



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

**July 27, 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, Mr. Kurtz, Ms. Marzulla, Mr. Mitalski and Mr. Wyatt  
Absent: Mr. Smart

Officials Present: Mayor William A. Currin; 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. Swearing in of Board Members**

Mayor Currin swore in Allyn Marzulla to a new term and Mr. James Kurtz as member of the Architectural and Historic Board of Review.

### **II. 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 was no public comment.

### **III. Applications Reviewed**

#### **A. Consent Applications**

1. **5416 Darrow Road**  
Demolition (restaurant)  
Submitted by Gables Management Company, Inc.

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

- a) Conditional upon approval of the City Engineer

Ms. Marzulla seconded the motion.

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

2. **1469 Hines Hill Road**

Accessory Structure (outdoor fireplace)  
Submitted by Land Creations Landscaping

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

Ms. Marzulla seconded the motion.

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

3. **129 North Hayden Parkway**

Alteration (brick columns and step at front landing)  
Submitted by Greg Hannan

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

Ms. Marzulla seconded the motion.

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

4. **200 West Streetsboro Street**

Addition (bathroom)  
Submitted by Paul E. Weaver

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

Ms. Marzulla seconded the motion.

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

5. **2610 East Streetsboro Street**

Addition (two story addition and portico at front entrance)

Submitted by Allan M. Sveda

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

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

## B. Old Business

6. **41 East Streetsboro Street**

### Alteration (six replacement windows)

Submitted by Renewal by Andersen – Historic District

The Historic District Subcommittee reviewed the application. Mr. Mitalski stated that the subcommittee visited this site and summarized their recommendation for the proposed windows.

Mrs. Church reported that after using the two meeting review period to visit the site, all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the following condition:

- a) The existing three lite windows will be replaced with windows with a matching grid pattern.

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

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

### C. New Business

## 7. 84 Village Way

Sign (two building signs and ground sign panel – **Cutler Real Estate**)

Submitted by Jim Hinton

Mr. Jim Hinton, the applicant, was present at the meeting. Mr. Hinton provided a letter from the building owner regarding the proposed changes to

the sign plan. There was discussion on the sign plan and the proposed gooseneck light fixtures.

Mr. Wyatt made a motion to approve the sign plan as amended with the following conditions:

- a) All wall signs will be rectilinear panels with the message affixed by paint, vinyl or other similar flat product.
- b) The panels must be located in relation to other architectural features such as windows.
- c) The signs may be illuminated with gooseneck light fixtures.

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

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

- a) Add a 1" black matte finish border to signs.
- b) A maximum of three gooseneck light fixtures will be installed.

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

8. **70 West Streetsboro Street**  
**Sign (one building sign – Alzheimer's Association)**  
Submitted by Agnew Sign Co.

Mr. Richard Stump of Agnew Sign Co. was present at the meeting. The Board discussed the proposed signage and the sign plan for the building.

Mr. Wyatt made a motion to approve the sign plan for Hudson Commerce Center with the following condition:

- a) Wall signs are permitted provided they are rectilinear panels that fit completely within the horizontal bands immediately below the roof eaves.

Mrs. Church seconded the motion.

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

Ms. Marzulla made a motion to approve the application as presented.  
Mrs. Church seconded the motion.

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

9. **7708 Huntington Road**

Fence (4 ft. wood board on board on sides and chain link across back)  
Submitted by Robert H. Lehner

Dennis and Marla Chech were present at the meeting. There was discussion on the proposed chain link fence. The Board determined there was adequate natural screening to permit the use of chain link on this property.

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

- a) The chain link fence is approved in this case due to the substantial natural screening on the property.

Mr. Kurtz seconded the motion.

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

10. **7316 Hudson Park Drive**

Alteration (siding and window replacement, door and window alterations)  
Submitted by Richard and Alison Lipton

Richard and Alison Lipton were present at the meeting. There was discussion on the use of shutters on double windows and the multiple siding materials proposed.

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

- a) Vinyl shake siding to be used in the gable and under the porch. The vertical siding will be revised to horizontal siding.
- b) The slider windows will be changed to double hung.

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

11. **2212 Kate Court**

Alteration (replace screens with windows at existing porch)

Submitted by Cochran's Remodeling and Construction LLC

Stephen Cochran, the applicant, was present at the meeting. There was discussion on the proposed window types and the existing deck foundation.

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

Ms. Marzulla seconded the motion.

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

Nay: None

Motion carried.

12. **104 College Street**

Alteration (roof alteration)

Submitted by Wooster Roofing and Construction – Historic District

The Historic District Subcommittee reviewed the application. Material samples were presented 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 with the following condition:

- a) The vinyl vented soffit is permitted in this special circumstance as it is a remedy to prevent further damage.

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

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

13. **72 Aurora Street**  
Alteration (roof replacement)  
Submitted by Amy Ford – Historic District

The Historic District Subcommittee reviewed the application. Mr. and Mrs. Ford were present at the meeting. There was discussion on the proposed roof material and ventilation.

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) Roof will be properly vented.

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

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

14. **51 Nantucket Drive**  
Alteration (siding replacement)  
Submitted by DeVault Construction Co.

A representative from DeVault Construction was present at the meeting. There was discussion on the proposed placement of new shutters.

Mrs. Church made a motion to approve the application as revised with the following condition:

- a) Shutters will be added at all single windows at the front and both sides.

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

15. **157 Cheshire Drive**  
Addition (screened porch)  
Submitted by Scandinavian Signature Construction Co.

Mr. Rob Larson, the applicant, was present at the meeting. Revised plans addressing all remaining comments were presented at the meeting.

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

Mr. Kurtz seconded the motion.

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

Nay: None

Motion carried.

## D. Other Business

## 1. Approval of Minutes

Ms. Marzulla made a motion to approve the minutes as submitted.

Mr. Wyatt seconded the motion.

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

Nay: None

Motion carried.

#### IV. Adjournment

Hearing no further business, Chairman Mitalski adjourned the meeting at 8:55 p.m.

David Mitalski, Chairman

Laura Church, Secretary

Denise Soloman, AHBR Clerk