



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, August 26, 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. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 2 - Ms. Czyzak and Mr. Seiple

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

A motion was made by Mr. Drummond, seconded by Mr. Morris, to approve the Consent Agenda.

The motion carried by the following vote:

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

- A. [2015-336](#) **6825 Majestic Oaks Drive (The Reserve at River Oaks Phase 1)**
Sign (entry walls, columns, and subdivision entrance sign)
Submitted by Vizmeg Landscape Inc.
This AHBR Application was approved on the consent agenda.
- B. [2015-345](#) **7200 Valley View Road**
Non-Residential Alteration (fourteen replacement windows - **First Church of Christ, Scientist**)
Submitted by Scherl Construction
This AHBR Application was approved on the consent agenda.
- C. [2015-356](#) **7 Tanager Drive**
Addition (kitchen expansion and deck)
Submitted by Diane Rubin Schuld
This AHBR Application was approved on the consent agenda.
- D. [2015-349](#) **14 Rachels Way**
Addition (enclose existing screened-in porch, new screened-in porch, window modification)
Submitted by Scandinavian Signature Construction Company
This AHBR Application was approved on the consent agenda.

V. **New Business**

- A. [2015-348](#) **60 North Oviatt Street**
Accessory Structure (demolish existing detached garage, construct new one bay detached garage)
Submitted by Peninsula Architects - Historic District
The Historic District Subcommittee reviewed the application. Mr. Joseph Matava, of Peninsula Architects, was present for the meeting. The proposed materials for the exterior of the garage were 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 with the following conditions:
a) Label the new garage dimensions and the setback from the existing house on the site plan.
b) Label the height of the structure at the rear elevation at the midpoint between the eave and the ridge.
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: 5 - Ms. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

B. [2015-341](#)**2157 Hudson Aurora Road**

Alteration (two replacement aluminum clad windows)

Submitted by Palumbo Renovations - Historic Landmark

As the homeowner, Mr. Grant recused himself from review of this application. The Historic District Subcommittee reviewed the application. Mr. Paul Palumbo, the contractor, and Mr. Jim Grant, the homeowner, were present for the meeting. Mr. Grant provided background information on previously replaced windows and the condition of the existing windows.

Mrs. Church reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness with the following condition:

a) Identify the material of the existing windows and provide documentation of the condition and need for replacement.

A motion was made by Mr. Morris, seconded by Mr. Drummond, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Ms. Church, Mr. Drummond, Ms. Marzulla and Mr. Morris

Recused: 1 - Mr. Grant

Mr. Grant returned to the meeting.

C. [2015-343](#)**5941 Eastham Way**

Addition (remove existing sunroom and flat roof deck, build new three seasons room, remove lower level door and window and replace with two glass block windows)

Submitted by Abby Sheatzley

Mr. Anthony Vilt and Ms. Abby Sheatzley, the homeowners, were present for the meeting. Ms. Sheatzley described the plans for the addition and proposed grade changes. There was discussion on the proposed glass block windows.

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

The motion carried by the following vote:

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

D. [2015-350](#)**55 North Oviatt Street**

Addition (kitchen expansion)

Submitted by Chris Lachman - Historic District

The Historic District Subcommittee reviewed the application. Mr. Chris Lachman, of CLS Consulting, was present for the meeting. Revised plans addressing the remaining comments were submitted at the meeting. The roof of the proposed addition and fenestration at the east elevation were 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 with the following conditions:

- a) Label all proposed materials on the elevations.**
- b) Provide specifications for the proposed windows.**
- c) AHBR member suggests fenestration or closed shutters on the east elevation.**

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: 5 - Ms. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

E. [2015-317](#)**6672 Rosewood Trail (The Reserve at River Oaks S/L 15)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes

Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The basement trim at the rear elevation was discussed. The Board had concerns with the two symmetrical bays on the same plane at the front elevation.

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

- a) Remove the stone from the front elevation bay projection. The applicant has the option of adding shake siding in the gables with full gable returns, incorporating consistent keystones, and adding stone wainscot.**

The motion carried by the following vote:

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

VI. Other Business**A.** [TMP-1506](#)**6778 Majestic Oaks Drive/6798 Majestic Oaks Drive**

Review of stone material options for S/L 4 and S/L 6.

Submitted by Pulte Homes

Mr. Keith Filipkowski, of Pulte Homes, presented three stone samples for review. The Board indicated that the stone should be distinctively different in shape and color. It was determined that Country Ledgerstone Echo Ridge would be used for S/L 4 and Country Ledgerstone Black Rundle would be used for S/L 6.

- B.** [TMP-1461](#) **2 Ellsworth Court**
Informal Discussion - Addition/alteration
Submitted by Gordon Costlow
Mr. Gordon Costlow, the architect, and Mr. Todd Salsberry, the homeowner, were present for the meeting. The proposed design for the addition and alteration were discussed. The Board's consensus was that the proposed design is not compatible with the surrounding properties in the Historic District.
- C.** [TMP-1497](#) **42 Aurora Street**
Informal Discussion - detached garage - Historic District
Submitted by Ted Georger
Mr. Ted Georger, the contractor, and Mr. Michael Knights, the homeowner, were present for the meeting. The applicant requested initial comments on two design options for a detached garage. The height of the proposed structure and the two proposed designs were discussed. Staff indicated the massing of the two story structure would compete with the main house and a detached garage should be designed to be subordinate. Option two was preferred by the Board with a suggestion to lower the roofline by two feet.
- D.** [TMP-1507](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
A motion was made by Mr. Drummond, seconded by Mr. Morris, that the August 12, 2015 minutes be approved.
The motion carried by the following vote:
Aye: 5 - Ms. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:14 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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