



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

April 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, 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 asked is anyone present wanted to address the board on any agenda item and opened the meeting to public comment.

Ronald Strobl, 24 Owen Brown Street, read a letter from Michael Fleenor, Cleveland Restoration Society, regarding the proposed demolition at 5152 Darrow Road. A copy of this letter is attached to the record copy of the minutes. He recommended that the request for demolition of this building be denied.

Applications Reviewed

A. Consent Applications

1. **56 Library Street**
Alteration (deck and fence alterations) Sign – **LuLu's Yogurt with a Twist**
Submitted by Neville Architects

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. **7332 Granby Drive**

Accessory Structure (shed)

Submitted by Alex Constable

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. **2731 Last Valley Lane**

Accessory Structure (pergola)

Submitted by KGK Gardening and Design

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

4. **1708 Edgar Drive**

Alteration (window and door alterations at existing enclosed porch and
replace siding at entire house)

Submitted by Lois Patterson

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

5. **2499 Blue Heron Drive**

Alteration (window and door alterations at existing enclosed porch)

Submitted by Janice Lindstrom

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

6. **5644 Virginia Court**

Addition (deck and screened porch)

Submitted by Nick Lekas

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

- a) Zoning Certificate to state porch cannot be converted to a glass enclosure in the future without a full foundation being added.

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

7. **6785 St. James Circle**

Addition (add closet over existing garage)

Submitted by R & R Remodeling and Roofing

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

8. **2885 Pioneer Trail**

Addition (master bedroom, bathroom, garage and kitchen addition)

Submitted by Brown Architects, Inc.

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

- a) 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, Mr. Smart and Mr. Wyatt

Nay: None

Motion carried

Mr. Adam Silk was present at the meeting. The Board reviewed the photographs of this shed that was constructed prior to approval of a zoning certificate.

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

- a) Relocate the shed so there is a minimum five feet separation between structures.
- b) The shed roof will be revised to match the house within six months of the issued date of the zoning certificate.

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

12. **5895 Laurawood Lane**
Alteration (replacement of all windows)
Submitted by Clear Choice Windows

The Board discussed the proposed window style changes and grid pattern. They had no concerns with the plans as presented.

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

13. **5194 Sullivan Road**
Alteration (siding replacement, vinyl shake siding only at front)
Submitted by Cueni Construction

Mr. David Cueni and the homeowner were present at the meeting. The Board indicated that the use of vinyl shake siding at only the front elevation did not comply with the design standards. The application was withdrawn at the request of the applicant to further review their options.

14. **3000 Pine Trails Circle**
Addition (addition to master bedroom)
Submitted by Deckmaster Construction

Mr. Jim DeLeon of Deckmaster Construction and the homeowner were present at the meeting. There was discussion on the appropriateness of a

deck foundation for this addition. The Board determined the proposed plans did not comply with the design standards. The application was withdrawn at the request of the applicant to further review their options.

15. **530 West Streetsboro Street**

Addition (kitchen addition)

Submitted by Legacy Builders

Mr. Bill Young of Legacy Builders and Mr. David Drummond, the homeowner, were present at the meeting. There was discussion on the need for a window at the rear elevation. Mr. Drummond commented that code allows for some variation at the rear. The Board determined that a 16 foot span was too large and requested that a window be added.

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

- a) A window will be added in the 16' span at the rear elevation to match the windows at the left elevation.

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

16. **160 Aurora Street**

Addition (second floor bedroom addition)

Submitted by Legacy Builders – Historic District

The Historic District Subcommittee reviewed the application. Mr. Bill Young of Legacy Builders was present at the meeting. There was discussion on the proposed roofline of the addition in relation to the existing house.

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 condition:

- a) The existing roof will be re-shingled and the existing roofline can be maintained at the addition.

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

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

17. **5538 Stonecreek Way** (Stonecreek Reserve S/L 9)
New Construction (Residential) (single family house)
Submitted by Stonecreek Reserve Builders

Mr. Kim Ricci and the property owners were present at the meeting. There was discussion on the proposed windows and garage doors.

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

- a) All arched windows will have a vinyl keystone cap.
- 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

18. **2954 Chamberlin Boulevard** (Middleton Park Estates S/L 5)
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 proposed window sizes.

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

Mr. Wyatt seconded the motion.

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

19. **7893 Alexandra Drive** (Middleton Park Estates S/L 23)
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 proposed window sizes and placement. Mr. Filipkowski said the same windows were approved on the model home and they wanted consistency in the development.

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

- a) Conditional upon approval from City Consultant Engineer.

Mr. Kurtz seconded the motion.

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

II. Adjournment

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

Allyn Marzulla, Chair

Katherine Harmon, Secretary

Denise Soloman, AHBR Clerk