



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

May 14, 2014

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. Grant, Ms. Marzulla and
Mr. Morris
Absent: Mr. Seiple

Officials Present: Mr. Hannan, City Planner

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 on any agenda item. There were no comments.

II. Applications Reviewed

A. Consent Applications

1. Sandstone Path

Sign (subdivision entrance sign – **Stonecreek Reserve**)
Submitted by Keith Becher

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

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

2. **7679 Lexington Drive**

Accessory Structure (shed)

Submitted by Tim and Bryn Schwan

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

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

3. **7232 Curry Circle**

Accessory Structure (storage building)

Submitted by Darrin Kotecki

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

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

4. **7264 Dillman Drive**

Alteration (front portico and front door replacement)

Submitted by ConnectingSpaces LLC

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

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

5. **2932 Chamberlin Boulevard**

Alteration to New Construction (remove shutters from front elevation window)

Submitted by Pulte Homes

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

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

6. **7168 Herrick Park Drive**
Addition (master bedroom)
Submitted by Legacy Builders

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

Mrs. Church seconded the motion.

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

B. New Business

7. **712 Boston Mills Road**
Demolition (demolition of house and barn)
Submitted by Prestige Homes

Mr. Chris Brown of Prestige Homes was present at the meeting. He described the condition of the house and barn and stated they were looking into salvaging some of the materials.

Mr. Grant made a motion that the AHBR finds the house and barn at 712 Boston Mills Road do not have historic or architectural significance and the applicant will not voluntarily consent to the retention of the buildings.

Mrs. Church seconded the motion.

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

8. **60 West Streetsboro Street**
Sign (one building and one projecting sign – **Gionino's Pizzeria**)
Submitted by LAAD Signs and Lighting

Mr. Richard Stump, the applicant, was present at the meeting. Mr. Stump provided an actual letter sample and described the proposed installation. There was discussion on the size of the sign and use of individual letters since the sign plan requires a sign panel. The board determined individual letters were acceptable and the sign plan could be revised with approval from the building owner.

Mrs. Church made a motion to approve the application as revised.
Mr. Morris seconded the motion.

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

9. **45 Stratford Road**

Fence (4 ft. and 6 ft. vinyl privacy fence)
Submitted by Acme Fence

Mr. Randy Lewis of Acme Fence and Mr. Bob Taussig, the homeowner, were present at the meeting. There was discussion on the use of a solid privacy fence next to the existing ornamental fence and the need to screen the pool equipment.

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

- a) A four foot vinyl privacy fence will screen the pool equipment and the proposed six foot vinyl fence will be revised to ornamental aluminum to match the existing fence.

Mr. Morris seconded the motion.

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

10. **3056 Middleton Road**

Accessory Structure (detached garage)
Submitted by M.T. Schmidt Construction – BZBA approval for variance to allow an accessory structure in the side yard on April 17, 2014 – Docket No. 2014-08

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

11. **21 Baldwin Street**

Accessory Structure (addition to detached garage)
Submitted by David and Julie Pratt – Historic District

The Historic District Subcommittee reviewed the application. Mrs. Julie Pratt, the homeowner, was present 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. Grant made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Morris seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

12. **50 Hudson Common Drive**

Alteration (window replacement)

Submitted by Window World

A representative from Window World was present at the meeting. There was discussion on the proposed six over six grid pattern since it did not match the rest of the windows on this building. The applicant said the condo association wanted all new windows to have the proposed grid pattern. The board determined the grids should be two over two to match existing unless all windows on the mass would be changed at this time.

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

- a) The windows will have grids to match the existing windows with the option to revise to a six over six grid pattern if all windows on the mass are changed.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Drummond, Mr. Grant,
Ms. Marzulla and Mr. Morris

Nay: None

Motion carried.

13. **2 High Street**

Alteration (three new skylights and removal of one door)

Submitted by AK Renovations – Historic District

The homeowners were present at the meeting. The Historic District Subcommittee had 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. Morris made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Grant seconded the motion.

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

14. **7503 Woodspring Lane**
Addition (enclosed porch)
Submitted by Cueni Constriction

Mr. David Cueni, the applicant, was present at the meeting. There was discussion on the requirement for a foundation to match the house and the proposed slider windows.

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

- a) Incorporate a foundation to match the house for the addition.

Mrs. Church seconded the motion.

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

15. **2425 Hudson Aurora Road**
Addition (addition to attached garage)
Submitted by Jim Dombroski

The Board had no concerns with the plans as revised.

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

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

16. **20 Baldwin Street**
Addition (front/side porch, roof replacement)
Submitted by Todd Clarke – Historic District

The Historic District Subcommittee reviewed the application. Mr. Todd Clarke, the applicant, was present at the meeting. Mr. Clarke confirmed there were no proposed alterations to the front door header and provided a sample of the proposed roof material as requested.

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

Mr. Morris seconded the motion.

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

17. **181 Hudson Street**

Addition (family room and porch addition)
Submitted by Peninsula Architects

Mr. Joe Matava of Peninsula Architects was present at the meeting. The Board had no concerns with the plans as presented.

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

Mr. Grant seconded the motion.

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

18. **5533 Stonecreek Way** (Stonecreek Reserve S/L 2)

New Construction (Residential) (single family house)
Submitted by Stonecreek Reserve Builders

Mrs. Kim Ricci of Stonecreek Reserve Builders was present at the meeting.

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

- a) Incorporate a window at the right elevation to match the window on the opposite side.

Mr. Grant seconded the motion.

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

3056 Middleton Road

Accessory Structure (detached garage)

Submitted by M.T. Schmidt Construction – BZBA approval for variance to allow an accessory structure in the side yard on April 17, 2014 – Docket No. 2014-08

Mr. Hannan said this application was before AHBR tonight because a variance was granted to allow an accessory structure in the side yard; however, there were no remaining design comments. The Board had concerns with the plans as presented.

Mr. Drummond made a motion to approve the application as presented.
Mr. Morris seconded the motion.

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

V. Adjournment

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

Allyn Marzulla, Chair

Laura Church, Secretary

Denise Soloman, AHBR Clerk