy & Associates**)
Submitted by Sean Hardy - Historic District
Kahleigh Jaskiewicz, of Hardy, Ealy & Associates, and Harvey Hanna Jr., property owner, were present for the meeting. The size and the material of the proposed window sign, as well as the design of the proposed projecting sign, were discussed.
The Historic District Subcommittee reviewed the application. Mrs. Czyzak 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) Final plans for both the window and projecting signs labeling the sign dimensions, letter dimensions, and sign material will be submitted.
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: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple

- B.** [2015-077](#) **30 Ravenna Street**
Sign (One building sign - **UStoWork**)
Submitted by Carol Howlett
Carol Howlett of UStoWork was present for the meeting. The size of the sign was discussed relative to the existing light fixture.
A motion was made by Mr. Grant, seconded by Mr. Seiple, that this AHBR Application be approved with the following conditions:
a) The sign panel will be extended to the full width of the existing light fixture.
b) A revised site plan will be submitted showing the new sign dimensions.
The motion carried by the following vote:
Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple
- C.** [2015-084](#) **51 South Main Street #4**
Sign (one building sign - **Green Roots Collection**)
Submitted by Green Roots Collection
The application was withdrawn since the applicant was not present for the meeting.
- D.** [2015-082](#) **27 Steepleview Drive**
Accessory Structure (Outdoor Fireplace and removal of existing deck)
Submitted by The Weidner Group
Jim Weidner, contractor, was present for the meeting. The proposed material and color for the fireplace were discussed.
A motion was made by Mr. Drummond, seconded by Mr. Grant, that this AHBR Application be approved.
The motion carried by the following vote:
Aye: 5 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Seiple
- E.** [2015-066](#) **248 North Main Street**
Alteration (22 replacement windows, first floor front elevation picture window to be replaced with two double-hung windows)
Submitted by Tom Bellish - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) Based on the Historic District Subcommittee site visit, the subcommittee asked the applicant to consider a picture window at the front elevation.
The Historic District Subcommittee reviewed the application. Harrison Gilmer and Mike Seachrist, of Renewal by Anderson, were present for the meeting. They provided an actual window sample for review and described the window construction. The changes to the picture window at the front elevation were discussed, as well as the proposed full divided lite grilles. The subcommittee questioned how many existing windows are original and how many have already been replaced. Additional information on the proposed Fibrex material and a cut away view of the proposed windows were requested.
Mrs. Czyzak reported that the Historic District Subcommittee will use the two meeting review period to visit the site.

F. [2015-067](#)**6667 Rosewood Trail** (The Reserve at River Oaks S/L 35)

New Residential Construction (Two-story single family house)

Submitted by Pulte Homes of Ohio, LLC

Keith Filipkowski and Jamey Heinzman of Pulte Homes, were present for the meeting. Each of the staff and AHBR Board comments were discussed.

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

a) Cornice trim will be incorporated at the rear elevation family room and sides of the sunroom.

b) Remove single dormer at front elevation.

c) Paint chimney vent to match roof color.

d) The location of the three trees to be planted will be added to the site plan.

The motion carried by the following vote:

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

G. [2015-061](#)**6724 Majestic Oaks Drive** (The Reserve at River Oaks S/L 40)

New Residential Construction (Two-story single family house)

Submitted by Pulte Homes of Ohio, LLC

Keith Filipkowski and Jamey Heinzman of Pulte Homes, were present for the meeting. Each of the staff and AHBR Board comments were discussed.

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

a) Remove proposed shutters and incorporate trim at all windows.

b) Install a palladian window above the front door, wrap in soldier course.

c) The location of the three trees to be planted will be added to the site plan.

The motion carried by the following vote:

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

VI. Other Business**A.** [2015-187](#)**1644 Sapphire Drive**

Addition (third front facing garage bay)

Submitted by Mike Furlong - *BZBA approval for variances to permit a front entry garage on May 21, 2015 - Docket #2015-02 - no recommendation.*

Mike Furlong, property owner, was present for the meeting. Revised plans based on comments from a previous informal discussion were presented. There was discussion on the massing of the existing house which did not meet the current design standards. The consensus of the Board was the plans for a third garage bay addition set back from the front wall of the existing garage would be acceptable if a variance were granted by the Board of Zoning and Building Appeals.

B. [TMP-1193](#)**5674 Humelsine Drive**

Informal Discussion (addition of third front facing garage bay)

Ron Mirman, the contractor, was present for the meeting. Two options for a proposed garage addition were presented. Mr. Mirman stated that the homeowners were requesting Plan A with a front facing garage door. The gas line easement was discussed as was the setback of the addition, the size of the lot, and the location of the chimney. The consensus of the Board was that Plan B, with a rear loading door, was acceptable as presented and Plan A would be acceptable if a variance were to be granted.

C. [TMP-1198](#)**MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.****Attachments:**

[March 11, 2015 AHBR Minutes DRAFT](#)

[May 23, 2012 AHBR Minutes DRAFT](#)

A motion was made by Mr. Drummond, seconded by Mr. Grant, that the March 11, 2015 minutes be approved.

The motion carried by the following vote:

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

A motion was made by Ms. Marzulla, seconded by Mr. Drummond, that the May 23, 2012 minutes be approved.

The motion carried by the following vote:

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

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:12 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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