



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

March 14, 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, Mr. Smart and Mr. Wyatt
Absent: None

Officials Present: Mr. Richardson, City Planner
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 to public comment for anyone wanting to address the Board on any agenda item. There were no comments and the public portion of the meeting was closed.

II. Applications Reviewed

A. Consent Applications

1. **6768 Pinebrooke Drive**
Addition (breakfast room)
Submitted by Janet E. Rusanowsky

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

2. **7491 Andover Way**

Addition (expand second floor above garage)

Submitted by Christopher Bach

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

3. **6173 Wessington Drive**

Alteration to New Construction (add stone at left elevation)

Submitted by Prestige Homes

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

B. New Business

4. **45 Village Way**

Sign (one projecting sign and one building sign – **White House Black Market**)

Submitted by Watkins Lighting

Mr. Joel Frezel of Watkins Lighting was present at the meeting. There was discussion on the sign installation and minimizing damage to the brick.

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

- a) All surfaces are required to have a matte finish.
- b) To minimize damage to brick façade, a template will be made to identify appropriate stud locations.
- c) All penetrations will occur in mortar joints.

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

5. **5136 Darrow Road**

Alteration (replace windows with new garage door)
Submitted by Empire Leasing, Inc.

The applicant was not present and this application was not discussed.

6. **7869 Alexandra Drive** (Middleton Park Estates S/L 21)

New Construction (Residential) (single family house)
Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. There was discussion on the size of the second floor bathroom window at the rear elevation. The Board determined the window would be acceptable as proposed.

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

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

Mr. Smart seconded the motion.

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

Nay: None

Motion carried.

7. **2984 Chamberlin Boulevard** (Middleton Park Estates S/L 8)

New Construction (Residential) (single family house)
Submitted by Keith Filipkowski

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

- a) 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, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

8. **7817 Alexandra Drive** (Middleton Park Estates S/L 15)
New Construction (Residential) (single family house)
Submitted by Keith Filipkowski

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

- a) 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, Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

9. **7805 Alexandra Drive** (Middleton Park Estates S/L 14)
New Construction (Residential) (single family house)
Submitted by Keith Filipkowski

The Board discussed the second floor windows at the rear elevation and the proposed use of vinyl shake siding.

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

- a) Incorporate two 2040 windows at the rear elevation.
b) Conditional upon approval from City Consultant Engineer.

Mr. Wyatt seconded the motion.

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

Other Business:

Mr. Filipkowski requested comments on a potential look alike issue with a future submittal. The Board indicated that the proposed house would not comply with look alike criteria and suggested some possible revisions.

10. **2500 Hudson Aurora Road**
New Construction (Hudson HS Stadium – two grandstands, two restroom/concession buildings, light poles, fencing)
Submitted by Christopher Wynn, AIA

Mr. Chris Wynn, the architect, and Mr. Chuck Schilling of Hudson City Schools were present at the meeting. Mr. Richardson commented on the

status of the Planning Commission application. Mr. Wynn described the proposed plans and presented material samples. There was discussion on the proposed light poles, signage and fencing.

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

Mr. Smart seconded the motion.

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

C. Other Business

1. Informal Discussion - look-a-like issues for Lot 16 Middleton Park Estates

This agenda item was discussed earlier in the meeting.

- ## 2. Approval of minutes

Mrs. Church made a motion to approve the minutes as presented.

Ms. Harmon seconded the motion.

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

III. Adjournment

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

Allyn Marzulla, Chair

Katherine Harmon, Secretary

Denise Soloman, AHBR Clerk