



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, July 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: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

Absent: 1 - 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 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: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- A. [2015-230](#) **126 West Streetsboro Street Suite 9**
Sign (second floor window sign - **Phone Monki**)
Submitted by Phone Monki
This AHBR Application was approved on the consent agenda.
- B. [2015-253](#) **7663 Red Fox Trail**
Fence (four foot aluminum) Accessory Structure (in-ground swimming pool)
Submitted by Litehouse Pools
This AHBR Application was approved on the consent agenda.
- C. [2015-242](#) **99 Fox Trace Lane**
Fence (remove existing and replace with new six foot wood fence) Accessory
Structures (pergola, outdoor kitchen, fire pit and relocate hot tub)
Submitted by Land Creations Landscape Co.
This AHBR Application was approved on the consent agenda.
- D. [2015-266](#) **7941 Ravenna Road**
Non-Residential Alteration (handicap ramp)
Submitted by NYE Investment Limited Partnership
This AHBR Application was approved on the consent agenda.

V. **New Business**

- A. [2015-246](#) **220 North Main Street**
Sign (projecting sign - **Think Unique Creations**)
Submitted by Think Unique Creations, LLC - Historic District
The Historic District Subcommittee reviewed the application. Mr. & Mrs. Norton, the business owners, and Mr. Duane Hills, the property owner, were present to represent the application. The size of the proposed sign was discussed. Mr. Hills provided the actual sign from the former business that was located at this address. He also indicated that the wall sign would be the same material as the sign of the former tenant.
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 Ms. Czyzak, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

B. [2015-255](#)**178 West Streetsboro Street**

Sign (two building signs, instructional signs - **Northwest Bank**)

Submitted by Bunting Graphics, Inc.

Mr. Steve Bell, of Northwest and Mr. Jeremy Detwiler, of Bunting Graphics, Inc. were present for the meeting.

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

- a) The lettering on the instructional signs will not exceed two inches.**
- b) The instructional signs will be non-illuminated.**
- c) A site plan will be provided to show the location of the instructional signs.**

The motion carried by the following vote:

Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

C. [2015-263](#)**12 North Oviatt Street**

Fence (low seat paver wall)

Submitted by Suncrest Gardens - Historic District

The Historic District Subcommittee reviewed the application. Mr. & Mrs. Furnick, the homeowners, and Ms. Cathy Serafin of Suncrest Gardens, were present for the meeting.

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. Drummond, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

D. [2015-238](#)**2377 Hudson Aurora Road**

Alteration (Four replacement windows, changes to previously approved plans for siding replacement)

Submitted by THD at Home Services

Mrs. Katie Shugert, of Johnston and Mae LLC, was present to represent the application. The Board reviewed photographs of the existing house with siding that was not installed according to the approved plan.

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

The motion carried by the following vote:

Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- E.** [2015-236](#) **177 Bersham Drive**
Addition (screened-in porch)
Submitted by Great Day Improvements
Mr. Terry Craig, the property owner, and Mr. Todd Alexander, of Great Day Improvements, were present for the meeting. The materials proposed for the screened-in porch were discussed.
A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved as amended with the following conditions:
a) Skylights will be flat.
b) Panels in gable are to be revised to fixed gable windows.
c) The screened porch cannot be converted to a glass enclosure without the addition of a foundation to match the house.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- F.** [2015-251](#) **124 Parmelee Drive**
Addition (master bedroom, bathroom, office and closet addition)
Submitted by R.C. Norman Construction
Mr. & Mrs. Obrien, the homeowners, and Mr. Robert Petrone, the contractor, were present for the meeting. Mr. Petrone provided additional photos of the rear elevation to discuss the narrow setback between the deck and the proposed addition.
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: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- G.** [2015-254](#) **887 Farnham Way**
Addition (screened-in porch)
Submitted by Palumbo Renovation
Mr. Alex Feil, the homeowner, was present to represent the application.
A motion was made by Mrs. Czyzak, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:
a) The screened-in porch cannot be converted to a glass enclosure without the addition of a foundation to match the house.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

- H.** [2015-261](#) **6520 Westpoint Drive**
Addition (screened-in porch)
Submitted by Robert's Construction
Mr. Doug Fleming, of Robert's Construction, was present to represent the application. The use of vertical siding and the window in the gable end were discussed.
A motion was made by Mr. Morris, seconded by Mrs. Church, that this AHBR Application be approved as revised with the following conditions:
a) Frieze board will be added to the match the existing house.
b) A full gable return will be added.
c) Remove vertical cedar and incorporate vinyl siding to match the house.
d) The window in the gable will be a half round or elliptical style.
e) The screened-in porch cannot be converted to a glass enclosure without the addition of a foundation to match the house.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- I.** [2015-262](#) **70 Hickory Lane**
Addition (kitchen/dining addition, deck)
Submitted by Daniel Hurst
Mr. Mike Voloschuk, of Hurst Remodeling, was present for the meeting. The roofline for the proposed addition was discussed and the Board determined the plans were acceptable as presented.
A motion was made by Mr. Drummond, seconded by Mrs. Church, that this AHBR Application be approved.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris
- J.** [2015-234](#) **5929 Bradford Way**
Fence (six foot wood privacy fence with horizontal rails)
Submitted by Andrew and Amanda Hoggarth
The applicants were unable to attend the meeting. The Board discussed the proposed design and determined the fence style was acceptable.
A motion was made by Mr. Grant, seconded by Mrs. Czyzak, that this AHBR Application be approved as amended with the following conditions:
a) Label the gate location on the site plan.
b) All supports must be on the interior.
c) Incorporate mitered corner visible from the exterior.
d) The fence will be stained cedar.
The motion carried by the following vote:
Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

VI. Other Business**A. [TMP-1396](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: [June 24, 2015 meeting minutes - DRAFT](#)
 [October 10, 2012 meeting minutes - DRAFT](#)

A motion was made by Mr. Drummond, seconded by Mrs. Church, that the June 24, 2015 meeting minutes be approved.

The motion carried by the following vote:

Aye: 6 - Ms. Church, Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, and Mr. Morris

Mr. Hannan updated the Board on the status of Planning Commission review of the proposed changes to the design standards related to substitute materials.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:47 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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