



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

May 11, 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. Marzulla, Mr. Mitalski, Mr. Smart and Mr. Wyatt
Absent: Mr. Holmes, Mr. Pelligra

Officials Present: 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.

II. Applications Reviewed

A. Consent Applications

1. **16 Clinton Street**
Sign (building sign – ar2)
Submitted by Central Graphics

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. Smart
and Mr. Wyatt

Nay: None

Motion carried.

B. Old Business

2. **7523 Stow Road**

Alteration (window and door alteration and three new roofs at entry doors)
Submitted by James and Jill Levin – Historic Landmark

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

3. **52 Aurora Street**

Addition (revised bow window)
Submitted by Hallie M. Bowie, New Leaf Home Design – BZBA approval of variance to the required side yard setback on March 17, 2011 – Docket #2011-02 - Historic District

The Historic District Subcommittee reviewed the application. Ms. Hallie Bowie of New Leaf Home Design and the homeowners were present at the meeting. There was discussion on the revised plans that incorporated a foundation below the two story bay projection. The subcommittee determined the revised plans were acceptable as presented.

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

Mr. Smart 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. Smart
and Mr. Wyatt

Nay: None

Motion carried.

7523 Stow Road

Alteration (window and door alteration and three new roofs at entry doors)
Submitted by James and Jill Levin – Historic Landmark

The Historic District Subcommittee reviewed the application. Mrs. Levin and the architect for the project were present at the meeting. There was discussion on the proposed and existing windows. The subcommittee determined the plans were acceptable as revised.

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. Smart 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. Smart
 and Mr. Wyatt

Nay: None

Motion carried.

C. New Business

4. **5801 Darrow Road**

Sign (ground sign and building sign – **Huntington Bank**)

Submitted by Agile Signs

The application was withdrawn since the applicant was not present.

5. 2001 Barlow Road

Sign (ground sign – **Sagamore Companies**)

Submitted by E.S Sign and Design

Mr. Smart abstained from review of this application.

A representative from E.S. Sign and Design was present at the meeting. The Board determined the sign was acceptable as presented.

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

Mr. Wyatt seconded the motion.

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

Nay: None

Abstain: Mr. Smart

Motion carried.

6. **257 North Main Street**

Alteration (roof replacement)

Submitted by Wooster Roofing & Construction – Historic District

The Historic District Subcommittee reviewed the application. There was discussion on the proposed roof material. The subcommittee determined the plans were acceptable as revised.

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. Smart
and Mr. Wyatt

Nay: None

Motion carried.

7. **7261 Dillman Drive**

Addition (bedroom, bathroom and enclosed porch)

Submitted by Andrew Allshouse

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. Smart
and Mr. Wyatt

Nay: None

Motion carried.

8. **6603 Chestwick Lane**

Alteration to New Construction (garage door design, garage mandoor design, front entrance door design, front elevation above window double row of brick vs. one, rear elevation above window double row of brick vs. one, left elevation windows in library different than approved that matched master bedroom)

Submitted by Prestige Homes

The Board reviewed photographs of the existing house and discussed the changes made to the approved plans.

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

Mr. Smart seconded the motion.

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

Nay: None

Motion carried.

9. **6604 Chestwick Lane**

Alteration to New Construction (on front elevation change wing wall wrought iron to stone, on rear elevation add skylights, window and change from arched to square transoms, right elevation add a skylight and window and change windows from arched to square transoms, left elevation add generator)

Submitted by Prestige Homes

The Board reviewed photographs of the existing house and discussed the changes made to the approved plans.

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

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

10. **2731 Last Valley Lane**

New Construction (Residential) (single family house)

Submitted by Prestige Homes – BZBA approval on 4/21/2011 – Docket #2011-05

The Board discussed the front yard setback and had no concerns with the placement of the house.

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

- a) AHBR approves the house setback.
- b) Conditional upon approval from City Consultant Engineer.

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

11. **4 Brandywine Drive** (Lighton on Main S/L 2)

New Construction (Residential) (single family one story house)

Submitted by Chase Aiken - Historic District

The Historic District Subcommittee reviewed the revised plans. There was discussion on the proposed materials and window placement.

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 conditions:

- a) The basement windows will be aligned with the first floor windows above.
- b) The proposed railing is optional unless required by Summit County Department of Building Standards.
- c) Conditional upon approval from City Consultant Engineer

Mr. Smart asked the subcommittee if there were any issues with the proposed materials since the property was located in the Historic District. Mr. Mitalski stated that the property was not located in a historic setting. The rest of the board agreed and determined there were no concerns with the proposed materials.

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. Smart
and Mr. Wyatt

Nay: None

Motion carried.

D. Other Business

1. Informal Discussion – 1414 Middleton Road front yard setback determination

The Board reviewed the proposed house placement and the locations of the houses on the adjoining parcels. They had no concerns with the front yard setback as presented.

2. Continued Discussion – Proposal to allow wings including garages forward of the main body of houses under certain conditions

Mr. Tom King, Community Development Director, was present to discuss the proposal to allow wings forward of the main mass. There was discussion on the proposal and the Board requested illustrations or photographs of existing houses that meet these conditions. The Board expressed concerns with allowing a garage forward of the main body; however, a wing may be more acceptable.

III. Adjournment

Hearing no further business, Chair Mitalski adjourned the meeting at 8:50 p.m.

David Mitalski, Chairman

Laura Church, Secretary

Denise Soloman, AHBR Clerk