



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Françoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, October 25, 2023

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Acting Chair Marzulla 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

Present: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 3 - Mr. Caputo, Mr. Funyak and Mr. Wetzel

III. Public Comment

Ms. Nora Jacob Snyder, 34 Division Street, speaking on behalf of Hudson Heritage Association, requested that the AHBR deny the request to demolish the barn at 2121 Barlow Street.

A. [AHBR-6953](#) Public Comment Received 10.24.23

Attachments: [Public Comment 10.24.23](#)

Chair Marzulla noted the submitted letter gives further details regarding Ms. Snyder's request.

IV. Consent Applications

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

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

A. [AHBR 23-1000](#) **59 Great Oak Drive**

Pavilion & Pergola Extension (432sqft)

Attachments: [59 Great Oak Dr. AHBR Packet](#)

This matter was approved on the Consent Agenda.

V. **Old Business**

A. [AHBR 23-914](#) **201 N. Main Street (Historic District)**

Demo, Alteration & Re-build

Attachments: [201 N. Main St - Historic Preservation Consultant Report](#)
[201 N. Main Street AHBR Packet](#)

Ms. Krickovich introduced the application by noting an informal review took place on June 28, 2023, then on October 11, 2023 AHBR decided to conduct a site visit which took place on October 17, 2023. The historic consultant submitted a report to AHBR from the site visit.

Mr. Joseph Matava, Peninsula Architects, noted a letter from the house moving consultant stating that moving the structure is nearly impossible, and there is no alternative to removing a portion of the house prior to lifting the main mass for the needed structural repairs.

The Board, applicant and staff discussed the difficulty of moving the structure without it crumbling, that little of the existing structure is salvageable, the reasons the house cannot be lifted directly up and work done under the house, that the floor of the entire structure must be removed and replaced because of decay causing many difficulties in lifting or moving the structure, the danger of damaging the neighboring structure when work is done, and the type of windows the owner is willing to install,

Ms. Kenney moved, seconded by Mr. Ray, to approve the application conditioned on recommendations two through six of the historical consultants report, that the PVC shutters be changed to wood and that Pella Traditional Reserve windows with simulated divides be used. The motion was approved by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

**B. [AHBR 23-789](#) 20 E. Prospect Street (Western Reserve Academy)
Addition (Ellsworth Hall Dining Expansion)**

Attachments: [WRA Ellsworth Hall AHBR Packet - 10.25.23](#)
 [April 26th AHBR Packet](#)

Ms. Krickovich introduced the application by noting that AHBR conducted an informal review of this project on April 26, 2023, and Planning Commission has approved the application conditioned on final design.

Mr. Mark Olsen, and Mr. Seth Duke, Bialosky Cleveland, detailed changes made to the design as recommended by AHBR, reviewed the elevations and screenings, the difficulty of securing similar historic windows, that equipment on the second floor roof will not be seen from the ground, the loading dock details, truck entry, ADA compliance, and that the sprinkler system and fire alarms will be completed throughout the building.

The Board, applicant and staff discussed, access to the stairs, the revised design that respects the existing structure, a fenestration of some type on the west elevation wall, the freestanding pergola, adding a highlight panel on the west elevation, and that the windows in the packet be approved with changes submitted to staff for approval.

Mr. Workley made a motion, seconded by Mr. Ray, to approve with the condition that the screen wall is brick, that the west elevation has either a three bay panel or window spacing articulation on the blank wall area, that the pergola structure has even spacing around the perimeter, and the windows as submitted are approved but if modifications are required, the new windows are submitted to staff for approval. The motion was approved by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

VI. New Business

A. [AHBR 23-973](#) 1221 Barlow Road

Demolition (1,200sqft Barn)

Attachments: [1221 Barlow Road AHBR Packet](#)

Ms. Krickovich introduced the application by displaying and describing the barn, and noting this is not designated as a historic landmark but does have historical significance.

Mr. Dave Mitchell, Attorney for LPC Reality, described an August 3, 2023 notice from Hudson Community Development that the structure is in disrepair, and that a subsequent notice required either a plan for repair or demolition. Mr. Mitchell noted the 23 acres are planned for redevelopment with a vision of becoming part of a campus related to health care. Mr. Mitchell also stated that during many meetings with staff he was never told removing the barn would be an issue. He also noted the barn has been neglected through the years is unsafe and serves no purpose for LPC Reality. Mr. Mitchell also noted his company is willing to donate the building to anyone or organization willing to move it.

The Board, applicant and staff discussed who made the determination the building cannot be repaired, the cost of repairing the building being prohibitive for the purpose of the business that owns it, the history of the property and barn, the intention of LPC Reality when purchasing the property and today, possible uses of the barn by LPC Reality as proposed by the Board, that the means of egress to any development must be where the barn is, and that moving the barn was considered but is not practical for the work of LPC Reality.

A motion was made by Mr. Ray, seconded by Ms. Kenney, that this AHBR Application be continued so that a site visit may take place and the applicant meet with staff to discuss modifications to the planned projects on the property which would allow the barn to remain in place. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

B. [AHBR 23-1015](#) 167 Hudson Street

Addition (Detached Garage/Pool House 1,082sqft & Outdoor Kitchen)

Attachments: [167 Hudson St. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, describing the project and reviewing the staff comments.

Mr. Matthew Lones, architect, and Mr. Matt Mitchell, homeowner, described the project and site difficulties, noted the existing garage is in poor condition, described the materials and windows will match the house, and explained the fenestration of the wall in question.

The Board, staff and applicant discussed alternatives to the shutter on the wall in question.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved with the use of closed shutters as approved by staff. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

C. [AHBR 23-1007](#) 29 Division Street (Historic District)

Alterations (Windows)

Submitted by Jared Crowe

- a) *This case went to the AHBR on October 25, 2023. The Board requested the applicant explore a window material that would be more compatible within the Historic District.*
- b) *The Applicant has submitted the Marvin Ultimate Series which is typically an approved window material in the Historic District.*

Attachments:

[29 Division St. AHBR Packet](#)

[29 Division St. AHBR Packet 11.8.23](#)

Ms. Krickovich introduced the application by displaying photos of the house, describing the project and reviewing the staff comments.

Mr. Jared Crowe, and Mr. Scott Harvey, Alair Homes, noted the Anderson existing windows are replacement windows which leak and will be replaced with Anderson aluminum clad wood E Series windows with the dividers between the windows.

A motion was made by Mr. Ray, seconded by Ms. Kenney, that this AHBR Application be continued. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

D. [AHBR 23-1006](#) 7238 Valley View Road

Addition (760sqft)

Attachments:

[7238 Valley View AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, describing the project and reviewing the staff comments.

Mr. David Pelligra, architect, Mr. Jim Wilson, Contractor, and Mr. David King, homeowner, described the Anderson 400 windows, the siding which matches the existing siding, and the shingles. He also noted the ceilings in the existing house do not match, the existing foundation will most likely need to be replaced - as determined by the contractor, and that a flat roof exists on the south side of the house.

The Board, applicants and staff discussed, the foundation as matching brick veneer, and that a matching window pattern will be used.

A motion was made by Ms. Kenney, seconded by Mr. Ray, that this AHBR Application be approved with the foundation being a matching brick. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

E. [AHBR 23-857](#) **58 Owen Brown Street (Historic District)**
Addition (200sqft)

Attachments: [58 Owen Brown St. AHBR Packet](#)
 [May 25, 2022 Approved Plans](#)

Ms. Krickovich introduced the application by describing the project and reviewing the staff comments.

Mr. Ron Zelenak, homeowner, noted matching materials will be used and this project has been previously approved.

The Board, applicant and staff discussed the roof height and the number of columns.

A motion was made by Mr. Ray, seconded by Ms. Kenney, that this AHBR Application be approved with the addition of three columns. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

E. [AHBR 23-1001](#) **6577 Ebury Circle**
Addition (2,610sqft garage & rear porch)

Attachments: [Ebury Dr. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, describing the project and reviewing the staff comments.

Mr. Jim Reapis, architect, described the project and alternatives which were explored, the pie shaped lot which limits the visibility of the addition, and the materials and windows which will match the existing.

The Board, applicant and staff discussed adding a third window as recommended by staff to the long wall.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved with the addition of a third window as recommended by staff. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

VII. Other Business

A. [AHBR 23-974](#) 6598 Stone Road (Informal Review)

New Residential Construction (Single-Family Dwelling, 4,113sqft)

Attachments: [6598 Stone Rd. AHBR Packet - Informal](#)

Ms. Krickovich introduced the application by displaying the site plan.

Mr. Joe Matava, Peninsula Architects, described the project as unique in the : Size of the property, the style of house and the cultural philosophy of parts of design and how they fit into a house in Hudson. Mr. Matava showed where the existing structures are, the location of neighboring houses, the courtyard with a door which is considered the front door, that an orchard and tennis court will be on the property and a new pond will be constructed.

Regarding the staff comments Mr. Matava stated: 1) The front setback request of 230-feet is greater than the neighboring houses, however, there is a great variety of setbacks on the street and this setback meets the owner's needs and will save large trees. 2) The driveway will be moved as recommended by staff. 3) Regarding the garage being in the rear yard Mr. Matava discussed that the garage might be considered part of the house since roof and walls connect to the garage to the house. 4) Regarding the consistency of roof designs - the flat roofs are to diminish the scale of portions of this large house.

The Board, applicant and staff discussed the riparian setback near the pond, the angle of the swimming pool, if the garage can be considered attached and whether a variance will be required, whether the proposed front door will be accepted by the AHBR, the authority of the Board to declare the house an exceptional design, the placement of windows to achieve symmetry, the height of the wall and how it fits into the purpose of the house and if it is in agreement with the LDC and city design standards, the possibility of enlarging the garage to make it an attached garage, that the Board may waive the requirement that a garage may not be the most forward structure, and that the garage might be built further from the property line.

B. [AHBR 10-11-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 11, 2023.

Attachments: [October 11, 2023 AHBR Minutes - Draft](#)

A motion was made by Mr. Workley, seconded by Mr. Ray, that the October 11, 2023, Minutes be approved. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

VIII. Staff Update

There were no staff updates.

IX. Adjournment

A motion was made by Mr. Workley, seconded by Mr. Ray, that this be adjourned at 10:09 pm. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

Allyn Marzulla, Acting Chair

John Workley, 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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