



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

Thursday, November 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: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

Staff in attendance: 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: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

- A. [2015-461](#) **7572 Valley View Road**
Addition (screened in porch)
Submitted by Cueni Construction
This AHBR application was approved on the consent agenda.
- B. [2015-470](#) **5504 Towbridge Drive**
Sign (subdivision entrance sign - **Towbridge**)
Submitted by Central Graphics
This AHBR application was approved on the consent agenda.
- C. [2015-475](#) **6580 Westpoint Drive**
Addition (bedroom, bathroom, sitting area, closet and basement)
Submitted by Roofsmith Restoration
This AHBR application was approved on the consent agenda.
- D. [2015-480](#) **34 Park Lane**
Sign (two awning signs - **Restore Cold Pressed**)
Submitted by Akers Identity LLC
This AHBR application was approved on the consent agenda.

V. **Old Business**

- A. [2015-440](#) **2343 Brafferton Avenue**
Alteration (shake siding and cultured stone at the front elevation)
Submitted by J.W. Ross Construction LLC

Mr. Jim Ross, the contractor was present for the meeting. Mr. Ross returned for a second meeting after having discussed the siding and stone options with the homeowner. The revised plan was discussed with the Board.

A motion was made by Mrs. Church, seconded by Mr. Seiple that this AHBR Application be approved as revised with the following conditions:
a) The stone material will continue to the right side of the front door and then 30" above the foundation material at the front elevation and terminate at the corner post. Vinyl lap siding to match the rest of the house will be incorporated above the stone at the front elevation.
b) Landscaping will be planted at the right corner to screen the stone material forward of the corner post.
The motion carried by the following vote:

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

VI. New Business**A. [2015-454](#)****2930 Pine Trails Circle**

Accessory Structure (metal shed)

Submitted by William Marthaler

Mr. William Marthaler, the applicant and homeowner, was present for the meeting. The proposed metal shed was discussed. The Board determined the metal shed would be acceptable since it would be located in a wooded area and the existing house had aluminum siding.

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

a) Incorporate closed shutters on both sides of the shed.

The motion carried by the following vote:

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

B. [2015-471](#)**5152 Darrow Road**

Alteration (replace front porch, window replacement) Demolition (detached garage)

Submitted by James Kurtz

Mr. Ted Olson, a representative for the property owner, was present for the meeting. The proposed alterations including new windows, a new front porch with metal roof, and the demolition of the detached garage were discussed.

A motion was made by Mr. Grant and seconded by Mr. Drummond that the AHBR finds the detached garage at 5152 Darrow Road does not have architectural or historic significance and the applicant will not voluntarily consent to the retention of the structure.

The motion carried with the following vote:

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

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

a) New windows to be wood clad with interior and exterior mullions with a shadow bar between the glass to mimic the original windows.

The motion carried by the following vote:

Aye: 6 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Seiple

Nay: 1 - Ms. Marzulla

- C.** [2015-472](#) **290 Bicknell Lane**
Addition (master bedroom, screened porch and rear porch)
Submitted by Peninsula Architects
Mr. Joe Matava, the architect, was present for the meeting. The proposed addition was discussed.
A motion was made by Mr. Drummond, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:
a) Remove the shutters from the rear elevation awning window.
b) Conditional upon approval of the lot consolidation.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- D.** [2015-453](#) **6727 Majestic Oaks Drive** (The Reserve at River Oaks S/L 42)
New Residential Construction (single-family two story house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The relocation of the rear basement window and the orientation of the house were discussed.
A motion was made by Mrs. Czyzak, seconded by Mrs. Church, that this AHBR Application be approved with the following condition:
a) The applicant has the option of the rear basement window as presented or relocating the window to have two basement windows centered under the triple window unit.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple
- E.** [2015-455](#) **6606 Wildwood Court** (The Reserve at River Oaks S/L 23)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes
Mr. Keith Filipkowski, of Pulte Homes, was present for the meeting. The orientation of the house to the curve of the street was discussed.
A motion was made by Mrs. Church, seconded by Mr. Grant, that this AHBR Application be approved.
The motion carried by the following vote:
Aye: 7 - Mrs. Church, Mrs. Czyzak, Mr. Drummond, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Seiple

F. [2015-473](#)**7041 Darrow Road**

Non-Residential Accessory Structure (warehouse- **American Fireworks**)
Submitted by EM Construction LLC - Planning Commission site plan
approval on November 9, 2015 - PC#2015-28

Mr. Roberto Sorgi, of American Fireworks, Mr. Charles Marshall of EM Construction, and Mr. Michael Meyers, the architect, were present for the meeting. The plans for architectural details and landscaping around the new structure were discussed. The Board considered options for a metal or fabric awning and revising the plan to have stone at the entry only.

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

a) Revise plans to incorporate stone accent material at the front entry only. The stone band at the front elevation will be removed.

b) The applicant has the option of a fabric or metal awning.

The motion carried by the following vote:

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

VII. Other Business**A.** [TMP-1676](#)**Approval of 2016 AHBR meeting schedule**

A motion was made by Mrs. Czyzak, seconded by Mr. Grant, that this AHBR Application be approved.

The motion carried by the following vote:

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

B. [TMP-1693](#)**MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

A motion was made by Mr. Grant, seconded by Mr. Drummond, that the October 14, 2015 meeting minutes be approved.

The motion carried by the following vote:

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

VIII. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:54 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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