



# 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*

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Wednesday, May 13, 2015

7:30 PM

Town Hall

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#### **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; Ms. Zipay, Planning Technician

#### **III. Public Comment**

Chair Marzulla opened the meeting to public comments for anyone that wanted to address the Board on any agenda item.

Virginia Rogers, of 175 Aurora St., spoke about the demolition of the existing barn at 65 Owen Brown Street and the proposed new three-car garage. Mrs. Rogers asked if adding onto and painting the existing garage had been considered. Mrs. Rogers also spoke about 121 Elm Street and the proposal for Hardiboard siding on both the house and garage. Mrs. Rogers encouraged using wood shingles instead.

Julie Ann Hancsak, of 60 Division St., shared information on the Building Doctor program that was recently sponsored by the Hudson Heritage Association on April 30-May 1, 2015.

#### 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: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris, and Mr. Seiple

- A.      [2015-121](#)      **86 Owen Brown St. Suite 6**  
Sign (window sign - **Evolve Fitness**)  
Submitted by Shawn Lightner

This AHBR Application was approved on the consent agenda.

- B.      [2015-149](#)      **5114 Darrow Road**  
Sign (ground sign - **Life is Sweet**)  
Submitted by Signarama

This AHBR Application was approved on the consent agenda.

- C.      [2015-132](#)      **7 Morning Song Lane**  
Accessory Structure (gazebo)  
Submitted by Arthur J. Creehan Jr.

This AHBR Application was approved on the consent agenda.

- D.      [2015-134](#)      **5466 Port Chester Drive**  
Accessory Structure (above ground swimming pool)  
Submitted by Gabriel Michel

This AHBR Application was approved on the consent agenda.

- E.      [2015-147](#)      **2092 Middleton Road**  
Addition (bed and bathroom additions)  
Submitted by Architectural Options

This AHBR Application was approved on the consent agenda.

- F.        [2015-113](#)        **5777 Reserve Lane**  
Addition (cold storage area over existing garage)  
Submitted by Gregory Stawicki

This AHBR Application was approved on the consent agenda.

V.        **Old Business**

- A.        [2015-099](#)        **65 Owen Brown Street**  
Accessory Structure (demolish existing garage and construct new detached garage)  
Submitted by Battaglia Construction Inc.  
Ms. Church entered the room at 7:35 p.m.

Rick Burrell, of Battaglia Construction, and Jim Warren, the homeowner, were present for the meeting. The condition of the existing garage as well as adding elements to the new garage to relate to the main structure were discussed.

**A motion was made by Mr. Grant, seconded by Mr. Drummond, that the AHBR finds the accessory structure at 65 Owen Brown Street does not have historic or architectural significance. Further, AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.**

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

- a) Six to eight inch friezeboard will be added to the front elevation of the garage. The applicant has the option of incorporating friezeboard at the other elevations and the material can be either Azek, hardiboard, or cedar.**
- b) Incorporate gable returns at the front elevation similar to the front of the main house.**
- c) The foundation will be parged.**
- d) The garage doors are to have windows. The "Madison" style is preferred.**
- e) All windows are to have the two over two grid pattern.**

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

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

- [2015-107](#)        **121 Elm Street**  
Alteration (Replace cedar siding with Hardie lap plank siding on both house and garage)  
Submitted by Joe and Laurie Moreno - Historic Landmark  
This project was not discussed because the applicant was not present.

**VI. New Business****A. [2015-142](#)****78 Aurora Street**

Fence (six foot wood privacy fence)

Submitted by Lisa Lemmens - Historic District

The Historic District Subcommittee reviewed the application. Lisa and David Lemmens, the homeowners, were present for the meeting. The applicants proposed increasing the length of the fence run along the side and rear property line. The Historic District Subcommittee had no concerns with extending the fence.

**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) Label the revised fence run dimensions on the site plan.**

**A motion was made by Ms. 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. [2015-135](#)****176 Brandywine Drive**

Accessory Structure (pergola, fire pit, retaining wall and patio)

Submitted by Erik Nord

Erik Nord, the homeowner, was present for the meeting. The construction of the retaining wall and the materials were discussed.

**A motion was made by Mr. Morris, seconded by Mrs. Church, 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

**C. [2015-145](#)****22A Thirty Acres Lane**

Alteration (Changes to previously submitted approval of enclosing a screened-in porch)

Submitted by Alberta and Scudder Kelvie - Historic Landmark

The Historic District Subcommittee reviewed the application. Alberta and Scudder Kelvie, the homeowners, were present for the meeting. The previously approved plans as well as the size of the proposed windows were discussed.

**Ms. 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 presented. 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

- D.**      [2015-125](#)      **1899 Ashley Drive**  
Addition (main entrance) Accessory Structure (storage shed) Fence (six foot fence)  
Submitted by Jamal Tahat  
Jamal Tahat, the homeowner, was present for the meeting. An overview of the project proposal was given. Elevations of the covered porch addition were discussed. The Board indicated that the plans were not acceptable as presented and the application was withdrawn.
- E.**      [2015-148](#)      **48 College Street**  
Addition (Enclosure and extension of existing screened-in porch)  
Submitted by Architectural Options - Historic District  
The Historic District Subcommittee reviewed the application. Kevin Bowie, the architect for the project, was present for the meeting. An overview of the project was given.  
**Ms. 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) All notes from the May 8, 2015 email will be incorporated on the final plans.**  
**A motion was made by Mr. Morris, seconded by Ms. Church, 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
- F.**      [2015-151](#)      **42 Aurora Street**  
Addition (Enclosure of screened-in porch and addition of a second story to existing garage, covered grilling area) Alteration (window and roof replacement)  
Submitted by Ted Georger - Historic District  
The Historic District Subcommittee reviewed the application. Ted Georger, the contractor, and Mr. Knights, the property owner, were present for the meeting. The design of the addition and its relationship to the main structure were discussed. The contractor and homeowner agreed to redesign the addition and return to the May 27, 2015 meeting.
- G.**      [2015-118](#)      **6694 Rosewood Trail (The Reserve at River Oaks S/L 13)**  
New Residential Construction (two story single family house)  
Submitted by Keith Filipkowski  
Keith Filipkowski, of Pulte Homes, was present for the meeting. The size of the fascia at the rear gable end of the nook was discussed.  
**A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved as revised with the following conditions:**  
**a) Incorporate 2x6 rake board at the rear elevation gable end of the nook.**  
**b) Label the location of the three trees to be installed on the site plan.**  
**c) Conditional upon approval from the City Consultant Engineer.**  
**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-1277](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW, BOARD OF ZONING AND BUILDING APPEALS, OR PLANNING COMMISSION MEETINGS.**

**Attachments:**      [April 22, 2015 minutes - DRAFT](#)  
                                 [July 11, 2012 minutes - DRAFT](#)

**A motion was made by Mr. Grant, seconded by Mr. Drummond, that the April 22, 2015 minutes be approved.**

**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 motion was made by Mrs. Church, seconded by Ms. Marzulla, that the July 11, 2012 minutes be approved.**

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

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

**Abstain:**    5 -    Ms. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris, and Mr. Seiple

**VIII. Adjournment**

**Hearing no further business, Chair Marzulla adjourned the meeting at 10:02 p.m.**

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**Allyn Marzulla, Chair**

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**Laura Church, Secretary**

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**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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