



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

**May 9, 2012**

## **MINUTES**

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

Officials Present: Mr. Hanink, Council Liaison

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

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

### **I. Public Comment**

Chair Marzulla opened the meeting for public comment. There were no comments and this portion of the meeting was closed.

### **II. Applications Reviewed**

#### **A. Consent Applications**

##### **1. 85 South Main Street**

Sign (one building sign and ground sign panel – **Hudson School of Music**)  
Submitted by Kurt Reed

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

2. **5630 Williamsburg Circle**  
Accessory Structure (above ground pool)  
Submitted by Gary Neiberlein

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

3. **290 Brentwood Drive**  
Alteration (portico at front entry)  
Submitted by David Moore Builders, LLC

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

4. **7196 Herrick Park Drive**  
Addition (front porch)  
Submitted by Kenneth

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

**B. Old Business**

5. **84 South Main Street**  
Demolition (house and garage)  
Submitted by Integra Contracting

This application was not discussed since the applicant was not present.

6. **30 West Streetsboro Street**  
Sign (one ground sign – **Lager & Vine**)  
Submitted by Clifton Cravens

Mr. Clifton Cravens was present at the meeting. Color samples and additional photographs were provided at the meeting. There was discussion on the proposed planter box to screen the light fixture, incorporating columns more similar to the building and bringing the columns closer together. The Board determined a solid base was not required for this sign.

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

- a) Landscaping is required to obscure view of the light fixture.
- b) Sign posts will be revised to a style similar to the columns on the building.
- c) The distance between sign posts to be shorted by approximately three inches on each side.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

### C. **New Business**

7. **7089 Victoria Circle**  
Fence (wood split rail)  
Submitted by Jon Crawford

Mr. and Mrs. Crawford were present at the meeting. The Board discussed the use of two fence styles and had no further concerns with the plans as presented.

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

8. **208 Brentwood Drive**  
Fence (5 ft. wood shadow box)  
Submitted by Great Lakes Fence

The Board reviewed the plans and discussed the proposed use of two different fence styles. The determined the plans were acceptable as presented.

Mr. McLaughlin made a motion to approve the application as presented.  
Mr. Kurtz seconded the motion.

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

9. **34 Church Street**  
Alteration (enclose existing screened porch)  
Submitted by Andrew and Paula Duff – Historic District

The Historic District Subcommittee reviewed the application. Mr. Duff was present. Mr. Wyatt asked if the existing porch would be extended. Mr. Duff replied no, the porch would remain on the existing foundation.

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

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

Mr. Wyatt seconded the motion.

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

10. **33 East Main Street**  
Alteration (cedar siding at existing barn)  
Submitted by Robyn and Brian Meeker – Historic District

The Historic District Subcommittee reviewed the application. Mr. Chris Littler, the contractor, was present at the meeting. There was discussion on the proposed alterations to the existing barn. The subcommittee determined the plans were acceptable as presented.

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

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

Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

11. **5972 Heather Lane**

Addition (second floor addition for an elevator)

Submitted by Peter Paino

Mr. Peter Paino, the applicant, was present at the meeting. Mr. Paino explained how the proposed roof would terminate. There was discussion on the blending of materials at the addition.

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

Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

12. **30 North Westhaven Drive**

Addition (screened porch on deck)

Submitted by Joyce Factory Direct

A representative from Joyce Factory Direct and the homeowner were present at the meeting. Additional photographs of the existing house and a brochure describing the proposed materials were presented at the meeting. The Board discussed the proposed kneewall, vinyl skirting and whether the quality of materials would be compatible with the house. The applicant indicated that the roof shingles would match the existing. The Board determined the proposed porch would comply with the design standards as revised.

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

- a) Zoning certificate to state that the screened porch may not be converted to a glass enclosure at a later time without the addition of a masonry foundation to match existing.
- b) Roof shingles must match the existing house.

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

13. **114 Blackberry Drive**  
Addition (addition)  
Submitted by Scott Sutton

Mr. Nate Graham and Mr. Scott Sutton were present at the meeting. A front elevation showing the entire house and proposed addition was provided at the meeting. There was discussion on the proposed materials and the roof pitch of the addition.

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

Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

14. **6572 Chestwick Lane (Estates at Canterbury S/L 17)**  
New Construction (Residential) (single family house)  
Submitted by Prestige Homes

Mr. Jon Russell of Prestige Homes was present at the meeting. There was discussion on the proposed window grid pattern. The Board determined that the plans would be acceptable as presented with the grids removed from the rear elevation.

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

Mr. Smart seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart  
and Mr. Wyatt

Nay: None

Motion carried.

15. **857 Ridgewood Boulevard (Oak Point Commons S/L 38)**  
New Construction (Residential) (single family house)  
Submitted by Prestige Homes

Mr. Jon Russell of Prestige Homes described the proposed new house plans. He agreed to straighten out the curved rail in the dormer to match the front door. The Board determined that all windows in the same room should match in height.

Mr. Smart made a motion to approve the application as revised with the following condition:

- a) The curved rails in the dormer will be revised to match the front door design.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

16. **7789 Alexandra Drive** (Middleton Park Estates S/L 12)  
New Construction (Residential) (single family house)  
Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. Mr. Filipkowski stated that all issues with the site plan were addresses in the revised plan. There Board discussed the look alike issue with subplot 15 and determined the houses were different in roof shape and organization of bays.

Mr. Smart made a motion to approve the application as presented.

Mr. McLaughlin seconded the motion.

Roll Call: Aye: Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

17. **7797 Alexandra Drive** (Middleton Park Estates S/L 13)  
New Construction (Residential) (single family house)  
Submitted by Keith Filipkowski

Mr. Filipkowski of Pulte Homes was present at the meeting. There Board determined there were no issues with look alike criteria and had no further comments on the proposed plans.

Mr. McLaughlin made a motion to approve the application as revised with the following condition:

- a) Delete comment "Line of window at op. bedroom 5" on right elevation.

Mr. Kurtz seconded the motion.

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

**D. Other Business**

1. Project Introduction – New House (Lighton on Main S/L 2  
Submitted by Timeless Designs

The Board informally reviewed plans for this proposed new house. There was discussion on the location of the property and the orientation of the house on the lot. The Board suggested that shutters should be sized according to the window width and multiple sets of closed shutters were not appropriate. They discussed the proposed materials and indicated that material changes must occur at an inside corner.

2. Informal discussion - siding replacement applications and placement of shutters

The Board discussed placement of new shutters on existing houses when siding replacement is proposed. They determined that shutters should be incorporated at all single windows at the front and side elevations; however, they would not be required at the rear.

3. Mr. Hanink asked the AHBR to consider proposed changes or modifications to the Land Development Code or design standards and provide him with a list to present to Council.

**III. Adjournment**

Hearing no further business, Chair Marzulla adjourned the meeting at 8:52 p.m.

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Allyn Marzulla, Chair

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Katherine Harmon, Secretary

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Denise Soloman, AHBR Clerk