



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

September 26, 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, Ms. Harmon, Mr. Kurtz and
Ms. Marzulla
Absent: Mr. McLaughlin, Mr. Smart

Officials Present: Mr. Richardson, City Planner

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. There were no comments.

II. Applications Reviewed

A. Consent Applications

1. **70 West Streetsboro Street**
Sign (one ground sign – **Storage Zone Self Storage**)
Submitted by James Briola

Ms. Harmon made a motion to approve the application.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

2. **8 Blackberry Drive**

Addition (two decks and screened porch)

Submitted by Eagle Landscaping

Ms. Harmon made a motion to approve the application.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

3. **6719 Stow Road**

Addition (master bedroom and closet)

Submitted by Dr. Tony Fratantonio

Ms. Harmon made a motion to approve the application.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

B. New Business

4. **258 North Main Street**

Alteration (window replacement)

Submitted by Mason Custom Builders – Historic District

The Historic District Subcommittee reviewed the application. The applicant confirmed that the proposed windows have a wood exterior.

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

- a) All new windows will have wood exteriors.
- b) Windows on the west elevation will be 2 over 2 window style.

Ms. Harmon made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

5. **7 Steepleview Drive**

Alteration (siding replacement, two new windows at the right elevation, replaced patio door with picture window unit at rear, new headers and shutters at front elevation, shutters removed from window above front door and added wider trim)

Submitted by A & B Roofing

Mr. William Buehl of A & B Roofing was present at the meeting. There was discussion on the proposed shutters.

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

- a) Remove shutters from the window above the front door.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

6. **6266 Stow Road**

Addition (second floor addition)

Submitted by John Miksa

Mr. John Miksa, the contractor, was present at the meeting. There was discussion on the number of proposed wall materials.

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

- a) Eliminate the shake siding from the front elevation.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

7. **1414 Middleton Road**

Alteration to New Construction (replace stone with siding and extend roofline below peak)

Submitted by R. Thomas Swiger

Mr. Swiger was present at the meeting. The Board had no concerns with the plans as presented.

Mr. Kurtz made a motion to approve the application.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

8. **5715 and 5735 Darrow Road**

Alteration (renovation of existing buildings)

Submitted by Michael Demarco, Vocon

A representative from Collection Auto Group, Mr. Chuck Weidie, Economic Development Director, and the architect were present at the meeting. There was discussion on the proposed lighting and an awning to break up the blank walls.

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

- a) An awning will be added at the Darrow Road façade covering the full expanse.

Mrs. Church seconded the motion.

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

Nay: None

Motion carried.

9. **175 College Street**

Addition (handicapped accessible main entrance, window replacement)

Submitted by James Neville – Historic District

Mr. Jim Neville, the architect, and Mr. Jeff Jacot of Western Reserve Academy were present at the meeting. Mr. Neville described the addition and proposed alterations. There was discussion on the proposed materials and the location of the mechanical equipment.

Mrs. Church reported that all members of the Historic District Subcommittee waived the two meeting review period and recommend granting a Certificate of Appropriateness.

Ms. Harmon made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Drummond seconded the motion.

Roll Call:

Aye: Mrs. Church, Mr. Drummond, Ms. Harmon, Mr. Kurtz
and Ms. Marzulla

Nay: None

Motion carried.

C. Other Business

Mr. Hanink, Council Liaison, was present at the end of the meeting. The Board discussed the use of modern materials and window replacements in the Historic District. Ms. Marzulla asked Mr. Neville if the City of Shaker Heights had criteria for appropriate windows. Mr. Neville stated that there were no regulations at this time, but they also wanted to encourage clarification since they have similar issues with replacement windows.

Mr. Drummond said that with advancements in building materials, this was an appropriate time to review the design standards. He suggested using a consultant to help with this review. The Board decided to schedule a special meeting to discuss the standards and the possibility of using a consultant.

III. Adjournment

Hearing no further business, Chair Marzulla adjourned the meeting at 9:37 p.m.

Allyn Marzulla, Chair

Katherine Harmon, Secretary

Denise Soloman, AHBR Clerk