



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

October 10, 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, Mr. Drummond, Mr. Kurtz, Ms. Marzulla and
 Mr. McLaughlin
 Absent: Ms. Harmon and Mr. Smart

Mrs. Egan from 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 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. **5919 Sunset Drive**
Addition (family room)
Submitted by R.C. Norman Construction

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried

B. New Business

2. 38 Division Street

Accessory Structure (detached garage)

Submitted by Paul Palumbo – BZBA approval for a variance to the minimum side yard setback on September 27, 2012 – Docket #2012-15 - Historic District

The Historic District Subcommittee reviewed the application. Mr. Paul Palumbo was present at the meeting. There were no concerns with the plans as presented.

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. Drummond seconded the motion.

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

Nay: None

Motion carried

3. 272 North Main Street

Alteration (replace metal roof on barn)

Submitted by Legacy Builders – Historic District

The Historic District Subcommittee reviewed the application. Mr. Bill Young of Legacy Builders was present at the meeting. Material samples and additional photographs were presented at the meeting.

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. Drummond seconded the motion.

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

Nay: None

Motion carried

4. 188 Hudson Street

Alteration (new French door)

Submitted by 76 Supply Co. Inc. - Historic District

The Historic District Subcommittee reviewed the application. There was discussion on the proposed door and trim details.

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. Kurtz seconded the motion.

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

5. **2823 Hudson Aurora Road**

Addition (first floor laundry room and office)

Submitted by Elizabeth Spak

Mrs. Elizabeth Spak, the applicant and homeowner, was present at the meeting. The board reviewed the revised site plan presented at the meeting and discussed the proposed steps at the new double doors.

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

- a) Show steps the full width of the new double French doors on rear elevation. Steps are required to have solid risers.

Mr. McLaughlin seconded the motion.

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

6. **26 Cohasset Drive**

Addition (rear addition)

Submitted by Legacy Builders

Mr. Bill Young of Legacy Builders was present at the meeting. There was discussion on the remaining agenda comments.

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

- a) Roof shingles for covered patio will match the house.
- b) Tie course will be brick to match the house
- c) Siding at the addition will match existing.

Mrs. Church seconded the motion.

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

Nay: None

Motion carried

7. **76 Church Street**

Addition (second floor addition)

Submitted by Peninsula Architects - Historic District

The Historic District Subcommittee reviewed the application. Mr. Joe Matava, architect, and Mr. Schneider, homeowner, were present at the meeting. There was discussion on the existing and proposed siding material. The subcommittee determined that hardiboard siding was appropriate for the addition.

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

- a) Hardiboard siding with a reveal to match the existing house will be used on the addition.
- b) Shutters on double windows will be omitted.

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried

8. **6632 Chestwick Lane (Estates at Canterbury S/L 22)**

New Construction (Residential) (single family house)

Submitted by Prestige Homes

Mr. Jon Russell was present at the meeting. There was discussion on the use of shutters at the front elevation and the window placement at the left elevation.

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

- a) Shutters will be removed.
- b) AHBR made an exception on the requirement for fenestration at the left elevation due to the exceptional design of the house.

Mr. Drummond seconded the motion.

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

9. **6625 Chestwick Lane (Estates at Canterbury S/L 1)**
 New Construction (Residential) (single family house)
 Submitted by Prestige Homes

Mr. Jon Russell was present at the meeting. There was discussion on the proposed shutters.

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

- a) Shutters will be removed from the square window at the front elevation.

Mr. Drummond seconded the motion.

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

III. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 8:25 p.m.

Allyn Marzulla, Chair

Laura Church, Acting Secretary

Denise Soloman, AHBR Clerk