



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Christopher Bach

James Grant

Shane Reid

John Workley

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, February 24, 2021

7:30 PM

Via Video-Conference & Live-Stream

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 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

Absent: 3 - Mr. Bach, Mr. Caputo and Mr. Reid

III. Public Comment

There were no public comments.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

A. [AHBR 20-1049](#) 7739 Herrick Park Drive

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

Attachments: [7739 Herrick Park Drive](#)
[7739 Herrick Park Drive \(2-10-21\)](#)

Ms. Schrenk introduced the application by displaying the site plan, elevations and reviewing changes from the February 10, 2021 meeting and noted the staff comments.

Mr. Andrew Eggman, Old World Custom Homes, detailed the roof pitches, the angled wall, the eliminated window above the garage and other elements of the design.

The Board and Mr. Eggman discussed the location and size of the windows, the stone base tapers on the column bases, the angled wall around the front door noting the angled wall and columns that do not fit with the house style or have the same angles themselves, the 11-foot 8-inch wall in the front and a wall in the back without fenestration. Mr. Eggman stated he knows of no historic plans similar to this design but there are online plans. The Board also discussed lowering the column base/support posts and changing the flared wall to a straight wall that flares at the same level as the base/supports. The 14-foot wall in the rear of the home needing a fenestration was discussed. Mr. Eggman stated the owners preference is for the flared areas to be stone instead of wood with a stone base.

Mr. Morris made a motion to approve, seconded by Mr. Workley, with the following conditions:

1) Lower the column bases to align with the ceil of the first floor windows. 2) Narrow the column flares next to the steps. 3) Adding steps to the elevation. 4) Reduce the flare on the bedroom element to begin at the sill elevation with vertical walls above. 5) Lower the window head on the bedroom window. 6) Add a transom window on the rear closet wall. The motion was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

VI. New Business**A. [AHBR 21-137](#) 103 First Street**

Sign (Building Sign - Stretch Lab)

Submitted by Tonya Jefferson, Laad Sign & Lighting

Attachments: [103 First Street](#)

Mr. Sugar introduced the application by displaying a photos of the area and the proposed sign, describing the sign, noting agreement has been reached to double the thickness of the sign, and describing the elements that make up the sign.

Mr. Workley made a motion, seconded by Mr. Morris, to approve as submitted. The motion was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

B. [AHBR 21-144](#) 5 East Main Street (Historic District)

Sign (Building Sign - KWGD Attorneys at Law)

Attachments: [5 E Main Street](#)

Mr. Sugar introduced the application by displaying a photo of the site, noting these are replacement signs and describing the design of the signs which are consistent with an existing monument sign.

Mr. Grant reported the Historic District Subcommittee recommends waiving the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the recommendation. The recommendation was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

A motion was made by Mr. Workley, seconded by Mr. Morris, to approve the application. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

C. [AHBR 21-124](#) 115 College Street (Historic District)

Alteration (Window Replacement - WRA The Chapel)

Attachments: [115 College Street](#)

Mr. Sugar introduced the application by displaying photos of the Chapel and surrounding area and describing the adding and elimination of the window area.

Mr. Jason Boltz, Wheeler - Boltz Architects, described the history of the window and displayed additional photos of the former windows. Mr. Boltz also described the custom built, single pane, proposed windows as similar to the former windows except for being fixed-in-place.

The Board and Mr. Boltz discussed the exterior window trim as being similar to the trim on the other windows but slightly smaller because of weight considerations.

Mr. Morris reported the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented, Mr. Grant seconded the recommendation. The recommendation was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

A motion was made by Mr. Grant, seconded by Mr. Workley, that the application be approved. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

D. [AHBR 21-119](#) 94 Aurora Street (Historic District)

Alteration (Shingle Replacement)

Attachments: [94 Aurora Street](#)

Ms. Schrenk introduced the application and reviewed the staff comments.

Mr. Bill Buehl, A & B Roofing, described the work to be done including the gutter work, ice guard, flashing and a fairly standard roof replacement.

The Board and Mr. Buehl discussed the project with Mr. Buehl noting the only change from the current is the color.

Mr. Grant reported the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented, Mr. Workley seconded the recommendation. The recommendation was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

A motion was made by Mr. Grant, seconded by Mr. Morris, that the application be approved. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

E. [AHBR 21-135](#) 33 Division Street (Historic District)

Alterations (Window Replacements)

Attachments: [33 Division Street](#)
[Photos from 3-4-21 Site Visit](#)
[33 Division Street - Previous 2/24/21](#)
[Preservation Brief - Repair of Historic Wooden Windows](#)

Ms. Schrenk introduced the application by displaying photos of the current windows, reviewing the Secretary of the Interior Standards and reviewing staff comments including a recommendation to conduct a site visit.

Ms. Jen Sickels, Andersen Corporation, described the condition of the windows, the resulting damage to the house and describing the proposed windows as a composite window with mortise and tendon corners. Mr. Michael Barone described the windows and noted they are traditional windows.

The Board decided to conduct a site visit and requested the windows to be replaced be clearly marked and a sample of the proposed window be brought to the visit.

This matter was discussed

F. [AHBR 20-834](#) **81 E. Streetsboro Street (Historic District)
Addition (Master Bedroom Suite)**

Attachments: [81 E Streetsboro Street](#)
 [81 E Streetsboro Street \(9-23-20\)](#)

Ms. Schrenk introduced the application by displaying the site plan, noting this application was presented to the AHBR board on September 23, 2020. Ms. Schrenk then reviewed the revisions to the plan following the 2020 meeting.

Mr. Nikolas Sirna, Peninsula Architects, noted the changes to the plan and his submittals to staff. The Board and Mr. Sirna then reviewed photos of the existing house and confirmed the windows will have simulated divided lights.

Mr. Grant reported the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans conditioned on the windows having simulated divided lights. Mr. Grant seconded the recommendation. The recommendation was approved by the following vote

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

A motion was made by Mr. Workley, seconded by Mr. Grant, that the application be approved. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

G. [AHBR 21-40](#) **6998 Saint Ives Boulevard
Addition (Roof Covered Deck)**

Attachments: [6998 Saint Ives Boulevard](#)

Ms. Schrenk introduced the application by displaying rendering of the project and reviewing the staff comments.

Mr. Schott Dohner and the Board discussed the size and composition of the columns in relation to the size and mass of the project, the number of columns and false columns, the roof extending past the rear mass because of the step back of the house, the removal of the second floor balcony and door.

Mr. Morris made a motion, seconded by Mr. Workley, that the application be approved with eight-by-eight columns and columns at the corner of the existing house in line with the outside columns. The motion was approved by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

H. [AHBR 21-129](#) 8114 Valley View Road

Addition (Master Bedroom & Bathroom)

Attachments: [8114 Valley View Road](#)

Ms. Schrenk introduced the application by displaying the site plan and describing the project.

Mr. Gordon Costlow described the project as similar to an approved project in November 2008 with minor changes.

The Board and Mr. Costlow discussed the left side elevation with a span greater than twelve-feet without fenestration.

A motion was made by Mr. Workley, seconded by Mr. Grant, that this AHBR Application be approved with the condition that the applicant and Hudson staff discuss placing fenestration on the left side wall with an approximate sixteen-foot expanse. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

I. [AHBR 21-88](#) 5719 Timberline Trail (Reserve at River Oaks, Phase II, Lot 58)

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

Attachments: [5719 Timberline Trail](#)

Ms. Schrenk introduced the application by displaying the site plan and noting staff recommends approval as submitted.

Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.

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

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

J. [AHBR 21-90](#) 6567 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 165)

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

Attachments: [6567 Rosewood Trail](#)

Ms. Schrenk introduced the application by displaying the site plan, elevations and noting staff recommends approval as submitted.

Mr. Gabriel Kirksey, Pulte Homes was present for the meeting and noted that the customer would like to replace the rear left side window with a man door. This will be submitted to staff.

A motion was made by Mr. Workley, seconded by Mr. Morris, that this AHBR Application be approved with the rear left side window being replaced with a door. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

K. [AHBR 21-92](#) **6570 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 181)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6570 Rosewood Trail](#)

Ms. Schrenk introduced the application by displaying the site plan and noting staff recommends approval as submitted.

Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.

The Board and Mr. Kirksey discussed the front gable design which is a pre-engineered panel.

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

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

VII. Other Business

Mr. Sugar updated the Board on: 1) The Historic District designation and upcoming neighborhood meetings. 2) When Boards may begin face-to-face meetings. 3) The historic middle school proposals.

This matter was discussed

A. [AHBR 2-10-21](#) **Minutes of Previous Architectural & Historic Board of Review
Meeting: February 10, 2021**

Attachments: [AHBR Minutes February 10, 2021 - draft](#)

A motion was made by Mr. Workley, seconded by Mr. Morris, that the Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

VIII. Adjournment

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

Seeing no further business, Chair Marzulla adjourned the meeting at 9:15 p.m.

Allyn Marzulla, Acting 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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