



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

July 14, 2010

MINUTES

Chairman Mitalski 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. Marzulla, Mr. Mitalski, Mr. Pelligra and Mr. Wyatt
Absent: Mr. Holmes and Mr. Smart

Officials Present: Mr. Richardson, City Planner

Mrs. Egan from 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

Chairman Mitalski asked if anyone present wanted to address the board on any agenda item. There was no public comment.

II. Applications Reviewed

A. Consent Applications

1. 2010-58944 – **49 Village Way**
Sign (one building sign – **One Red Door**)
Submitted by Signature Sign Company

Mr. Wyatt made a motion to approve the application as submitted.
Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

2. 2010-58945 – **180 West Streetsboro Street**
Sign (one building sign – **The Hair Specialists**)
Submitted by E.S. Sign and Design

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

3. 2010-58939 – **2058 East Highgate Court**
Alteration (replace screens with windows at existing sunroom)
Submitted by Betterliving Patio and Sunrooms

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

4. 2010-58907 – **290 Oldham Way**
Addition (enclosed porch)
Submitted by Southerland Custom Builders

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

5. 2010-58943 – **7360 Dillman Drive**
Addition (screened porch)
Submitted by Gary Wheat

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

B. New Business

6. 2010-58930 – **16 Baldwin Street**
Fence/Wall (remove existing stone wall and replace with new block wall)
Submitted by E.H. Baker – Historic District

The Historic District Subcommittee reviewed the application. Mr. Baker, the homeowner and applicant, was present at the meeting. Mrs. Egan asked if the wall followed the grade of the land or if it extended above ground level. She explained the maximum height for a fence in the side yard was four feet above ground level. Mr. Baker stated that the wall would be level with the ground on the driveway side and the height of the wall would not change. Mr. Richardson asked if the proposed material had a smooth or rough finish. Mr. Baker indicated that it would be smooth that revised product information was submitted prior to the meeting. Mr. Wyatt said he was familiar with the property and he thought the application would be appropriate. The subcommittee had no further questions.

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

Ms. Marzulla made a motion to accept the recommendation of the historic District Subcommittee.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

7. 2010-58941 – **250 College Street**
Fence (6 ft. board and batten fence)
Submitted by William H. Childs – Historic District

The Historic District Subcommittee reviewed the application. Mr. William Childs, the applicant and architect, was present at the meeting. Mrs. Egan stated that the fence height could not exceed six feet to the top of the post cap. Mr. Childs agreed. He described the project and the subcommittee had no further comments.

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

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

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt
Nay: None
Motion carried.

8. 2010-58926 - **2222 East Streetsboro Street**

Accessory Structure (stable for horses)

Submitted by Raija Daley – BZBA approval for a variance to locate an accessory structure within the front yard and to allow an accessory structure to be 1301 square feet on June 17, 2010 – Docket #2010-58856

Mrs. Raija Daley, the applicant, was present at the meeting. Mr. Egan said revised plans addressing all remaining comments were submitted prior to the meeting. The board reviewed the revised plans and had no further comments.

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt
Nay: None
Motion carried.

9. 2010-58946 – **55 North Oviatt Street**

Alteration (screened in upper level porch and dormer at the rear elevation)

Submitted by Chris Lachman – Historic District

The Historic District Subcommittee reviewed the application. Mr. Chris Lachman, the applicant, was present at the meeting. Mr. Richardson clarified the alterations that were proposed with this application. Mr. Lachman provided additional information regarding the columns and photographs of the south elevation. Mrs. Church asked if the ceiling would be vaulted. Mr. Lachman stated that the homeowners had not decided. The subcommittee had no further questions.

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

Ms. Marzulla made a motion to accept the recommendation of the historic District Subcommittee.

Mr. Pelligra seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt
Nay: None
Motion carried.

10. 2010-58940 – **128 Sunset Drive**
Addition (enclosed porch)
Submitted by Samuel P. Boswell

Mr. Samuel Boswell was present at the meeting. There was discussion on the remaining comments. Mr. Mitalski asked if double hung windows would be used to match the existing house. Mr. Boswell said yes, they were double hung and the intent was to try to match the size of the existing lower level windows. Mr. Wyatt asked if the foundation would be parged. Mr. Boswell indicated that the foundation would be block to match the house. Mr. Mitalski asked if the proposed siding would match the house. Mr. Boswell said the project included new siding and new windows for the entire house. Mr. Richardson said all parts of the project need to be specified on the application. Mr. Boswell said that 4" siding would be used and all shutters would be replaced as existing. Mrs. Church asked if the new windows would match the grid pattern of the existing. Mr. Boswell said yes, the grid pattern would match. Mrs. Egan said there were sliding doors on one side of the addition and questioned if steps were needed. Mr. Boswell was not certain if steps would be needed. The board determined that full width steps with solid risers would be required.

There was discussion on whether the plans should be resubmitted and reviewed at the next meeting since there were many changes. The board determined that the plans could be approved as submitted with additional notes addressing the conditions of approval.

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

- a) Indicate the foundation will be block to match the house.
- b) Suggestion to use 4" corner boards.
- c) Identify siding material.
- d) Steps will have solid risers and will be the full width of door opening, if needed.
- e) Incorporate minimum 2" trim at all windows and doors.
- f) Window dimensions can be changed 1-2" if necessary.

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

11. 2010-58928 – **6591 Chestwick Lane**
New Construction (Residential) (new house)
Submitted by Prestige Homes

The board reviewed the plans for a new house and the site plans of the adjacent properties submitted at the meeting to determine if the front yard setback was acceptable. They had no concerns with the front yard setback as presented or the proposed stucco columns.

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

- a) AHBR approves the front yard setback as shown on the submitted site plan.

Mr. Pelligra seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

D. Other Business

1. Informal Discussion

Seton Catholic School – modular classroom addition

The board considered plans for proposed modular classrooms. The applicant commented that the school anticipated needing these structures for approximately five years. The board did not have any objections to the proposed plans.

2. Approval of Minutes

Mr. Wyatt made a motion to approve the June 9, 2010 and June 23 2010 meeting minutes as submitted.

Ms. Marzulla seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Marzulla, Mr. Mitalski, Mr. Pelligra
and Mr. Wyatt

Nay: None

Motion carried.

III. Adjournment

Hearing no further business, Chairman Mitalski adjourned the meeting at 8:25 p.m.

David Mitalski, Chairman

Laura Church, Secretary

Denise Soloman, AHBR Clerk