



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

October 9, 2013

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: Mrs. Church, Mr. Drummond, Mr. Grant, Ms. Marzulla,
Mr. McLaughlin and Mr. Morris
Absent: Mr. Seiple

Officials Present: Mr. Hannan, City Planner

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

I. Public Comment

Chair Marzulla opened the meeting to public comment for anyone wanting to address the board on an agenda item. There were no comments.

II. Applications Reviewed

A. Consent Applications

1. **7273 Granby Drive**
Fence/Wall (wall around front patio)
Submitted by Greg & Pam Klemm

Mrs. Church made a motion to approve the application as revised.
Mr. Drummond seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla, Mr. McLaughlin and Mr. Morris
Nay: None
Motion carried.

2. **7380 Herrick Park Drive**
Accessory Structure (shed)
Submitted by John A. VanGorder Jr.

Mrs. Church made a motion to approve the application as revised.
Mr. Drummond seconded the motion.

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

B. Old Business

3. **1440 Hines Hill Road**
Addition (two story addition)
Submitted Westleigh Harper

Mr. Westleigh Harper, the architect, and Ms. Judy Nystrom, the homeowner, were present at the meeting. Revised plans based on the discussion from a previous meeting were reviewed.

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

- a) Incorporate an 8” rake board at the addition.
- b) Conditional upon approval from City Consultant Engineer.

Mrs. Church seconded the motion.

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

C. New Business

4. **72 North Main Street**
Sign (one building sign – **Russell Realty**)
Submitted by Signs and Ship – Historic District

The Historic District Subcommittee reviewed the application and determined Design “D” was the most appropriate option.

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) Submit specifications on the size of the window graphics.
- b) Submit information detailing the materials and thickness of the proposed letters.
- c) AHBR approves Design "D".

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

Mr. Morris seconded the motion.

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

5. **200 North Main Street**

Sign (one building and one projecting sign – **Peachtree Southern Kitchen & Cocktails**)

Submitted by Eric Dietrich – Historic District

The Historic District Subcommittee reviewed the application. Mr. Eric Dietrich was present at the meeting. There was discussion on the height of the projecting sign and adding the logo to the building sign.

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. Morris seconded the motion.

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

6. **5859 Bradford Way**

Accessory Structure (shed)

Submitted by Dan Warman

Mrs. Warman was present at the meeting. The Board discussed the proposed metal roof for the shed and the compatibility with materials on the main house.

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

- a) The roof will have shingles to match the house.
- b) Incorporate trim at all windows.

Mr. Drummond seconded the motion.

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

7. **46 Ravenna Street**

Alteration (siding replacement, new windows, pergola and arbor)
Submitted by Allan Sveda

Mr. Allan Sveda, the applicant and property owner, was present at the meeting. Mr. Sveda provided material samples and described the proposed building alterations. There was discussion on the different wall materials and appropriate transitions. The Board reviewed the building as a storefront design and determined the plans were acceptable as presented.

Mr. Grant made a motion to approve the application as presented.
Mrs. Church seconded the motion.

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

8. **60 Village Way**

Alteration (dumpster enclosure)
Submitted by Stephen Ciciretto

Mr. Michael Schwartz was present at the meeting. The Board had no concerns with the plans as presented.

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

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

9. **5877 Stow Road**

Addition (garage and living space addition)
Submitted by Jeff Sievert

Mr. Jeff Sievert, the applicant was present at the meeting. There was discussion on the proposed window placement and dimensions, and the proposed wall materials.

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

- a) One window will be added at the north end of the west elevation and one at the rear elevation.

Mr. Grant seconded the motion.

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

10. **2533 Barlow Road**

New Construction (Residential) (single family house)

Submitted by Schumacher Homes - BZBA approval of a variance to allow well water on June 20, 2013 – Docket #2013-07

The Board reviewed the new house plans and had no concerns.

Mr. McLaughlin made a motion to approve the application as presented with the following conditions:

- a) Conditional upon approval from City Consultant Engineer.

Mr. Grant seconded the motion.

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

11. **2629 Sandstone Path** (Stonecreek Reserve 15)

New Construction (Residential) (single family house with deck)

Submitted by Robert Berendsen

Mr. and Mrs. Berendsen were present at the meeting. There was discussion on the fireplace vent at the left elevation. The Board determined the revised vent design would be acceptable since it would be flush with the wall.

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

- a) Conditional upon approval from City Consultant Engineer.

Mr. Grant seconded the motion.

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

V. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:10 p.m.

Allyn Marzulla, Chair

David Drummond, Secretary

Denise Soloman, AHBR Clerk