



City of Hudson, Ohio

Action Summary - 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, August 12, 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. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

Absent: 1 - Ms. Church

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. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- A. [2015-298](#) **2762 East Streetsboro Street**
Alteration (window replacement, prairie-style grids on front triple window)
Submitted by Window Pro Holdings LLC
This AHBR Application was approved on the consent agenda.
- B. [2015-322](#) **6250 Westpoint Drive**
Addition (alteration to previously approved screened-in porch)
Submitted by Roberts Construction
This AHBR Application was approved on the consent agenda.
- V. **New Business**
- A. [2015-324](#) **27 East Main Street - Town Hall**
Sign (ground sign, instructional signs) Alteration (new window opening, new fire museum bay doors)
Submitted by Christopher Bach - Historic District
The Historic District Subcommittee reviewed the application. Mr. Chris Bach, of Peninsula Architects, was present for the meeting. Mr. Bach discussed the details of the proposed changes to the bay doors and window, as well as the proposed signage.
Mr. Grant 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 Mrs. Czyzak, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- B. [2015-325](#) **72 Division Street**
Alteration (changes to previously approved addition, asphalt shingles instead of standing seam metal for the main house and no grids in the proposed windows)
Submitted by Payne and Payne Builders - Historic District
The Historic District Subcommittee reviewed the application. Mr. Jason Baylor, of Payne and Payne Construction, and Mr. James Kurtz, the property owner, were present for the meeting. The applicants discussed the proposed changes from the previously approved plans.
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 with the following condition:
a) The rear elevation third floor window should be double hung.
A motion was made by Mr. Drummond, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee.
The motion carried by the following vote:
Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- C.** [2015-316](#) **300 North Main Street**
Addition (sunroom, family room, kitchen, second floor master suite)
Submitted by John Pouliot - Historic District
The Historic District Subcommittee reviewed the application. Mr. John Pouliot, the applicant and homeowner, was present for the meeting. Mr. Pouliot presented his plans for the addition.
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 presented.
A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved.
The motion carried by the following vote:
Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- D.** [2015-321](#) **5763 Reserve Lane**
Addition (great room, master bathroom, and attached garage addition)
Submitted by Danmark Construction
Mr. Dan Enos and Mr. Doug Kindry of Danmark Construction, were present for the meeting. The proposed hip roof and the need to maintain egress from the existing bedroom windows was discussed. The Board reviewed the roof plan and determined the proposed plan was the best solution based on the existing conditions.
A motion was made by Mr. Grant, seconded by Mr. Drummond, that this AHBR Application be approved with the following conditions:
a) Conditional upon approval from City Consultant Engineer.
The motion carried by the following vote:
Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- E.** [2015-318](#) **2672 Harland Drive**
Addition (two-car garage and master suite)
Submitted by Legacy Remodeling Team
Mr. Bill Young, of Legacy Remodeling Team, was present for the application. Revised plans were presented at the meeting. The specifications for the proposed windows and the window spacing on the north elevation were discussed.
A motion was made by Mr. Drummond, seconded by Mrs. Czyzak, that this AHBR Application be approved as revised.
The motion carried by the following vote:
Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- F.** [2015-306](#) **5575 Abbyshire Drive** (Nottingham Gate Estates Ph IV S/L 13)
New Residential Construction (two-story single family house)
Submitted by Hudson Builders Ltd.

Ms. Laura Dinovi, of Hudson Builders Ltd., was present for the meeting. The window placement on the right elevation was discussed.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:
a) Increase the width of the front step to the full width of the sidelights.
b) The tie course level should be consistent on all elevations.
c) Move the first floor window to the left of the mandoor at the right elevation to the left six inches.
c) Conditional upon approval from City Consultant Engineer.
The motion carried by the following vote:

Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- G.** [2015-302](#) **6655 Regal Woods Drive** (The Reserve at River Oaks S/L 29)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes

Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. The proposed gable vent and left elevation roofline were discussed.

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

Aye: 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- H.** [2015-303](#) **6721 Rosewood Trail** (The Reserve at River Oaks S/L 39)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes

Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. Landscaping to screen the basement egress windows was discussed.

A motion was made by Mr. Seiple, seconded by Mr. Drummond, that this AHBR Application be approved as revised with the following condition:
a) Basement egress window well should not exceed six inches above grade. Landscaping will be incorporated if the height exceeds six inches.
The motion carried by the following vote:

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

- I.** [2015-304](#) **6798 Majestic Oaks Drive** (The Reserve at River Oaks S/L 4)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
- Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting. The look alike criteria for homes proposed on sublots 4 and 6 were discussed. The Board members indicated a different style, shape, and color of stone for the front elevation would be an acceptable difference to meet the look alike requirement along with the other minor differences.
- A motion was made by Mrs. Czyzak, seconded by Mr. Drummond, that this AHBR Application be approved with the following condition:**
a) Change stone to either brick, reduce the height of the stone to tie course level, or incorporate a stone material that is a different style, shape, or color from S/L 6.
The motion carried by the following vote:
- Aye:** 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- J.** [2015-305](#) **6778 Majestic Oaks Drive** (The Reserve at River Oaks S/L 6)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
- Mr. Keith Filipkowski and Ms. Jamey Heinzman, of Pulte Homes, were present for the meeting.
- A motion was made by Mr. Drummond, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:**
a) Conditional upon approval from City Consultant Engineer.
The motion carried by the following vote:
- Aye:** 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

Mr. Filipkowski presented floor plans for possible new house designs. The Board suggested considering single story options based on the public desire for diversity in housing stock.

VI. Other Business

- A.** [TMP-1459](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
- A motion was made by Mr. Morris, seconded by Mrs. Czyzak, that the May 11, 2011, July 27, 2011, March 14, 2012, and April 11, 2012 minutes be approved.**
The motion carried by the following vote:
- Aye:** 6 - Ms. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

A motion was made by Mr. Drummond, seconded by Mr. Morris, that the August 22, 2012, September 26, 2012, March 13, 2013, April 10, 2013, April 24, 2013, October 9, 2013, and July 22, 2015 minutes be approved.

The motion carried by the following vote:

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

Mr. Hannan gave an update on the Substitute Materials code amendment discussed at the August 10, 2015 Planning Commission meeting. Mr. Hannan stated that some minor text changes were recommended to Council.

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:13 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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