



# 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*

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Wednesday, December 16, 2020

7:30 PM

Via Video-Conference & Live-Stream

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#### 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:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**Absent:** 1 - Mr. Morris

#### III. Public Comment

No public comments were submitted.

**This meeting was held via video-conference. Comments were to be submitted to prior to start of the meeting and read by staff during the meeting.**

#### IV. Consent Applications

There were no items on the Consent Agenda.

#### V. Old Business

**A. [AHBR 20-946](#) 172 Aurora Street (Historic District)**

Alterations (Window Replacement)

Attachments: [172 Aurora Street](#)  
[172 Aurora Street - Site Visit 12-9-20](#)

Ms. Schrenk introduced the application by noting when AHBR did the site visit, the window in question was already installed.

Mr. Dan Murphy, Gunton Corporation, was present for the meeting and apologized for the window being installed prior to receiving approval. Mr. Murphy also displayed and explained the window properties and stated no other windows have been quoted.

Mr. Reid and Mr. Bach, who were at the site visit, noted the installed window matched other windows on the building which were previously replaced.

**Mr. Grant reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Bach, seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

**Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**VI. New Business****A. [AHBR 20-1031](#) 750 West Streetsboro Street**

Sign (Ground Sign - Christ Community Chapel)

Attachments: [750 West Streetsboro](#)

Ms. Schrenk introduced the application by displaying a site plan and reviewing the staff comments.

Mr. Richard Schuping explained the sign will update a 13-year old sign and is a composite decking material with a white painted brick base and powder coated signs. Mr. Schuping explained the sign will match a re-branding of the church.

The Board noted the sign does not tie in well with the building and has an industrial look. The Board and Mr. Schuping discussed the possibility of the brick on the base matching the brick on the church and a thicker cap be installed on top of the brick. Discussion also took place regarding the two existing signs not matching.

**Mr. Bach made a motion, seconded by Mr. Workley, to approve as submitted, with the following conditions: 1) The brick base color match the existing building. 2) The stone cap above the brick match the thickness of the existing sign. The motion was approved by the following vote:**

**Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**B. [AHBR 20-1068](#) 98 North Main Street (Historic District)**

Sign (Building Sign - Farmer's Rail)

Attachments: [98 North Main Street](#)

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

Ms. Melanie Brunty stated an updated file was submitted to address staff comments and detailed the changes. Ms. Brunty also discussed future plans for the rear entrance design and signage.

**Ms. Marzulla 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 following conditions: 1) The graphics on the awnings and south entry door be removed. 2) The gooseneck lighting be updated to match the existing lights. 3) The projecting sign be seven-feet above the sidewalk. 4) The rear entry door be replaced with a glass door with similar graphics to the front door and a sign similar to the front sign be placed to the left of the door. A motion was made by Mr. Workley, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

**Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**C. [AHBR 20-1061](#) 98 North Main Street (Historic District)**

Alterations (Windows, Doors, Roof Screening - Farmer's Rail)

Attachments: [98 N Main Street](#)

Ms. Schrenk introduced the application by displaying a site plan and reviewing the staff comments.

Mr. Josh Welfle, Feick Design Group, and Ms. Melenie Brunty were present for the meeting and reviewed the specifications of the roof screening, the walk-in-cooler and fencing around the walk-in-cooler. Ms. Brunty stated part of the purpose is to have a welcoming rear entrance and maintenance free roofing materials.

The Board discussed the wood screening in the rear of the building, the roof screening and the look of the walk-in-coolers.

**Mr. Workley 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 following conditions: 1) The condenser on the roof have metal screening with a flat finish. 2) Flat wood horizontal fencing, stained whitewash or gray, be used in the rear of the building. 3) The screening for the white or galvanized walk in cooler be approved by Staff. 4) The roof access door be the same material as the fencing with a hayloft barn door look. A motion was made by Ms. Marzulla, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

**Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**D. [AHBR 20-1069](#) 1801 Norton Road**

Accessory Structure (Detached Garage)

Attachments: [1801 Norton Road](#)

Ms. Schrenk introduced the application by displaying the elevations and site plan which does not accurately depict the existing home. Ms. Schrenk also reviewed the staff comments.

Mr. Duane Schreiner was present for the meeting and described the placement of the structures on the property and the specifications of the materials to be used.

**A motion was made by Mr. Bach, seconded by Ms. Marzulla, that this AHBR Application be approved with the condition that the gable ends match the details on the main house. The motion carried by the following vote:**

**Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**E. [AHBR 20-1083](#) 258 North Main Street (Historic District)**

Alterations (Siding Replacement)

Attachments: [258 North Main Street 1-13-21](#)  
[258 North Main Street 12-16-20](#)  
[258 N Main St Final Approved \(Previous\)](#)  
[Update From Applicant 1-13-21](#)

Mr. Hannan introduced the application by stating this was previously approved in March of 2020 with permission for patching one window area. Staff issued a stop work order because the full width of the wood siding was removed from one facade.

Mr. Jeffrey Ury, Alair Homes, was present for the meeting and explained that the contractor did inferior work which had to be removed. In that process the homeowner requested that the entire side of the house be removed and replaced with cedar siding, which is the same product which was removed. Mr. Ury also explained that the wood was in disrepair and has already been replaced, except for a small area on the northwest side.

The Board expressed disappointment that the work was done without approval, questioned the reason for removing the siding and confirmed that original trim will be reused.

The Board decided to conduct a site visit.

**This matter was continued**

**F. [AHBR 20-1053](#) 6599 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 168)**

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

**Attachments:** [6599 Rosewood Trail](#)

Ms. Schrenk introduced the application by displaying the site plan, reviewing the revisions and stated staff recommends approval.

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

The Board questioned the steps for the doors in the rear of the house. Mr. Kirksey stated fall protection will be provided and the homeowners will make decisions about a deck in the future.

**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:** 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**G. [AHBR 20-1045](#) 25 Milford Drive**

New Commercial Structure (One Story, Office Building)

**Attachments:** [25 Milford Drive](#)

Mr. Hannan introduced the application by displaying the site plan and reviewing the staff comments.

Ms. Xin Wan, Wanix Architects, was present for the meeting and explained the Milford Drive side is designed as an entry, but the LDC not requiring this to be the main entry, which is better suited being in the parking lot.

The Board discussed: 1) Making the west elevation more prominent as an entrance. 2) The north side, which will be seen from Streetsboro Street, being more appealing. 3) Having the east side the brick wrap around the building with siding above the brick.

The Board recommended the following items be addressed: 1) On the east elevation, apply brick below with siding above to match the west elevation. 2) Make the west elevation entry more like the south entry. 3) Make the door glass larger on the south elevation. 4) Place dormers above the doors on the north elevation.

The Board decided to continue the application to the next meeting following Ms. Wanix's submittal of changes.

**This matter was continued**

**VII. Other Business**

Councilwoman Ms. Kate Schlademan thanked the Board for their work in 2020.

**A. [AHBR 5253](#) 30 Aurora Street - Informal (Historic District)**

Addition (Three Story Garage w/ finished Basement)

Attachments: [30 Aurora \(Informal\)](#)

Mr. Hannan introduced the informal discussion regarding renovations for the rear portions of an existing structure.

Mr. Joe Matava presented the project by explaining the desire to be sensitive to the historic nature of the home while making it more usable for the new owners. Mr. Matava discussed the transformation of the home as well as the additions through the years which have changed the nature of the home. The work will begin by removing the added structures on the property and be followed by building a detached carriage house, with a trellis/kitchen area in between the two structures, as shown in computer images of the planned alterations.

The Board and Mr. Matava discussed the following: 1) A desire not to disturb the original house design. 2) The future of the west elevation is not modeled, however the current thought is it will be rebuilt to provide significant screening from the west. 3) Keeping in mind the prominence of this house in the historic district, the need of seeing the proposal from the west. 4) The masonry piers and gates at the sidewalk, in the downtown area, being a concern. 5) The large boxy nature of the carriage house. 6) The possibility of trellis work on the west elevation.

Mr. Matava and the Board discussed the proportions or the size of the carriage house. The Board discussed ways that the impact of the massing of the carriage house might be lessened. The Board also reviewed photos of other historic homes and made recommendations for design alternatives.

Mr. Hannan displayed photos of the screening between neighboring properties and noted Hudson Engineering will review the submittal for drainage issues. Mr. Hannan also noted the Board did not express concern regarding the front facing garage doors.

**This matter was discussed**

**B. [AHBR 20-1015](#) 167 Hudson Street - Informal**

Accessory Structure (Detached Garage)

Attachments: [167 Hudson \(Informal\)](#)

Mr. Hannan introduced the application which will be before BZBA on December 17, 2020, by displaying the site plan and detailing the variance requests.

Mr. Rick Hawksley, architect, reviewed the project and the reasons for the request.

The Board discussed the limitations of facilities/utilities, reducing the prominence of the gables, liking the smaller proportion of the double doors as opposed to three doors and using a header across the front of the garage. The Board and Mr. Hawksley also discussed the impervious surface issues of the proposal and possible remediations.

Mr. Hannan and Mr. Hawksley discussed the height of the proposed roof and dormers in relation to the house.

**This matter was discussed**

C. [AHBR 2021](#) **2021 Architectural & Historic Board of Review Meeting Schedule**

*Attachments:* [AHBR 2021 Meeting Calendar](#)

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the proposed 2021 AHBR meeting schedule be adopted. The motion carried by an unanimous vote.

D. [AHBR 11-18-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: November 18, 2020**

*Attachments:* [AHBR Meeting Minutes November 18, 2020 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Bach, that the November 18, 2020 Minutes be approved as amended. The motion carried by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**VIII. Adjournment**

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the meeting be adjourned. The motion carried by an unanimous vote.

Chair Caputo adjourned the meeting at 10:38 p.m.

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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**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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