



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

September 28, 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: Mrs. Church, Ms. Harmon, Mr. Kurtz, Mr. Mitalski, Mr. Smart and
Mr. Wyatt
Absent: Ms. Marzulla

Officials Present: Mr. Dennis Hanink, Council Liaison
Mr. Mark Richardson, City Planner

Mrs. Arlene Egan of McKenna and Associates was also present at the meeting.

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.

II. Applications Reviewed

A. Consent Applications

1. **85 Milford Drive**

Accessory Structure (replacement of three antennas on water tower) Submitted by Nathan O. Meyer

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

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

2. **304 Stokes Lane**
Accessory Structure (shed)
Submitted by William E. Vagas

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

Mr. Kurtz seconded the motion.

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

Nay: None
Motion carried.

B. New Business

3. **5850 Darrow Road**
Sign (one building sign – **The Sampler**)
Submitted by Pamela Peters

The board reviewed the application. Mr. Shanahan and Mr. Scott were present at the meeting. Mr. Shanahan presented information on the proposed light fixture and confirmed that all sign surfaces would be matte. The board discussed the current sign plan for the building and determined that the sign was acceptable as presented.

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

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

4. **49 East Streetsboro Street**
Alteration (roof replacement)
Submitted by Mit Hein Homes – Historic District

The Historic District Subcommittee reviewed the application. Mr. John Heinnickel, the applicant, was present at the meeting. Mr. Heinnickel described the application and provided a sample of the proposed shingle. He said that the first story roofs on the east and west elevations would be replaced to match the second story. He added that the A/C units would be removed and blocked-in to match.

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

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

5. **111 Ravenna Street**

Alteration (window replacement)

Submitted by Renewal by Andersen

The representative from Renewal by Andersen provided a sample of the proposed window and described the project. He stated that the window grid pattern would match the existing; however, the new windows would have grids between the glass. Mrs. Church commented that there were several different window styles and grid patterns currently on the house. The applicant indicated that the homeowner wanted to replace the remaining windows over time to be more uniform. He stated that the doors at the front elevation would be replaced with fixed windows.

Mr. Smart entered the room at 7:40 p.m.

Mr. Wyatt said that the house would become more uniform with future replacements. Mrs. Church asked if the original windows were already gone. The applicant pointed out which windows were original and which were already replaced with vinyl. Mr. Mitalski commented that this house was not in the Historic District and the proposed windows were a better option than vinyl clad.

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

6. **2267 Olde Farm Lane**

Alteration (replace aluminum siding with stucco board and trim to match the front elevation)

Submitted by Folta Construction

Mr. Larry Folta, the applicant, and the homeowner were present at the meeting. Mr. Folta described the plans to replace the aluminum siding with stucco board and trim to match the front elevation. He stated that the aluminum needed to be replaced due to storm damage. Mr. Wyatt asked if the design would match the plan. Mr. Folta confirmed that the plans represent the design. Mr. Mitalski commented that this would not be

approved for new construction; however, this was an improvement to the existing house.

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

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Mr. Mitalski,

Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

7. **33 East Streetsboro Street**

Addition (window and door alterations, new porch roof)

Submitted by Allan Sveda – Historic District

The Historic District Subcommittee reviewed the application. Mr. Alan Sveda was present at the meeting. He described the condition of the house and the proposed alterations.

There was discussion on the proposed and existing materials. Mr. Sveda stated the existing vinyl windows would be replaced with vinyl windows. Mr. Wyatt said he thought the window and door changes were acceptable; however, he was concerned with the use of a steel door. The subcommittee suggested that a wood door would be most appropriate for the project. Mr. Sveda stated that he used steel doors on other houses. Mr. Mitalski asked if the door had a smooth finish. Mr. Sveda replied yes, it was smooth and it would also be painted. Mrs. Church said she was also concerned with using a steel door at the front. Mr. Sveda pointed out that it was not highly visible from the street. Mrs. Church added that the new door was not replacing an original door and it would not forever alter the structure. Mr. Smart questioned if the material could be allowed in the Historic District and if it would comply with the Secretary of the Interior Standards. Mr. Mitalski commented that the board had some discretion on new projects and in this case historic elements were not being replaced. The subcommittee determined that the materials were acceptable 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 with the following condition:

- a) The main entry door has been found to be in keeping with the design standards.

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

Mr. Kurtz seconded the motion.

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

8. **2322 Olde Farm Lane**

Addition (addition to attached garage) Submitted by Miller Garage Door

Mr. Steve Farley of Miller Garage Door was present at the meeting. Mrs. Egan said the board previously approved an accessory garage for this property and they have returned to the board for an attached garage since the deed restrictions would not allow the accessory structure.

The board reviewed the plans. Mrs. Church stated that she would prefer rectangular windows similar to the house instead of 36" x 36". Mr. Mitalski added that all trim should match the house. Mr. Farley agreed to revise the windows and trim.

There was discussion on the proposed foundation. Mr. Farley said he confirmed with the building department that a pole structure was permitted, so the concrete foundation would not be visible. The board determined that a block foundation to match the house was required for the garage addition. Mr. Farley agreed to revise the plans.

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

- a) Revised windows to be rectangular double hung to match the house.
- b) Foundation material to be block to match the house.

Mr. Smart seconded the motion.

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

9. 7955 Winterberry Drive

Addition (kitchen bay)
Submitted by Scandinavian Signature

Mr. Rob Larson of Scandinavian Signature was present at the meeting. He provided additional photographs of the house. He said the homeowner would change the casement window to a double hung window to meet the specialty window requirement; however they wanted to use the proposed stone material. The board discussed the proposed stone material and determined that the color should match the existing brick as close as possible.

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

- a) Foundation material to match the existing brick as close as possible.
- b) Windows at the bay window to be changed to double hung.

Ms. Harmon seconded the motion.

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

Nay: None

Motion carried.

10. **205 Brentwood Drive**

Addition (screened porch and open roof structure)

Submitted by KGK Gardening and Design

Mr. Nate Graham of KGK Gardening and Design was present at the meeting. The board reviewed the plans and determined they were acceptable as presented.

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

- a) Zoning Certificate to state that a full foundation is required for future conversion of the screened porch to a glass enclosure.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

11. **44 Owen Brown Street**

Addition (new foundation and enclosure of existing porch, second floor addition over family room)

Submitted by Steven Donatelli – Historic District

The Historic District Subcommittee reviewed the application. Mrs. Barbara McDonald, the architect, and Mr. and Mrs. Donatelli, the homeowners, were present at the meeting. There was discussion on the proposed windows and materials.

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

Mr. Smart seconded the motion.

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

Nay: None
Motion carried.

12.

294 Bicknell Lane

Addition (screened porch and deck) Alteration (change existing garage to living space, new doors to deck, and demolition of sun room) Accessory Structure (detached garage)

Submitted by Joseph Matava

Mr. Joseph Matava was present at the meeting. The board reviewed the revised plans and additional photographs submitted at the meeting. The board had no concerns with the revised plans and determined the standing seam metal roof would be acceptable.

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

Ms. Harmon seconded the motion.

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

Nay: None
Motion carried.

13.

60 Village Way

Alteration (alterations for Lunedi)

Submitted by Stephen Ciciretto

Mr. Stephen Ciciretto, the applicant was present at the meeting. Ms. Harmon said she appreciated the uniqueness of the building; however, she questioned setting a precedent for future building alterations in First and Main. The applicant indicated that all proposed alterations were removable if a future tenant wanted to return the building to the existing condition. There was further discussion on the proposed fence and doors, and unique design elements.

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

- a) The material notes for the trellis, windows, doors, railing, lighting, trim, etc., specified in the email must be transferred to the elevations.
- b) Conditioned on the applicant executing a license agreement with the City for use of the right-of-way.
- c) Conditioned on the approval of the City Engineer.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Mr. Mitalski,

Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

14.

49 Village Way

Alteration (alterations for **One Red Door**)

Submitted by Stephen Ciciretto

Mr. Ciciretto, the applicant, was present at the meeting. Mr. Richardson explained the status of approval with Planning Commission and Council. There was discussion on the new awnings, fence and number of parking spaced that would be removed.

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

- a) Conditioned on the applicant executing a license agreement with the City for use of the right-of-way.
- b) Conditioned on the approval of the City Engineer

Mr. Smart seconded the motion.

Roll Call: Aye: Mrs. Church, Ms. Harmon, Mr. Kurtz, Mr. Mitalski,

Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

D. Other Business

1. Informal Discussion: Proposed Fifth Third Branch Bank building

Mr. Gerald Weber presented plans for a new building for Fifth Third Bank and requested initial comments from the AHBR. The board indicated that the design standards required all roof shapes to match and suggested changing the drive-thru to a hip roof. There was discussion on possible sign placement.

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

Mr. King and Mr. Richardson presented proposed amendments to the design standards and explained the process for a code change. The board requested two weeks to review the changes before acting.

V. Adjournment

Hearing no further business, Chairman Mitalski adjourned the meeting at 9:25 p.m.

David Mitalski, Chair

Laura Church, Secretary

Denise Soloman, AHBR Clerk