



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

April 24, 2013

MINUTES

Acting Chair Church 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
Mr. Seiple
Absent: Ms. Marzulla and Mr. McLaughlin

Officials Present: Mr. Richardson, Director of Community Development

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

Acting Chair Church 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. **130 West Streetsboro Street**
Sign (building signs – **Keller Vision Center**
Submitted by Sign-A-Rama

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

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

2. **1610 Sapphire Drive**

Accessory Structure (shed)
Submitted by Kathryn Pickett

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

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

3. **679 West Streetsboro Street**

Alteration (revisions to previously approved plans)

Submitted by Doty & Miller Architects

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

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

4. **6717 Pinebrooke Drive**

Addition (master suite, garage addition and screened porch)

Submitted by Judy Brown-Krizman

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

- a) Note on Zoning Certificate to state that future conversion of the screened porch to an enclosed room will require a masonry foundation.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

B. New Business

5. **455 Barlow Road**

Demolition (barn)

Submitted by Florica Jura

This application was reviewed later in the meeting since the applicant was not present at this time.

6. **234 North Main Street**

Sign (one projecting sign- **Interiors, Inc.**)

Submitted by Blink Marketing – Historic District

The Historic District Subcommittee reviewed the application. Mr. Yacine Djemil of Blink Marketing was present at the meeting. Revised plans addressing all remaining comments were presented.

Mr. Kurtz reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness.

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

Mr. Seiple seconded the motion.

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

Nay: None

Motion carried.

7. **1912 Stoney Hill Drive**

Fence (4 ft. wood picket and 6 ft. wood privacy)

Submitted by Michelle Santhanam

Michelle Santhanam was present at the meeting. There was discussion on the use of two different fence styles.

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

- a) The picket spacing of the six foot fence will be revised to match the spacing of the four foot fence.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

8. **699 Norbury Drive**

Alteration (add stone to front elevation)

Submitted by Joshua Weaver

Mr. Joshua Weaver was present at the meeting. There was discussion on the proposed materials and where the material changes would occur.

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

- a) Incorporate a minimum 8" band and ledge separating the brick and stone.
- b) Add trim at the bay window.

Ms. Harmon seconded the motion.

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

Nay: None

Motion carried.

9. **7274 Granby Drive**

Alteration (enclosed ADA ramp from driveway to rear door)

Submitted by Scandinavian Signature

Mr. Rob Larson of Scandinavian Signature was present at the meeting. There was discussion on the proposed materials, roof pitch and possible building code issues with the proposed ramp enclosure. Mr. Larson withdrew the application to consider other options.

10. **2260 Middleton Road**

Alteration (remove front porch)

Submitted by Marilyn Marks

Marilyn Marks was present at the meeting. There was discussion on the proposed alteration after the porch would be removed. The Board determined that adding a bay window with no more than an 18" projection would be acceptable.

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

- a) Incorporate a bay window with appropriate trim and a maximum projection of 18".
- b) Incorporate board and batten siding below the bay window.

Mr. Seiple seconded the motion.

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

Nay: None

Motion carried.

455 Barlow Road

Demolition (barn)

Submitted by Florica Jura

The Board reviewed the photographs of the conditions of this barn.

Ms. Harmon made a motion that the AHBR finds the barn at 455 Barlow Road does not have architectural or historic significance and further finds the applicant will not voluntarily consent to the retention of the structure.

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

11. **5969 Anna Lee Drive**

Alteration (new bay window and siding replacement)

Submitted by WeatherSeal Home Services

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

12. **200 Laurel Lake Drive Villa 33**

Addition (remove existing sun room and sun room addition)

Submitted by James Fausnight

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

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

Mr. Drummond seconded the motion.

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

Nay: None

Motion carried.

C. Other Business

1. Informal Discussion: Demolition of barn at 104 College Street (Historic District)

The Board reviewed photos of a barn proposed to be demolished. The applicant described the history of the property and past repairs to the barn. He said the condition of the barn made restoration difficult and the owners were concerned that there were structural issues. The Board indicated that restoration would always be preferred over demolition in the Historic District

and suggested contacting Cleveland Restoration Society. The applicant said they would have the barn inspected by a structural engineer.

2. Informal Discussion – addition to Old Whedon Grill

Mr. Joe Matava presented plans for a proposed single story addition to the Old Whedon Grill building and requested initial comments from the Board. There was discussion on the location of the mechanical equipment, proposed windows and a possible deck on the roof. The Board indicated that the addition should be differentiated from the existing building.

III. Adjournment

Hearing no further business, Acting Chair Church adjourned the meeting at 8:58 p.m.

Laura Church, Acting Chair

Katherine Harmon, Secretary

Denise Soloman, AHBR Clerk