



**Architectural and Historic Board of Review
Town Hall 7:30 p.m. 2nd Floor Meeting Room
27 East Main Street Hudson, Ohio**

June 27, 2012

M I N U T E S

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.

Roll Call: Present: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, and Mr. Wyatt
 Absent: Mr. Smart

Officials Present: Mr. Richardson, Interim Community Development Director

Mrs. Egan of McKenna and Associates was also present at the meeting.

The minutes were taken by Ms. Solomon, AHBR Clerk. The meeting was not tape recorded.

I. Public Comment

Chair Marzulla asked if anyone present wanted to address the board on any agenda item and opened the meeting to public comment. There were no comments.

II. Applications Reviewed

A. Consent Applications

1. 276 Cheshire Road

Alteration (replace wood railing with vinyl railing at front porch, remove upper detail)
Submitted by Nichols Fence Company

Mr. Wyatt made a motion to approve the application as submitted.
Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

B. Old Business

2. **88 North Main Street**

Alteration (window replacement – **Kepner's Tavern**)
Submitted by Soft-Lite LLC – Historic District

The Historic District Subcommittee reviewed the application. Mr. Chris Capece and a representative from Soft-Lite LLC were present at the meeting. There was discussion on the proposal to incorporate two pairs of double hung windows at the front elevation. The Board indicated that wood windows instead of aluminum clad would be required. There was further discussion on the window style and grid pattern. Some board members suggested that double hung windows were not appropriate. Mr. Capece indicated that picture windows with awnings would not allow enough airflow. The Board determined that two picture windows with grids and awnings with one vertical grid above would be a better option than the proposed double hung windows. Mr. Capece withdrew the application to further review his options.

C. New Business

3. **563 West Streetsboro Street**

Alteration (30 replacement windows)
Submitted by Soft Lite LLC

A representative from Soft-Lite LLC was present at the meeting. The applicant described the proposed windows and pointed out in the photographs which windows would be replaced. There were no concerns with the plans as presented.

Mr. Wyatt made a motion to approve the application as submitted. Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

4. **156 Aurora Street**

Accessory Structure (alterations to detached garage)

Submitted by Martin J. Caruso AIA – Historic District

The Historic District Subcommittee reviewed the application. Mr. Martin Caruso, the architect, and the homeowner were present at the meeting. Mr. Caruso provided additional photographs and described the proposed and existing materials. The subcommittee determined that hardiplank siding was acceptable on the accessory structure.

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

Mr. McLaughlin made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt

Nay: None

Motion carried.

5. **86 Maple Drive**

Alteration (siding replacement)

Submitted by Kirt Ellibee – Historic District

The Historic District Subcommittee reviewed the application. Mr. and Mrs. Fowler were present at the meeting. Mrs. Fowler stated that the existing siding was aluminum, and they were requesting to replace it with vinyl. The subcommittee determined that double 4" vinyl would be acceptable. They suggested removing the shutters and wrapping all windows with four inch trim. Mrs. Fowler agreed.

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 conditions:

- a) Incorporate 4" cornerboards and 4" trim at all windows and doors.
- b) All shutters will be removed.
- c) Siding to be Double 4"

Mr. McLaughlin made a motion to accept the recommendation of the Historic District Subcommittee.

Ms. Harmon seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

6. **7543 Woodland Avenue**

Addition (deck)

Submitted by Yardman's Home Services – BZBA approval on June 21, 2012 for variance request to the required rear yard setback – Docket #2012-09

Mr. Jim Yarmus of Yardman's Home Services was present at the meeting. Mr. Yarmus described the proposed deck and agreed to incorporate solid risers and 6" x 6" posts. The Board determined that landscaping was acceptable screening below the deck.

Mr. Wyatt made a motion to approve the application as revised with the following conditions:

- a) Steps to have solid risers
 - b) Posts to be 6" x 6".
 - c) Landscape screening to be incorporated below the deck.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

7. **49 Prescott Drive**

Addition (front porch)

Submitted by John and Karen Murphy - BZBA approval on June 21, 2012 for variance request to the required front yard setback – Docket #2012- 13

John and Karen Murphy, the homeowners, were present at the meeting. The Board reviewed the plans and suggested incorporating larger posts. Mr. and Mrs. Murphy agreed and indicated the plans would be revised to increase the post size.

Mr. Wyatt made a motion to approve the application as revised with the following conditions:

- a) Incorporate wider porch columns.

Mr. Kurtz seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

8. **7893 Alexandra Drive**

Alteration to New Construction (replace window with service door at rear elevation)

Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. The Board reviewed the plans and determined a step was not needed at the new service door.

Mr. Wyatt made a motion to approve the application as submitted.

Ms. Harmon seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

9. 7789 Alexandra Drive

Alteration to New Construction (enlarge master bedroom window)

Submitted by Keith Filipkowski

The Board had no concerns with the plans as presented.

Mr. McLaughlin made a motion to approve the application as submitted.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

10. **5657 Darrow Road**

Addition (addition at main entrance)

Submitted by Pad Thai

The architect for the project was present and described the plans for a proposed addition and alterations at the front entry.

Mr. Kurtz made a motion to approve the application as submitted.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

D. Other Business

1. Informal Discussion – 1693 Middleton Road

Mr. George Winkleman, the architect, Mr. Mike Bianchi and Ms. Ann Castellarin, the property owners, were present at the meeting. They requested initial AHBR comments on plans for a 10,000 square foot horse arena. The Board reviewed photographs of similar structures and discussed the proposed location on the property. The Board indicated that the proposed arena did not comply with the design standards and suggested the applicant consider other options.

2. Approval of Minutes

Mr. Wyatt made a motion to approve the February 22, 2012 and June 13, 2012 meeting minutes as submitted.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Ms. Marzulla,
Mr. McLaughlin and Mr. Wyatt
Nay: None
Motion carried.

III. Adjournment

Hearing no further business, Acting Chair Church adjourned the meeting at 9:15 p.m.

Laura Church, Acting Chair

Katherine Harmon, Secretary

Denise Solomon, AHBR Clerk