



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

May 23, 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: Mrs. Church, Ms. Harmon, Ms. Marzulla, Mr. McLaughlin,
 Mr. Smart and Mr. Wyatt
 Absent: Mr. Kurtz

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

Mr. Wyatt made a motion to approve the application with the following condition:

- a) The owner and contractor must salvage interior and exterior wood trim and doors (including pocket doors) window glass, metal railings, door knobs, and any other materials of historic value.

Mr. McLaughlin seconded the motion.

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

2. **49 Jefferson Drive**

Accessory Structure (shed)
Submitted by Sean Cronan

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

Mr. McLaughlin seconded the motion.

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

3. **2690 Ravenna Street**

Accessory Structure (detached garage)
Submitted by Kyle M. Davis

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

Mr. McLaughlin seconded the motion.

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

4. **280 Executive Parkway West**

Alteration (awnings – **CMS Catastrophe Management Solutions**)
Submitted by James Bunner

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

Mr. McLaughlin seconded the motion.

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

B. New Business

5. **280 Executive Parkway West**

Sign (one ground sign – **CMS Catastrophe Management Solutions**)
Submitted by James Bunner

Mr. James Brunner, the applicant, was present at the meeting. There was discussion on the sign material and proposed lighting. Mr. Wyatt stated that separate applications must be submitted for sign panels of future tenants.

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

Mr. McLaughlin seconded the motion.

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

6. **Hollis Boulevard**

Sign (subdivision entrance sign and wall – **Canterbury on the Lakes**)

Submitted by KGK Gardening and Design

Mr. Nate Graham of KGK Gardening and Design was present at the meeting. The Board reviewed the revised plans submitted at the meeting. There was discussion on the location of the sign and the proposed landscaping to screen the light fixtures.

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

Mr. Smart seconded the motion.

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

7. **2222 East Streetsboro Street**

Fence (stone entrance, light posts, wing walls at either side of driveway)

Submitted by Zachary Goebelt – BZBA approval on May 17, 2012 for variance to the maximum height of fence in front yard Docket No. 2012-07

Mr. Zachary Goebelt, the applicant, was present at the meeting. Revised plans addressing all remaining windows were presented at the meeting. Ms. Marzulla requested specifications for the proposed lighting and a photograph of the front yard.

Ms. Harmon made a motion to approve the application as revised with the following additional conditions:

- a) Provide photograph of the front yard showing the fence location and specifications for the lighting.

Mr. Wyatt seconded the motion.

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

8. **2068 East Highgate Court**
Accessory Structure (shed)
Submitted by Robert M. Griesse

Mr. and Mrs. Griesse were present at the meeting. The board determined the gambrel roof was acceptable due to the multiple roof styles on the existing house. The applicants agreed to incorporate windows on both 14' sides.

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

- a) Incorporate a trimmed window for each 14 ft. wall
- b) 4" cornerboards will be added to all sides of shed.

Mrs. Church seconded the motion.

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

9. **45 Oviatt Street**
Alteration (replace cedar shake siding with fiber cement shake in gables)
Submitted by Legacy Builders – Historic District

The Historic District Subcommittee reviewed the application. Mr. Bill Young of Legacy Builders was present at the meeting. A material sample of the proposed siding was provided at the meeting. Mr. Young described the condition of the existing cedar shake siding in the gables. There was discussion on the proposed use of fiber cement siding and the standards requiring in kind material replacement.

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 condition:

- a) The material will be replaced with traditional cedar shake siding to match the existing material, not fiber cement.

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

Mr. Wyatt seconded the motion.

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

10. **530 West Streetsboro Street**
Alteration (remove window and install trellis)
Submitted by Legacy Builders

Mr. Bill Young of Legacy Builders and Mr. David Drummond, the homeowner, were present at the meeting. The Board discussed whether the proposed trellis was an adequate detail to replace the previously approved window on the rear elevation of the addition. Mr. Young described the proposed trellis and stated that it was not a temporary structure as it would have a concrete footer. Mr. Drummond referred to the section of the design standards referring to the public realm and commented that the rear elevation was not considered the part of public realm. There was continued discussion on the proposed trellis. Most board members determined the proposed trellis was not an appropriate replacement for the window.

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

Roll Call: Aye: Ms. Harmon
Nay: Mrs. Church Ms. Marzulla, Mr. McLaughlin,
Mr. Smart and Mr. Wyatt
Motion denied.

11. **191 Elm Street**
Addition (kitchen expansion)
Submitted by Legacy Builders

Mr. Bill Young of Legacy Builders was present at the meeting. There was discussion on the remaining comments and Mr. Young agreed to revised plans.

Mrs. Church made a motion to approve the application as revised with the following conditions:

- a) The entire addition will be constructed on a masonry foundation.
- b) The roof style will be revised to a hip.

Mr. McLaughlin seconded the motion.

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

12. **425 North Main Street**

Addition (bedroom, mudroom and breakfast room) Accessory Structure
(detached garage)

Submitted by Cindy Stockman

Cindy stockman, the applicant, and the homeowners were present at the meeting. Revised plans were presented at the meeting. There was discussion on the remaining comments.

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

- a) Indicate on the plans that the garage foundation, overhead door, windows, siding, roofing, etc. will match existing.
- b) Front step must be as wide as the front door and sidelights.
- c) The entire house is to be resided with fibercement as shown on front elevation.
- d) Windows at the rear elevation will have no grids.

Mr. Smart seconded the motion.

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

13. **15 Stratford Road**

Addition (deck and screened porch)

Submitted by David Rzonca

Mr. David Rzonca, the applicant, was present at the meeting. There was discussion on the proposed roof, skirting material and the size of the posts.

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

- a) Steps will have solid risers.
- b) Roof shingles will match existing.
- c) Skirting will be vertical decking with air gaps to allow for ventilation.
- d) Note 4" posts on the plans.
- e) Zoning certificate will state that the room cannot be converted to a glass enclosure at a later date without the addition of a masonry foundation.

Mr. Smart seconded the motion.

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

14. **2984 Chamberlin Boulevard** (Middleton Park Estates S/L 8)
Alteration to New Construction (relocate lower level window)
Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. The Board reviewed the plans and determined that alteration was acceptable as presented.

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

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

15. **7817 Alexandra Drive** (Middleton Park Estates S/L 15)
Alteration to New Construction (relocate lower level window)
Submitted by Keith Filipkowski

Mr. Filipkowski described the need for the proposed window alteration. The Board determined that alteration was acceptable if the grids were corrected to match the existing.

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

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

16. **Hudson Drive/ Norton Road**
New Residential Construction (Final design approval for 22 buildings at **Trails of Hudson**)
Submitted by Mann Architects

Mr. David Mann, the architect, was present at the meeting. He described the site location and the changes made to the original renderings. Material samples were presented at the meeting. Mr. Wyatt stated that material changes must occur at an inside corner. Mr. Richardson pointed out some units had stone on the street facing sides, but not the rear. He said the design standards indicate materials should be consistently applied on all sides of a mass. Mr. Mann agreed to revise the plans to terminate the stone at an inside corner. The board confirmed the location of the stone on the floor plans.

There was discussion on the proposed shutters used on double windows. Mr. Mann agreed to remove the shutters from the double windows at all sides and add trim to those windows.

