



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

John Workley, Secretary

Jeffrey Anzevino

John Funyak

William Ray

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, April 13, 2022

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Caputo 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: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

Absent: 2 - Mr. Funyak and Mr. Workley

III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Reid, that the Consent Agenda be approved. The motion carried by the following vote:

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

A. [AHBR 22-222](#) **5876 Darrow Road**

Sign (Ground Sign)

Attachments: [5876 Darrow Road](#)

This AHBR Application was approved on the Consent Agenda.

B. [AHBR 22-260](#) 20 High Street (Historic District)

Fence (4' Wood Fence Replacement)

Attachments: [20 High Street](#)

This AHBR Application was approved on the Consent Agenda.

C. [AHBR 22-269](#) 63 College Street (Historic District)

Fence (5'3" Wood Fence Replacement)

Attachments: [63 College Street](#)

This AHBR Application was approved on the Consent Agenda.

D. [AHBR 22-187](#) 6361 Forest Edge Drive

Accessory Structures (Pavilion 324 SF, Outdoor Fireplace)

Attachments: [6361 Forest Edge Drive](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business**A. [AHBR 22-133](#) 6700 Stone Road**

Alterations (Windows, Doors, Exterior Materials)

Attachments: [6700 Stone Road](#)

Mr. Sugar introduced the application by displaying photos of the elevations and described the work to be done as well as the staff comments.

Mr. Marquis Brandon, applicant, stated that the reason for removing the rear window, which is causing incompliance with the fenestration code, is due to a kitchen renovation and cabinets are being installed on the inside,

The Board, applicant and staff discussed the horizontal siding that is not applied consistently around the mass but is a small section of the house, the use of Hardie-Board for the corner board, window grids not being used in the rear of the house only, the window being removed will make that portion of the wall match the second floor wall, sliders will replace the current double-hung windows on the front and the size of the shutters being required to match the size of the window, however, this may be considered an existing non-conforming use. Mr. Brandon noted he will be applying for a permit for a rear deck.

A motion was made by Mr. Ray, seconded by Mr. Reid, that this AHBR Application be approved with the following conditions: The brick remain as is, corner boards be installed and the width of the step be the full width of the opening.. The motion carried by the following vote:

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

B. [AHBR 22-268](#) 122 North Main Street (Historic District)

Commercial Alteration (Screenwall for Rooftop Mechanical Units)

Attachments: [122 N Main Street](#)

Mr. Sugar introduced the application by noting staff observed roof top work being done, reviewing the LDC and the Secretary of Interior Standards, describing the type of screening used on the building and reviewing the staff comments.

Mr. Bob Bajko, HSB Architects, representing the building owners, describing the work being done on the building and work that was previously done, the needed setback from the HVAC equipment for future maintenance and the possibility of changing the placement of the screening.

The Board, applicant and staff discussed the placement of the screening, the matching color of the screening, the bracing used to hold the screening wall in place and the change to the look of the building with the proposed screening.

The Board decided to conduct a site visit and request an evaluation from Naylor Wellman Historic Preservation Consultants.

This matter was continued

C. [AHBR 22-227](#) 2084 Ravenna Street

Accessory Structure (Detached, Multi-Use Storage Building, 1680 SF)

Attachments: [2084 Ravenna Street](#)

Mr. Sugar introduced the application by displaying the site plan, describing the project while noting a variance has been granted for the size of the structure and reviewing the staff comments.

Mr. Jeffery Woolley, applicant, noted the elevations were provided by the contractor who will construct the building, however after construction, the building will be finished with details to match the house.

The Board, applicant and staff discussed the distance of the building from the road, the possibility of using stone to match the house which for budgetary reasons will be delayed and the large lot.

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

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

D. [AHBR 22-176](#) 2178 Middleton Road

Accessory Structure (Detached Garage with In-Law Suite)

Attachments: [2178 Middleton Road](#)

Mr. Sugar introduced the application by describing the project, displaying the site plan and elevations and noting staff has no comments.

Ms. Elaine Schmidt noted the attempt to match the existing building and that the existing garage doors will be replaced to match the doors on the new building.

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

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

E. [AHBR 22-288](#) 2899 Ravenna Street

Addition (In-Law Suite, 640 SF)

Attachments: [2899 Ravenna Street](#)

Mr. Sugar introduced the application by displaying the site plan and elevations and reviewing the staff comment.

Mr. Jeff Tucker, Tucker Building and Design, noted the existing siding on the west will be removed and replaced to an inside corner with the same siding as will be used on the new portion of the building and the siding on the east will be toothed in.

The Board, applicant and staff discussed the long length of the front of the building and the complexity of the existing roof.

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be approved with the existing siding on the west side being removed and replaced with new and the siding on the east side being toothed into the existing. The motion carried by the following vote:

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

VII. Other Business

A. [AHBR 22-294](#) 56 College Street (Historic District)

Accessory Structure (Detached Garage 850 SF)

Alterations (Side Porch Re-build, Removal of Window, Addition of Dormers)

Submitted by Quinn Miller, Peninsula Architects

- a) *Staff notes AHBR held a site visit on Thursday, April 21, 2022.*
- b) *Staff notes proposal would add multiple additions to the historic structure, demolishing existing detached garage that was constructed in early 1900's and has wood siding and rebuilding detached garage.*
- c) *Staff notes Board has the ability to hire a historic preservation consultant to review proposal.*
- d) *Staff suggests the board may wish to hold on formal action until the following additional submittal information has been received:*
 - *Verify proposed materials for screen porch addition.*
 - *Submit product specification sheets for all materials proposed for historic home. Label all existing and proposed exterior materials for the doors, windows, siding, and roofing.*
 - *Label all existing and proposed items on the site plan. Of note, the site plan does not label the new construction associated with the screen room as well as any alteration to walkways or patios.*
- e) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the overall compatibility of the garage to the main house.*
- f) *The National Park Service Preservation Brief for additions state new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Question the impact of proposed dormer additions on the historic mass and detached garage. Staff suggests a steeper pitch on the home and detached garage to be more compatible with the existing house and surrounding neighborhood.*
- g) *The National Park Service Preservation Brief states new additions should be compatible to a historic building. Question the overall compatibility with the dormer designs.*
- h) *Secretary of Interior's Standards for Rehabilitation state the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Question the removal of a typical existing original window on the left elevation.*
- i) *Question the use of a large shed roof instead of a gable and the use of triangular glass on the proposed glass enclosure/screen porch rebuild. Staff suggests wood siding to better complement the house.*

- j) *Secretary of Interior's Standards for Rehabilitation state new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- k) *Question the use of the flat roof skylight which is significant in height and not compatible with the structure or the existing house.*

Attachments:

[56 College Street](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Mr. Sugar introduced the application and noted no one from Peninsula Architects was able to attend this meeting. They wished to submit and ask that a site visit to be arranged and will then come to the board with the full proposal. The Board decided to conduct a site visit for this application.

This matter was discussed

**B. [AHBR 3-9-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
March 9, 2022**

Attachments:

[AHBR Minutes March 9, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that March 9, 2022, Minutes be approved as amended. The motion carried by the following vote:

Aye: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

VIII. Staff Update

Mr. Sugar discussed Earth Week beginning on April 18th, congratulated Mr. Anzevino on his appointment as Hudson City Mayor and noted that demolition will soon begin on the Peg's Foundation project.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that the meeting be adjourned at 8:26 p.m.. The motion carried by an unanimous vote.

John Caputo, Chair

Allyn Marzulla, Vice Chair

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 AHBR, Board of Zoning and Building Appeals, and Planning Commission.