



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

September 14, 2011

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: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski, Mr. Smart and
Mr. Wyatt
Absent: Mrs. Church

Officials Present: Mr. King, Community Development Director
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

Chairman Mitalski asked if anyone present wanted to address the board on any agenda item and opened the meeting to public comment. There were no comments and Chairman Mitalski closed this portion of the meeting.

II. Applications Reviewed

A. Consent Applications

- 50 West Streetsboro Street**
Sign (one building sign – **Career Xpress**)
Submitted by Sign-A-Rama

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

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

2. **6148 Stone Road**
Accessory Structure (storage shed)
Submitted by Paul L. Bragg

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

B. New Business

3. **232 Cheshire Road**
Accessory Structure (pavilion)
Submitted by Joseph Miranda

The board reviewed the application. Mr. Joseph Miranda, the applicant, was present at the meeting.

Mr. Smart entered the room.

There was discussion on the setbacks to the property lines, the proposed materials and the dimensions and style of the posts.

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

- a) Incorporate all notes from email in final plans.
- b) Posts to be 6" x 6" and have a stone base to match the wall and fire place.

Mr. Kurtz seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Mr. Mitalski, Mr. Smart and
Mr. Wyatt
Nay: Ms. Marzulla (The scale is inappropriate for the
property and she would recommend a pergola.)
Motion carried.

4. **137 Keswick Drive**
Accessory Structure (detached garage)
Submitted by Charles C. Juda – BZBA approval on August 18, 2011 for
variance request to allow an 8' side yard setback – Docket #2011-13 – no
recommendation

Mr. Charles Juda, the homeowner, and the contractor were present at the meeting. There was discussion on adding a window at the rear elevation and the roof overhang.

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

- a) Add one typical window with shutters to rear elevation first floor.
- b) The foundation will be parged.
- c) Roof overhang to be 6 inches at the rear and 4 inches at the sides.

Ms. Marzulla seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

5. **128 Blackberry Drive**

Accessory Structure (inground pool and retaining wall)

Submitted by Thomas Lopienski

The applicant described the plans which included a patio, inground pool and retaining wall. He stated that the fence that would enclose the pool was previously approved. The board had no comments.

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

Ms. Marzulla seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

6. **120 Hudson Street**

Accessory Structure (demolition of existing barn and new detached garage)

Submitted by Marc C. Graham – Historic District

The Historic District Subcommittee reviewed the application. Mr. Bill Lockwood, the homeowner, was present at the meeting. There was discussion on the proposed foundation material. The subcommittee determined that plans would be acceptable as presented due to the inconsistent foundation materials existing on the house and the new garage would not be visible from the street.

Ms. Marzulla 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) Materials for window trim and doors must be labeled on plans.

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

Mr. Wyatt seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mital ski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

7. **6717 Pinebrooke Drive**

Alteration (portico at front door)

Submitted by Judy Brown-Krizman

The homeowners were present at the meeting. The board determined the plans were acceptable as presented.

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

Mr. Kurtz seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mital ski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

8. **199 North Hayden Parkway**

Alteration (front door and window replacement)

Submitted by Radiant Windows

Mr. Richardson presented that plans for this proposed window and front door replacement and requested that the board review the front door style. Mr. Mital ski asked if the color of the door would change. The applicant indicated the color would remain the same.

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

Ms. Harmon seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mital ski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

9. **28 Owen Brown Street**

Addition (1st floor master bedroom and bath, 2nd floor bedroom and bath)
Submitted by Jonathan Tyler Swegan – Historic District

The Historic District Subcommittee reviewed the application. Mr. Swegan, the applicant, was present at the meeting. There was discussion on the square footage of the addition compared to the existing house, the dimensions of the windows at the rear elevation and the use of hardiboard siding at the rear elevation.

Ms. Marzulla 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 conditions:

- a) Steps will have solid risers.
- b) Second floor rear elevation transom window can be removed.
- c) The foundation at the addition must be parged and it is recommended that the entire house foundation be parged at this time.
- d) Siding material to be 5 1/4" cedar to match the existing siding.

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

Mr. Wyatt seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

10. **34 Laurel Lake Drive**

Addition (remove patio enclosure and extend bedroom)
Submitted by Chris Syphrit

Mr. Chris Syphrit of Laurel Lake Retirement Community was present at the meeting. Additional photographs were presented at the meeting. The board had no concerns with the plans as presented.

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

Mr. Smart seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

11. **5280 Sullivan Road**

Alteration (changes to addition not built according to the approved plans)
Submitted by William Young

Mr. Bill Young the applicant was present at the meeting. The board reviewed the photographs of the addition as constructed. Mr. Young described the changes made to the approved plans. He stated that the reason for the change was that he wanted to incorporate eight foot garage doors; however, he did not want a post in the middle of the garage.

Ms. Harmon asked if a window could be added at the front elevation. Mr. Young stated that a door was proposed and that the spacing would comply with code requirements. He said that another double hung window could be added above the garage door. Ms. Harmon asked if the addition had a third floor. Mr. Young said that it was attic space. There was discussion on the height of the second floor connector. Mr. Mitalski stated that the connector helped with the addition being taller than the main house. The board suggested adding gable vent at the front elevation of the garage. Mr. Smart asked what was proposed for above the garage. Mr. Young stated that it would be an apartment for his son.

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

- a) A double hung window to be added above the garage.
- b) A gable vent to be added at the front elevation of the garage.
- c) The connector to be the same height as the other side.

Ms. Marzulla seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

12. **2188 East Streetsboro Street**

Addition (master bedroom, front porch, sitting room, kitchen)
Submitted by John D. Toomey

Mr. John D. Toomey, the architect, was present at the meeting. The board reviewed the front yard setback and had no concerns with the porch setback as presented. There was discussion on the proposed materials for the foundation, windows and siding.

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

- a) AHBR approves the front yard setback
- b) The proposed stucco foundation will match the existing house foundation and the front columns will be stone.
- c) The proposed new window material will match the existing windows.
- d) The siding material will be wood to match the existing house and all brackets will be wood.

Mr. Kurtz seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

13. **2974 Chamberlin Boulevard** (Middleton Park Estates S/L 7)
New Residential Construction (two story house)
Submitted by Keith Filipkowski

Mr. Keith Filipkowski of Pulte Homes was present at the meeting. There was discussion on proposed foundation. Mr. Filipkowski requested that stepping the stone be allowed due to the walk out basement. The board indicated the stone must be level at all sides. Mr. Mitalski referred the application to the design standards that state materials must be consistently applied on all sides of a mass. Mr. Filipkowski agreed to revise the plans.

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

- a) Revised plans will be submitted showing the tie course at the same level on all sides of the house.

Mr. Smart seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

14. **200 Laurel Lake Drive**
Addition (addition to skilled nursing facility)
Submitted by The Krill Co.

A representative of the Krill Co. was present at the meeting. Mr. Richardson said this application for an addition to the skilled nursing facility at Laurel Lake received site plan approval from Planning Commission on September

12, 2011. The applicant indicated that the brick veneer would terminate at an inside corner and the drawing error would be corrected on the final plans.

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

- a) Plans to be revised to show the brick veneer must terminating at an inside corner.

Ms. Marzulla seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mital ski,
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

15. **6173 Wessington Drive** (Canterbury on the Lakes S/L 192)
New Residential Construction (two story house)
Submitted by Prestige Homes

Mr. Jon Russell of Prestige Homes was present at the meeting. There was discussion on options for window placement at the left elevation master bedroom.

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

- a) The applicant has the option of adding two double hung or two transom windows at the left elevation master bedroom. A gable vent is recommended.
- b) Conditional upon approval City Consultant Landscape Architect.

Mr. Kurtz seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mital ski,
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

D. Other Business

1. Continued Discussion: Amendments to the Architectural Design Standards concerning wings forward of the main mass.

Mr. King and Mr. Richardson discussed amending the design standards with the board. There was discussion on incorporating parameters for the percentage of the garage to be forward of the main mass. Mr. Jon Russell was still present at the meeting and showed the board photographs of houses that could not be built

in Hudson based on the current standards. The board was concerned with plans of lesser quality that would meet the standards if amended. Mr. King said that standards could be drafted for the board to review at a future meeting.

2. Approval of Minutes

Mr. Wyatt made a motion to approve the minutes from the June 27, 2011 and the August 10, 2011 meetings as submitted.

Mr. Kurtz seconded the motion.

Roll Call: Aye: Ms. Harmon, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski,
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

III. Adjournment

Hearing no further business, Chairman Mitalski adjourned the meeting at 10:32 p.m.

David Mitalski, Chair

Laura Church, Secretary

Denise Soloman, AHBR Clerk

