



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

Allyn Marzulla

John Workley

Nicholas Sugar, Senior Planner

Wednesday, May 13, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Chair Drummond called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Mr. Morris arrived when File 20-271 for 78 Aurora Street was presented.

Present: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

Absent: 1 - Mr. Grant

III. Public Comment

Chair Drummond noted that public comment were to be submitted to the AHBR mailbox by 4:30 pm. Mr. Sugar stated one email was submitted to the Board which will be introduced for the 312 Aurora Road application.

This matter was discussed

- A. [AHBR 4786](#) **This meeting will be held via video-conference. Comments can be submitted to AHBR@hudson.oh.us prior to start of the meeting. Please submit by 4:30 p.m. of the meeting date. All comments received will be read aloud by staff during this portion of the agenda.**

IV. Consent Applications

Chair Drummond stated cases on the Consent Agenda have been review by Board members and staff and have been deemed appropriate for a Certificate of Appropriate.

A motion was made by Mr. Caputo, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Workley

Excused: 1 - Mr. Morris

A. [AHBR 20-276](#) 78 Cohasset Drive

Accessory Structure (Detached Garage)

Attachments: [78 Cohasset Drive Submittal](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 20-267](#) 21 Aurora Street (Historic District)

Attachments: [21 Aurora Street Packet for 5-13-20](#)

Mr. Sugar and Board members noted that site visits have been conducted over the past two weeks. Mr. Sugar introduced the application by showing the plans, including the use of Marvin Ultimate Windows, and reviewing changes to the plans since the previous AHBR meeting.

Mr. Todd Fodor, Levelheads Architects, noted the mutton bars have been adjusted and the exterior courtyard entry doors will match existing door on the building.

Mr. Caputo reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Workley

Excused: 1 - Mr. Morris

VI. New Business

A. [AHBR 20-271](#) 78 Aurora Street (Historic District)

Attachments: [78 Aurora Street](#)

Mr. Morris joined the meeting.

Mr. Sugar introduced the application for a six-foot cedar stockade style privacy fence on the rear and side of the home, all behind the main mass.

The applicant stated no foliage will be removed for the installation and further described the location of the fence.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

B. [AHBR 20-313](#) 19 Warrensburg Circle

Accessory Structure (Detached Garage)

Attachments: [19 Warrensburg Circle](#)

Mr. Sugar introduced the application for a 600 square-foot detached garage and described the corner location of the house, which faces the intersection of two streets and stated the siding will match the house.

Mr. Greg Baldwin, applicant, explained this is a smaller two-car garage instead of the three-car garage previously approved by AHBR.

The Board discussed the proposed roof pitch of the garage and noted the garage is lower than the home.

A motion was made by Mr. Caputo, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

C. [AHBR 20-220](#) 7555 Huntington Road

Accessory Structure (Detached Garage)

Attachments: [7555 Huntington Road](#)

Mr. Sugar displayed the location of the 1200-square foot garage, the proposed elevations and noted the 30-foot span on the left and right sides with only one small window.

Mr. John Ploskunak, applicant, explained the purpose of the single small window is for security and wall space.

The Board and Mr. Ploskunak discussed: 1) The awning window; 2) The three, double hung windows on the gable. 3) Adding a window on the left elevation.

Mr. Caputo made a motion, seconded by Mr. Bach, to approve with the following conditions: 1) A total of two windows on the left elevation. 2) The awning windows be replaced with square windows to match the rear upper windows. 3) The three, double hung windows on the gable be changed to two, double hung windows. The motion was approved by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

D. [AHBR 20-305](#) 47 Church Street (Historic District)

Alteration (Metal Roof Replacement)

Attachments: [47 Church Street](#)

Mr. Sugar described the location of the property, the addition and the proposed standing seam metal roof. Mr. Sugar also displayed pictures and information regarding other metal roofs in the area of 47 Church Street.

Mr. Gary Price, applicant, noted gutters will be installed and the previously approved addition will not proceed.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

E. [AHBR 19-585](#) 226 College Street (Historic District)

Addition (Garage & Office)

Attachments: [226 College Street](#)

Mr. Sugar reviewed the history of approvals for this house and displayed the proposed plans which are intended to show the project in whole. Mr. Sugar reviewed the staff notes, explained the changes to the plan as a result of the informal AHBR review and described the materials as matching the existing house.

Mr. Joseph Park, Compass Consulting and Construction, explained the goal is a cohesive plan to elevate the home. Mr. Park also stated The Pella Reserve Windows will have leaded glass to complement the existing windows.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

F. [AHBR 20-268](#) 1440 Winslow Drive

Addition (Deck)

Attachments: [1440 Winslow Drive](#)

Mr. Sugar showed photos and elevations of the proposed application for a deck replacement and adjacent screen-in porch.

Mr. Daniel Castro, Pence Brothers, agreed to move the side of the screened-in porch in, by one-foot to break up the mass of the house.

Mr. Caputo made a motion, seconded by Mr. Bach, to approve the application with two conditions: 1) The screened-in porch be moved in from the side of the house by one-foot. 2) The screened-in porch not be converted to glass without a proper foundation. The motion was approved by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

G. [AHBR 20-84](#) 244 Aurora Street (Historic District)

Addition (Garage Addition, Screen Porch, Window Replacements, Siding Replacement)

Attachments: [244 Aurora Street Packet For 5-13-20](#)

Mr. Sugar noted AHBR approved a larger project for this house in February 2020, this application is to reduce the scale of the project. Mr. Sugar also reviewed the project changes.

Mr. Nik Sirna, Peninsula Architects, detailed the work to be done.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Bach, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

H. [AHBR 20-316](#) 312 Aurora Street**Addition/Accessory Structure (Detached Garage)**

Attachments: [312 Aurora Street](#)

Mr. Sugar displayed the site plan for the second-floor garage addition, new windows, a 650 square-foot detached garage at the end of the drive and reviewed staff comments.

The Board discussed the house and proposed garage both being 26-feet high, which Mr. Sugar stated this does not violate the LDC.

Mr. Joe Matava, Peninsula Architects described the proposed building as sitting far from the house and not designed to match the house.

The Board and Mr. Matava discussed the garage overall height and the dissimilar style from the main house, which seem to overwhelm the lot. The Board also suggested changing the pitch of the roof.

Mr. Sugar stated the height and grade need to be verified and noted the email from a neighbor questioning the project.

The Board decided to bifurcate the application to vote on the house portion of the application and delay the garage portion.

Mr. Workley made a motion, seconded by Mr. Bach to approve the renovations to the house with a condition that a garage be built. The motion was approved by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

VII. Other Business

Mr. Sugar informed the Board that:

1. City managers are beginning to staff the buildings.
2. Meetings through at least May will continue on Zoom.
3. Mr. Sugar expressed appreciation for all who have done online meetings.

Mrs. Marzulla expressed a desire to be on the Historic Subcommittee. Chair Drummond requested this be an agenda item at the next meeting.

A. [AHBR 20-308](#) 5684 Reserve Lane

New Residential Construction (One-Story, Single Family Home)

Submitted by Angela Ryan, Memmer Homes

- a) *Revise front step to be full width of door openings.*
- b) *Staff notes AHBR informally reviewed proposed home at 5-13-20 meeting.*

The Board discussed the following:

- a. *Exterior materials, particularly the stone dormers on the front elevation and how the pitch of the front porch can be reduced to better align with submitted example.*
- b. *Continuous ridge on east elevation and how the façade is broken up by the proposed porch.*
- c. *Front porch extension and how it is appropriate for the house design, though could be pulled in slightly to add separation/definition.*
- d. *Proposed house setback and how it is appropriate for the site and neighborhood.*

Attachments: [5684 Reserve Lane](#)

Mr. Sugar introduced the application and displayed the site plan for a ‘Large Mass Type’ house on Reserve Lane. Mr. Sugar explained the main purpose of this meeting is to determine the Board’s opinion of the setback, which is approximately 600 feet off Reserve lane on the 6.2-acre property. Mr. Sugar also reviewed the staff comments.

The Board comments include: 1) No objection to the mix of materials. 2) The stone on the dormers looks overwhelming. 3) Appreciates the garage step-in on the right elevation. 4) On this large mass house the three materials is good and gives good accent to the three masses. 5) No issue with the 600-foot setback. 6) The front steps need to be wider to match the width of the doors.

This matter was discussed

B. [AHBR 4-22-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: April 22, 2020

Attachments: [AHBR Minutes April 22, 2020 - draft](#)

A motion was made by Mr. Caputo, seconded by Mr. Workley, that the April 22, 2020 minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Morris and Mr. Workley

Abstain: 1 - Ms. Marzulla

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Drummond adjourned the meeting.

David Drummond, Chair

Arthur Morris, Secretary

Joe Campbell, Executive Assistant

Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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