



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

July 11, 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, Mr. Kurtz, Ms. Marzulla, Mr. McLaughlin
and Mr. Wyatt
Absent: Mr. Smart

Officials Present: Mr. Richardson, Interim Community Development Director

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

I. Public Comment

There were no comments.

II. Applications Reviewed

A. Consent Applications

1. **5970 Eastham Way**
Accessory Structure (above ground pool)
Submitted by Patricia Reef

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

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.

2. **7251 Huntington Road**

Accessory Structure (shed)
Submitted by Greg Panhurst

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

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.

3. **2950 Woodbridge Road**

Addition (deck and gazebo)
Submitted by Kevin Riffle

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

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

4. 78 Maple Drive

Alteration (siding replacement)
Submitted by A & B Roofing & Construction – Historic District

The application was withdrawn since the applicant was not present.

5. **88 North Main Street**

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

Mr. Richardson said this application has been withdrawn. The applicant decided that the options discussed at the previous meeting were too expensive.

C. New Business

6. **7781 Hudson Park Drive**

Alteration (siding replacement)
Submitted by KDCO Home Improvement, Inc.

The Board reviewed the proposed plans for siding replacement. There was discussion on the use of shutters on double windows. They determined that

the existing shutters could be reset or new shutters must be applied according to current standards.

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

- a) AHBR suggests using shutters of appropriate width only on single windows and trimming all other windows with minimum 4" trim, or resetting the existing shutters.

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

7. **5929 Darrow Road**
Alteration (awning – **Nosh Eatery**)
Submitted by Richard P. Carson

The Board discussed the proposed awning and the appearance of the building if other tenants requested different style awnings. The applicant indicated that it would be retracted when the business was closed and the building owner approved the awning style.

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

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

8. **2852 Saint George Drive**
New Construction (Residential) (two story house)
Submitted by LDA Builders, Inc. – BZBA approval on June 21, 2012 for a
variance to allow well water – Docket #2012-14

Mr. Tony Lunardi and the property owner were present at the meeting. There was discussion on adding the two windows above the garage, the use of blind windows and consistent materials on all sides of a mass.

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

- a) All steps to have solid risers and will be the full width of the sliding door.
- b) Add 4" trim to windows and doors if not shuttered.

- c) Two windows will be added above the garage at the left elevation.
- d) Conditional upon approval from City Consultant Engineer

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

9. **1693 Middleton Road**

New Construction (Residential) (one story house)

Submitted by George Winkelmann – BZBA approval on June 21, 2012 for a variance to allow a septic system – Docket #2012-11

This application was reviewed later in the meeting.

10. **1414 Middleton Road**

New Construction (Residential) (one story house)

Submitted by R. Thomas Swiger

Mr. Dennis Saxe, the architect, and Mr. Thomas Swiger, the applicant, were present at the meeting. The Board had no concerns with the plans as presented.

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

- a) Conditional upon approval from City Consultant Landscape Architect.
- b) Conditional upon approval from City Consultant Engineer.

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

11. **2922 Chamberlin Boulevard** (Middleton Park Estates S/L 2)

New Construction (Residential) (two story house)

Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. He stated that revised plans deleting the optional notes would be submitted.

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

- a) Delete Garden option on plans/Finished basement or delete “option”.

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

12. **7829 Alexandra Drive** (Middleton Park Estates S/L 16)
New Construction (Residential) (two story house)
Submitted by Keith Filipkowski

There was discussion on the window placement at the rear elevation. Mr. Filipkowski stated that the site plan would be revised to comply with the required orientation of the house.

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

- a) Rotate house to the right to be perpendicular to front building line.
- b) Conditional upon approval from City Consultant Engineer.

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

13. **2935 Chamberlin Boulevard** (Middleton Park Estates S/L 25)
New Construction (Residential) (two story house)
Submitted by Keith Filipkowski

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

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

14. **2932 Chamberlin Boulevard** (Middleton Park Estates S/L 3)
New Construction (Residential) (two story house)
Submitted by Keith Filipkowski

Mr. Filipkowski agreed to remove all optional notes from the plans. The Board had no further concerns.

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

- a) Delete “optional” notes plans.

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

1693 Middleton Road

New Construction (Residential) (one story house)

Submitted by George Winkelmann – BZBA approval on June 21, 2012 for a variance to allow a septic system – Docket #2012-11

Mr. George Winkelmann, the applicant, was present at the meeting. There discussion on the remaining comments.

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

- a) Use 4” trim on garage door, doors and windows.
- b) Incorporate 6” trim at front door with a wider head piece.
- c) Look alike photos will be provided.
- d) Incorporate 6” posts with a stone base at the porch.
- e) Conditional upon approval from City Consultant Engineer.

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

15. 2500 Hudson Aurora Road

New Construction (Hudson High School Stadium Phase 2)

Submitted by Christopher Wynn, AIA

Mr. Christopher Wynn, Mr. Chuck Schilling and Mr. Nate Graham were present at the meeting. Mr. Wynn described Phase 2 of the stadium project. There was discussion on the proposed materials and the location of the structures on the property.

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

D. Other Business

1. Approval of minutes

Ms. Harmon made a motion to approve the minutes from the April 25, 2012 as presented.

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

III. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:45 p.m.

Allyn Marzulla, Chair

Katherine Harmon, Secretary

Denise Soloman, AHBR Clerk