



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Shane Reid
John Workley
Vacant (2)

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, April 14, 2021

7:30 PM

Via Video-Conference & Live-Stream

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. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

III. Public Comment

There were no public comments.

IV. Consent Applications

Chair Caputo noted Consent Applications have been reviewed by Board members and staff and have been found ready for a Certification of Appropriateness.

A motion was made by Ms. Marzulla, seconded by Mr. Reid, to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A. [AHBR 21-322](#) 118 West Streetsboro Street

Sign (Building Sign - Remax Above & Beyond)

Attachments: [118 West Streetsboro Street](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 21-278](#) **5170 Darrow Road**
Sign (Ground Sign - Bernard Heating & Cooling Offices)
Attachments: [5170 Darrow Road](#)

This AHBR application was approved on the Consent Agenda.

- C.** [AHBR 21-146](#) **1602 Haymarket Way**
Additions (Front & Rear Porch Additions)
Attachments: [1602 Haymarket Way](#)

This AHBR application was approved on the Consent Agenda.

- D.** [AHBR 21-236](#) **101 Blackberry Drive**
Addition (Covered Patio)
Attachments: [101 Blackberry Drive](#)

This AHBR application was approved on the Consent Agenda.

- E.** [AHBR 21-230](#) **84 Stratford Drive**
Addition (Screened Porch)
Attachments: [84 Stratford Road](#)

This AHBR application was approved on the Consent Agenda.

- F.** [AHBR 21-205](#) **1980 Hines Hill Road**
Accessory Structure (Pool House)
Attachments: [1980 Hines Hill Road](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business

- A.** [AHBR 21-244](#) **652 Boston Mills Road**
Demolition (House)
Attachments: [652 Boston Mills Road](#)

Ms. Schrenk introduced the application by displaying the site plan and photos of the 67 year old home.

Ms. Marzulla made a motion, seconded by Mr. Workley, that the AHBR finds the proposed structures for demolition at 652 Boston Mills Road do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

B. [AHBR 21-154](#) 2781 Hawkesbury Blvd

Accessory Structure (Shed)

Attachments: [2781 Hawkesbury Blvd](#)

Ms. Schrenk introduced the application by displaying photos of the site and reviewing the staff comments.

Mr. Jeffrey Foote noted the back wall of the potting shed is pre-made with no window on the side that will be facing the woods, which are approximately 100-feet away.

The Board discussed the special circumstances of this shed as being small, away from the road, facing the woods and a special design; all of which mitigate the wall with no fenestration.

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: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

C. [AHBR 21-276](#) 48 Church Street (Historic District)

Alteration (Front Porch Rebuild & Side Entry Deck)

Attachments: [48 Church Street](#)

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

Ms. Marzulla made a motion to waive the two-meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the motion. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A motion was made by Mr. Morris, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee and approve this application. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

D. [AHBR 21-217](#) 180 Aurora Street (Historic District)

Alteration (Roof Replacement - Detached Garage)

Attachments: [180 Aurora Street](#)

Ms. Schrenk introduced the application by displaying photos of the house and garage and reviewing the staff comments.

The Board, Mr. Vitale, and the applicant, discussed the building process.

Ms. Marzulla made a motion to waive the two-meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the motion. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A motion was made by Mr. Workley, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee and approve this application. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

E. [AHBR 21-194](#) 332 Simon Road

Additions & Alterations (Entire House)

Attachments: [332 Simon Road](#)

Ms. Schrenk introduced the application by displaying the site plan, noting an informal review was conducted by AHBR on March 10, 2021, and that BZBA has granted a variance for a side yard setback. Ms. Schrenk also noted all required specifications have been submitted.

Mr. Richard Siegfried, RSA Architects, Mr. Daniel Dunn, Mr. Anthony Majc, Mr. Zach and Ms. Rachel Boaz, homeowners, were present for the meeting.

Mr. Siegfried noted the plans as submitted are similar to the presentation at the informal review.

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: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

F. [AHBR 21-262](#) 39 Church Street (Historic District)

Fence (6' Wood Solid Board)

Attachments: [39 Church Street](#)

Ms. Schrenk introduced the application by displaying the location of the fence on the property and reviewing the staff comments.

Mr. Kirk Kapusta, R & T Fence Inc, was present for the meeting and confirmed the style and outward facing finished side.

The Board and applicant discussed the style of the wood to be used.

Ms. Marzulla made a motion to waive the two-meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented, Mr. Reid seconded the motion. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A motion was made by Mr. Workley, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee and approve this application. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

G. [AHBR 21-303](#) 152 Hudson Street (Historic District)

Fence (4' and 6' Wooden Board on Board)

Attachments: [152 Hudson Street](#)

Ms. Schrenk introduced the application by displaying the site plan and location of the fence to be replaced, Ms. Schrenk also reviewed the staff comments.

Mr. Jeffrey Winters, applicant, noted the existing fence at the rear of the property is owned by the neighbors and will be covered by the installed rear fence.

The Board, staff and Mr. Winters discussed the joining of the four-foot picket fence and rear yard six-foot fence. Mr. Winters also noted there will be between two and three feet between the two fences in the rear of the house which will allow service and repair.

Ms. Marzulla made a motion to waive the two-meeting review period and recommend granting a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the motion.

The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A motion was made by Mr. Morris, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee and approve this application. The motion carried by the following vote::

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

H. [AHBR 21-257](#) 1973 Stoney Hill Drive

Alterations (Stone Siding)

Attachments: [1973 Stoney Hill Drive](#)

Ms. Schrenk introduced the application by displaying elevations and photos of the work which has been done and reviewing the staff comments. Ms. Schrenk also noted a stop work order was given during construction.

Ms. Sarah Farrell, Mr. Dave Farrell, homeowners, and Mr. Anthony Rhinehart, contractor were present for the meeting. Ms. Farrell and Mr. Rhinehart noted they did not realize a permit was required and described the work completed and the work to be done. Ms. Farrell also stated the brick chimney can be removed.

Staff and applicants discussed the brick which Ms. and Mr. Farrell described as failing and has been removed, the foundation being a combination of stone and brick, new areas of the garage which were covered with stone so as to become non-conforming while allowing new stone to replace the front brick areas, the brick chimney and not allowing an expansion of a non-conforming material.

The Board and applicants discussed the options for the homeowners.

Mr. Morris made a motion, seconded by Mr. Workley, to allow the homeowner to decide one of the following two options: 1) To remove the stone from the garage mass and replace with siding to match the existing siding. 2) To continue the stone on the garage mass around to the chimney with a trim board to separate the gable from the stone.

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

- I.** [AHBR 21-259](#) **934 Ashbrooke Way**
Addition (Screened Porch)
Attachments: [934 Ashbrooke Way](#)
- Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff comments.
- Mr. Justin Gutschmide, homeowner, noted this is essentially enclosing the same area as the existing deck with like materials to the existing house.
- The Board and applicant discussed the non-vented chimney and location of the grill.
- A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- J.** [AHBR 21-299](#) **312 Aurora Street**
Addition (Screened Porch)
Attachments: [312 Aurora Street](#)
- Ms. Schrenk introduced the application by displaying photos of the house and reviewing the staff comments.
- Mr. Joe Matava and Mr. Vince Noce, Peninsula Architects, were present for the meeting. Mr. Matava described the project.
- 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:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- K.** [AHBR 21-313](#) **6919 Saint Ives Boulevard**
Addition (First Floor Bedroom Suite)
Attachments: [6919 Saint Ives Blvd](#)
- Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff comments.
- Ms. Sue Spohn, homeowner, noted the materials will match the existing materials and the new and old materials will be joined
- The Board and Ms. Spohn reviewed photos of the house and discussed the proposed work, the removal of the bay window area, painting the entire house, either toothing in the new siding or replacing back to the chimney below the soffit.
- Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with one of two conditions being met: 1) The new siding is feathered in with the old. 2) The existing siding be removed back to the chimney and replaced with new. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

L. [AHBR 21-354](#) 5992 Darrow Road

Sign (Ground Sign - My Eye Dr.)

Attachments: [5992 Darrow Road](#)

Mr. Sugar introduce the application by displaying an aerial view of the property and top portion of the sign. Mr. Sugar also reviewed the staff notes.

Ms. Linda Nichols, Land Sign and Lighting, was present for the meeting and described the sign as in keeping with the branding of the business. Ms. Nichols also stated she is willing to discuss the sign design with the owners and the sign will have a matte finish.

The Board discussed dimensional lettering as opposed to the proposed flat applied lettering for the "MYEYEDR" portion of the sign.

Mr. Morris made a motion, seconded by Mr. Workley, to approve with the condition that dimensional letters be used for MYEYEDR. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

M. [AHBR 21-363](#) 98 North Main Street (Historic District)

Alterations (Door & Window Replacements - Farmer's Rail)

Attachments: [98 N Main Street](#)

[98 N Main 1998 Window Approval](#)

Mr. Sugar introduced the application by displaying photos of the storefront windows and door. Mr. Sugar also described the history of the building including the window replacement in 1998 and reviewed the Department of the Interior Historic Preservation Brief Number 11, regarding modernized historic windows.

Ms. Melanie Brunty, owner, noted the windows are failing and the owners desire to make the building beautiful.

Mr. Morris made a motion, seconded by Mr. Reid, to waive the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A motion was made by Mr. Workley, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee and approve this application. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

N. [AHBR 21-297](#) 2004 Edgeview Drive

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

Attachments: [2004 Edgeview Drive](#)

Ms. Schrenk introduced the application by displaying the site plan, noting that many specification sheets have been submitted and reviewing the staff comments.

Mr. Tony Lunardi, LDA Builders, and Ms. Lauren and Mr. Luke Orszag, homeowners were present for the meeting. Mr. Lunardi replied to staff comments including the placement of windows, the rear doors where the deck will be built and stated the trim around the garage will match the window trim. The Board, staff and Mr. Lunardi discussed a safety feature on the floating door to ensure it cannot be used before a deck is added.

The Board and Mr. Lunardi discussed the front windows, the cedar wood designs on the front that are not installed on the sides and the design of the columns,

Mr. Workley made a motion, seconded by Ms. Marzulla, conditioned on: 1) The cedar wood detailing all matching. 2) A safety railing on the floating door on the rear of the house. 3) The rear foundation be consistently applied with two steps. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

O. [AHBR 21-89](#) 5582 Timberline Trail (Reserve at River Oaks, Phase III, Lot 121)

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

Attachments: [5582 Timberline Trail](#)

Mr. Sugar introduced the application by displaying elevations of the proposed home and noting staff recommends approval.

Mr. Gabriel Kirksey, Pulte Homes was present for the meeting and discussed the style of the shutters.

Mr. Workley made a motion to approve, seconded by Mr. Morris, conditioned on the shutter style specifications be submitted to staff. the motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

P. [AHBR 21-284](#) 6600 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 151)

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

Attachments: [6600 Kingswood Drive](#)

Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.

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

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

- Q.** [AHBR 21-285](#) **6659 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 183)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6659 Kingswood Drive](#)
- Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- R.** [AHBR 21-286](#) **6808 Majestic Oaks Drive (Reserve at River Oaks, Phase I, Lot 3)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6808 Majestic Oaks Drive](#)
- Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- S.** [AHBR 21-287](#) **6419 Ridgeline Drive (Reserve at River Oaks, Phase II, Lot 84)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6419 Ridgeline Drive](#)
- Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.
- 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:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- T.** [AHBR 21-288](#) **6587 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 167)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6587 Rosewood Trail](#)
- Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:**

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

U. [AHBR 21-289](#) **6596 Regal Woods Drive (Reserve at River Oaks, Phase 2, Lot 80)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6596 Regal Woods Drive](#)

Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.

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

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

V. [AHBR 21-294](#) **6599 Walnut Court (Reserve at River Oaks, Phase IV, Lot 188)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6599 Walnut Court](#)

Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.

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

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

W. [AHBR 21-296](#) **6411 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 140)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6411 Ridgeline Drive](#)

Mr. Sugar introduced the application by displaying elevations of the proposed house and stated staff recommends approval.

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

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

X. [AHBR 21-293](#) 6613 Rosewood Trail (Reserve at River Oaks, Phase 4, Lot 170)

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

Attachments: [6613 Rosewood Trail](#)

Mr. Sugar introduced the application by displaying elevations of the proposed house and reviewed the staff comments.

Mr. Gabriel Kirksey, Pulte Homes, and the Board discussed the issues with this house and the next door house as being look-alikes.

Mr. Kirksey requested a continuance on this application.

The Board continued this application to a future meeting.

VII. Other Business

Mr. Sugar noted Mr. Grant resigned from the AHBR.

The Board and staff discussed cases for future meetings, the possibility of contractor registrations, a survey of the Brewster house and the Historic District Expansion.

This matter was discussed

A. [AHBR 3-10-2021](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: March 10, 2021

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

A motion was made by Mr. Morris, seconded by Mr. Workley, that the March 3, 2021 Minutes be approved as amended. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

VIII. Adjournment

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

Seeing no other business Chair Caputo adjourned the meeting at 10:08 pm.

John Caputo, 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.

* * *