



City of Hudson, Ohio

Meeting Minutes - Final

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, Senior Planner

Wednesday, August 26, 2020

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

Absent: 2 - Mr. Bach and Mr. Grant

III. Public Comment

No Public Comments were received by staff or Board members.

A. [AHBR 4786](#) **This meeting was held held via video-conference.**

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.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the Consent Agenda as presented. The motion was approved by the following vote:

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

A. [AHBR 20-701](#) **6140 Nicholson Drive**
Accessory Structure (Detached Garage)

Attachments: [6140 Nicholson Drive](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 20-748](#) **6942 E Hunting Hollow Lane**
Additions (Front Entryway, Sun Lounge, & Sun Porch)
Attachments: [6942 E Hunting Hollow Lane](#)
- This AHBR application was approved on the Consent Agenda.**

V. Old Business

- A.** [AHBR 20-685](#) **63 Owen Brown Street (Historic District)**
Alterations (Window/Siding Replacements, Shed Dormers)
Attachments: [63 Owen Brown Street Packet for 9-9-20](#)
 [Secretary of Interior Brief - Window Replacement](#)

Mr. Sugar introduced the application which received an AHBR site visit on August 19, 2020. The Board members examined the siding, noted the storm windows were mismatched and from different time periods.

Mr. Keith Morris was present for the meeting and displayed photos of the home while it was being moved to its present site in 1983. The photos show the windows and part of the siding missing with other siding rotting. Mr. Morris stated he is proposing a full window replacement and replacement of some rotting wood, the extent of the rotting wood will be determined when the siding is removed. Mr. Morris noted restoring the storm windows is of equal or greater cost than replacing with the proposed Pella windows.

The Board discussed the condition of the windows and siding and if they should be preserved. Members of the Board who were present on the site visit discussed the conditions observed.

The applicant agreed to repair the siding in lieu of a full replacement. The Board was unable to vote on the windows, as a member of the Historic District Subcommittee willing to make a recommendation was not present.

This matter was continued

VI. New Business

- A.** [AHBR 20-450](#) **374 North Main Street (Historic District)**
Fence (3.5' Wood Picket Fence)
Attachments: [374 North Main Street](#)
- Mr. Burke Welever was present for the meeting.
- Mr. Sugar introduced the application by displaying photos and drawings of the fence and reviewing staff comments including part of the fence will be built on City property and require approval by City Council.
- 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. A motion was made by Mr. Morris, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- B.** [AHBR 20-475](#) **1315 Connecticut Woods Drive**
Accessory Structure (Barn)
Attachments: [1315 Connecticut Woods Drive](#)
- Mr. Mike McGettrick was present for the meeting.
- Mr. Sugar displayed the site plan and reviewed the staff comments for a proposed accessory structure to be located approximately 350-feet off the road which received a height variance from BZBA.
- 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
- C.** [AHBR 20-739](#) **2 High Street (Historic District)**
Accessory Structures (Fence, Shed)
Attachments: [2 High Street](#)
- Mr. Richard Nickerson was present for the meeting.
- Mr. Sugar introduced the application by showing photos of the fence style and proposed placement. Mr. Sugar also described the proposed small shed and reviewed the staff notes.
- Mr. Nickerson described the look of the shed and stated that the shingles on the home will be replaced in the next few years to match the shingles on the shed.
- 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 addition of shutters and shadow boxes on the shed and the shingles on the house changed in a year or two to match the shingles on the shed. A motion was made by Mr. Workley, seconded by Mr. Reid to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

D. [AHBR 20-687](#) 47 Aurora Street (Historic District)

Alteration & Demolition (Awning & Demo Enclosure)

Attachments: [47 Aurora Street](#)

Mr. Bill Fitzgibbons, church representative and Mr. Andy Morris, Ohio Awning, were present for the meeting.

Mr. Sugar introduced the two proposals: 1) Displayed the proposed awning and reviewed the staff notes including the desire for a more historic material. 2) Demolition of equipment enclosures and reviewing the staff notes.

Mr. Fitzgibbons and Mr. Andy Morris stated durability is the reason for choosing the material as shown. Mr. Andy Morris stated the profile of the awning, which will be attached to the structure, requires this type of covering material.

The Board noted the proposed material is not in keeping with the Historic District and suggested a metal roof instead.

The Board discussed the removal of the equipment shed coverings.

The Board determined to split the decisions.

Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended splitting the application. 1) A Certificate of Appropriateness be given for the removal of the of the two meter sheds on the East elevation. 2) Continuing the decision regarding the awning. 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, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

E. [AHBR 20-689](#) 63 Division Street (Historic District)

Alterations (Shingle & Skylight Replacement)

Attachments: [63 division street](#)

Ms. Rebbby Koester

Mr. Sugar introduced the application by displaying photos, materials specifications and reviewing the staff notes.

Ms. Koester noted that the purpose of the reroof is damage from a tree fall on the house which is being paid for by the insurance company. The insurance company will not pay for the garage to be reroofed.

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

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

- F.** [AHBR 20-732](#) **100 College Street (Historic District)**
Alteration (Windows & Door Removals and Replacements)
Attachments: [100 College Street](#)
- Mr. Bill Gotts was present for the meeting.
- Mr. Sugar introduced the application by showing elevations and photos of the existing addition with the proposed work. Mr. Sugar also reviewed the updated staff comments.
- Mr. Gotts noted the proposed arched door on the back is intended to mimic the arched door on the front of the house and he anticipates a chimney being built on the back of the house which will replace the existing chimney.
- The Board determined to conduct a site visit.
- This matter was continued**
- G.** [AHBR 20-692](#) **6534 Sherborne Lane**
Additions (Four Season Room)
Attachments: [6534 Sherborne Lane](#)
- Mr. Derek Kuryla, KGK Gardening and Design Group, was present for the meeting.
- Mr. Sugar introduced the application by displaying elevations of the house and reviewing the staff notes.
- Mr. Kuryla explained the reasoning for the sunroom roof as shown is to maintain access to the egress windows on the second floor and skylight on the living room.
- 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
- H.** [AHBR 20-606](#) **6582 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 180)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6582 Rosewood Trail](#)
- Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.
- Mr. Sugar introduced the application for a single family home by displaying the elevations and reviewing the staff report.
- 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

- I.** [AHBR 20-604](#) **6637 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 173)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6637 Rosewood Trail](#)
- Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.
- Mr. Sugar introduced the application by displaying the elevations and stated there are no staff comments.
- Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with an updated elevation submitted to staff. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- J.** [AHBR 20-605](#) **6583 Walnut Court (Reserve at River Oaks, Phase IV, Lot 186)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6583 Walnut Court](#)
- Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.
- Mr. Sugar introduced the application by displaying the site plan and elevations of the proposed house. Mr. Sugar also noted the house at 6583 Walnut Court as a possible look-a-like.
- Mr. Kirksey and the Board discussed possible changes to remedy the look-a-like issue.
- Mr. Morris made a motion, seconded by Mr. Workley, to approve with the addition of an approximate three-foot by three-foot window in the front gable. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- K.** [AHBR 20-681](#) **6395 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 138)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6395 Ridgeline Drive](#)
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- Mr. Sugar introduced the application by displaying elevations of the proposed house and reviewing the staff notes.
- Mr. Workley moved to approve the motion with the entry stairs revised and submitted to staff, Ms. Marzulla seconded the motion. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

VII. Other Business

The Board and Mr. Sugar discussed:

1. The Heritage Ohio conference which was ongoing.
2. Smart traffic controls.

A. [AHBR 8-12-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: August 12, 2020

Attachments: [AHBR Minutes August 12, 2020 - draft](#)

Ms. Marzulla made a motion to approve the August 12, 2020 minutes with edits, Mr. Morris seconded the motion. The motion was approved by the following vote:

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

B. [AHBR 5042](#) Hudson Future Trends Report Presentation

Discussion of a Future Trends Report, prepared by staff, to provide education on current and future-focused trends in the areas of Technology, Commercial, Retail and Finance. The purpose of the report is to bring awareness to trends that will impact the City of Hudson in the near future, so that the City may take advantage of early and bold action.

Attachments: [Hudson Future Trends Report](#)

The Board and Mr. Sugar discussed the Future Trends report which is available online.

This matter was presented

VIII. Adjournment

Ms. Marzulla made a motion to adjourn, the motion was seconded by Mr. Workley. The motion was approved by the following vote:

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

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.

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