



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 27, 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

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

Absent: 2 - Mr. Bach and Mr. Grant

III. Election of Officers - Historic Subcommittee

Chair Drummond made a motion, seconded by Mr. Morris to appoint Ms. Marzulla to the Historic Subcommittee . The motion carried by an unanimous vote.

IV. Public Comment

Chair Drummond opened the meeting to public comments and noted comments were to be directed to the AHBR mailbox by 4:30 pm, May 27, 2020. Mr. Sugar stated there were no comments.

- 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.

V. Consent Applications

There were no items on the Consent Agenda.

VI. Old Business

There was no old business.

VII. New Business

A. [AHBR 20-320](#) 29 East Streetsboro Street (Historic District)

Attachments: [29 East Streetsboro Street](#)

Mr. Sugar introduced the application by displaying the three parts of the application. 1) To rehabilitate an existing shed. 2) To construct a dog-eared fence along the rear property line. 3) To place a three-foot split rail fence in the front yard near the drive entrance. Mr. Sugar showed pictures of the property and elevations.

Mr. Allen Sveda and Mr. Sugar noted the rear fence will be in front the existing fence and run from one side of the property to the barn side of the property and stop at the corner near the large tree. The Board discussed that either double finished-side fence be used or the finished side of the fence must face the neighbor.

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 with the condition that the finished side of the fence face the neighboring property or double finished fence be used. 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: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Morris

Abstain: 1 - Mr. Workley

B. [AHBR 20-353](#) 33 East Streetsboro Street (Historic District)

Attachments: [33 East Streetsboro Street](#)

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 with the condition that the finished side of the fence face the neighboring property or double finished fence be used. 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: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Morris

Abstain: 1 - Mr. Workley

C. [AHBR 20-319](#) 39 Church Street (Historic District)

Attachments: [39 Church Street](#)

Mr. Sugar introduced the application for a six-foot wood fence on the rear property line to replace a damaged fence and reviewed the staff comments noting that it will be a dog-eared fence with the finished side facing out.

Mr. Kirk Kapusta, R & T Fence, Inc., noted the fence will stop and start again at the tree in the back as shown.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness with the condition that the finished side face outward or a double finished side fence be used. 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: 4 - Mr. Caputo, Mr. Drummond, Ms. Marzulla and Mr. Morris

Abstain: 1 - Mr. Workley

D. [AHBR 20-336](#) 263 North Main Street (Historic District)

Attachments: [263 N Main](#)

Mr. Workley joined the meeting at the beginning of this application.

Mr. Gabor Koszoru was present

Mr. Sugar presented the application noting that the AHBR recently approved work on this house and since then, a stop work order has been issued for additional work without a zoning certificate. Mr. Sugar reviewed the scope of work for this application noting asphalt shingles from the first floor were replaced with synthetic slate shingles and he questioned the use of copper on the cupola.

Mr. Koszoru noted the copper cladding on the conical cupola, which he described as safer and more durable than asphalt shingles and will turn dark brown then develop a green patina. The Majestic synthetic shingles were also described as being safer, more durable with less maintenance than asphalt shingles. The caps of the cupola will be replaced because of damage to the existing caps. The Board discussed the appropriateness of copper and its appearance over time.

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. Workley, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

E. [AHBR 20-357](#) 56 Lake Forest Drive

Attachments: [56 Lake Forest](#)

Mr. Sugar clarified the application is for a metal roof on an existing screened porch and displayed the proposed roof.

Mr. Bill Gotts noted the use of the proposed charcoal gray metal is because the roofer stated asphalt shingles will not work well with the 2/12 slope of the roof.

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, Mr. Drummond, Ms. Marzulla, Mr. Morris and Mr. Workley

F. [AHBR 20-314](#) 139 Old Orchard Drive

Attachments: [139 Old Orchard Drive](#)

Mr. Sugar displayed the site plan and photos for a set-back garage addition with a second story, showed pictures of the existing 1950s home and noted the staff comments.

The Board discussed the lack of fenestration on south elevation of the garage addition, Mr. Sirna stated a window could be added.

Mr. Morris made a motion, seconded by Ms. Marzulla, to approve the application with the addition of a window on the lower level of the south elevation on the garage. The motion was approved by the following vote:

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

G. [AHBR 20-355](#) 1427 Hines Hill Road

Attachments: [1427 Hines Hill Road](#)

Mr. Sugar introduced the application for a garage and workshop that received a variance from BZBA allowing it to be built on the side yard. Mr. Sugar also displayed elevations and photos of the existing house and reviewed the staff notes.

Mr. Joe Matava, Peninsula Architects, was present for the meeting and described the design of the building and property. He also described the proposed addition as matching the roof style and pitches of the existing house.

The Board and Mr. Matava discussed the location of the proposed addition, the driveway and the easements. Mr. Matava also described the impact of moving the structure to other locations on the property. The Board discussed the shed roofing material which Mr. Matava described as a feature to delineate two separate functions taking place in the building. Alternatives to the windows on the shed side were discussed with Mr. Matava agreeing to used trim to match other window trim.

Mr. Morris made a motion, seconded by Mr. Caputo, to approve the application with the condition that, trim that matches trim on the facing side windows be used on the east elevation workshop windows. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Mr. Morris and Mr. Workley

Nay: 1 - Ms. Marzulla

H. [AHBR 20-233](#) 7598 Woodland Avenue (Woodland Estates, Lot 19)

Attachments: [7598 Woodland Avenue](#)

Mr. Mark Benedict, Alair Homes, was present for the meeting.

Mr. Sugar introduced the application for a single family home that received an informal AHBR review on March 12, 2020 and a variance from BZBA. Mr. Sugar noted the changes to the design as a result of the previous AHBR informal meeting.

The Board discussed the slider windows on the second floor and double hung windows on the first floor. Mr. Benedict described the reason for the two different styles was design and egress.

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

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

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

Attachments: [5684 Reserve Lane](#)

Mr. Sugar introduced the application which received an informal review at the May 12, 2020 AHBR meeting. Mr. Sugar noted changes to the plans subsequent to the informal review and that the elevations have not changed since the previous meeting.

Mr. Mark Memmer was present for the meeting.

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

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

VIII. Other Business

Mr. Sugar stated the June 10 meeting will be via Zoom.

Ms. Marzulla discussed a Standards of Rehabilitation webinar which was a good refresher for AHBR members and is available on the website.

A. [AHBR 4869](#) 48 Clinton Street (Informal Discussion)

Attachments: [48 Clinton Street \(Informal\)](#)

Mr. Sugar introduced the project which is an updated design from previous reviews of this property.

Mr. Todd Smith introduced the application which is smaller than the previous iteration. The new building will have a single retail store and one occupant allowing for more parking spaces.

The Board and Mr. Smith discussed: 1) The requirement that the architectural storefront masses be divided into storefront bays of 20 feet to 40 feet. 2) The roof slope and standing seam material not being in character with the area. 3) The proposed EIFS material and it's incompatibility to surrounding structures and the way it is used on the building. 4) The proportions of the building not being in keeping with neighboring buildings.

This matter was discussed

**B. [AHBR 5-13-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: May 13, 2020**

Attachments: [AHBR Minutes May 13, 2020 - draft](#)

Ms. Marzulla made a motion, seconded by Mr. Caputo to approve the May 13, 2020 minutes as submitted. The motion was approved unanimously.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting 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.