



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 28, 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

There were no Consent Applications.

V. Old Business

There was no old business.

VI. New Business

- A.** [AHBR 21-227](#) **76 North Hayden Parkway**
Demolition (Partial Demo - Evamere Elementary School)
- Attachments:* [76 N Hayden Pkwy](#)
- Mr. Sugar introduced the application by displaying the School Master Site Plan, explaining the administrative office moves, displaying the structures to be demolished, the elevations and an overview the proposed work.
- Mr. John Peterson, GPD Group discussed the proposed window replacement, brick restoration and explained most of the work done will be in the areas of demolition.
- The Board, Mr. Peterson and staff discussed: The expected hidden stone area plan, the brick areas without fenestration, the existing windows on the 2007 addition, the wall without fenestration which cannot be seen from the road.
- Mr. Workley made a motion, seconded by Mr. Reid, to approved the application as submitted and also approve brick to be used to infill the wall if the anticipated stone is not usable. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- B.** [AHBR 21-360](#) **126 West Streetsboro Street, Suite 1**
Signs (Wall, Projecting, Tenant Panels - Ohio Real Title)
- Attachments:* [126 West Streetsboro Street, Suite 1](#)
- Mr. Sugar introduced the application by displaying the location of the building, noting the location of the proposed signage and reviewing the staff comments.
- Mr. Mike Bizjak, Cesco Imaging, described the signs and illumination.
- The Board, Mr. Mizjak and staff discussed the illumination for the sign on the rear of the building.
- 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
- C.** [AHBR 21-365](#) **1101 Barlow Road**
Alteration (Roof Overhang Extension - Ellsworth Golf Course)
- Attachments:* [1101 Barlow Road](#)
- Mr. Sugar introduced the application by displaying an overview of the project and elevations of the service building at Ellsworth Golf Course and noting the overhang is an EPA requirement.
- Mr. Trent Wash, Golf Course Superintendent, 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

D. [AHBR 21-385](#) 90 North Oviatt Street (Historic District)

Fence (4', 5', 6' Wood Shadowbox Replacement Fence)

Attachments: [90 N Oviatt Street](#)

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

The Board, applicant and staff discussed how the four-foot and six-foot fences will meet.

Mr. Morris made a motion, seconded by Ms. Marzulla that the Historic District Subcommittee waived the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented. 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. Reid, that the recommendation of the Historic District Subcommittee be approved. The motion carried by the following vote:

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

E. [AHBR 21-433](#) 150 Aurora Street (Historic District)

Alterations (Siding and (2) Window Replacement)

Attachments: [150 Aurora Street](#)

[Site Visit Photos 5-5-21](#)

[Design Review Advisory Report by Naylor Wellman](#)

Ms. Schrenk introduced the application by displaying the house, explained the house currently has aluminum siding, however the contractor discovered wood siding is under the aluminum siding. Ms. Schrenk reviewed the Secretary of the Interior's Standards and noted a recommendation for a qualified consultant to assist the AHBR on this process.

Mr. Larry Folta, Folta Construction, and Mr. Mark Lafontaine discussed the purchase of the house and work to date. Mr. Folta also noted the poor condition of the aluminum siding and discussed the benefits of using Hardie board instead of cedar wood if the aluminum is removed. Replacing some of the windows was also discussed.

Mr. Sugar reviewed a meeting with the homeowners where it was believed that there was no wood under the siding and noted since wood has been found, the Secretary of the Interior's Standards apply and places the burden on the homeowner to show why the Standards should not be applied.

Mr. Lafontaine noted the hardship of the potential extra cost to meet the Secretary of the Interior's Standards and concern over lead paint being exposed.

The Board discussed conducting a site visit, keeping the integrity of properties in the Historic District, maintaining the width of the siding and the desirability of using an outside consultant.

The Board decided to conduct a site visit with a consultant.

F. [AHBR 21-356](#) 6208 Wessington Drive

Deck (Pavilion)

Attachments: [6208 Wessington Drive](#)

Ms. Schrenk introduced the application by displaying renderings of the proposed work and samples of the proposed stone.

Mr. Christopher Maurer, Red House Studio, was present for the meeting and discussed the proposed work.

The Board, applicant and staff discussed the proposed deck location, the stone tying into the brick on the house, the formal design of the structure compared to the randomness of the foundation stone, skirting around the deck, the need for more accurate elevations and specification sheets for the stone.

The application was continued to a future meeting.

G. [AHBR 21-277](#) 7252 Herrick Park Drive

Accessory Structure (Detached Garage)

Attachments: [7252 Herrick Park Drive \(Revised\)](#)

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

Mr. John Lewis, applicant, displayed the elevations, materials and noted the colors to be used.

The Board, Mr. Lewis and staff discussed the siding, the doors and the proposed block foundation.

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

VII. Other Business

Mr. Sugar discussed:

- 1) AHBR May meetings will be held remotely.
- 2) LDC updates will be done yearly. This year Architectural issues will be one of the topics to be studied by AHBR and staff.
- 3) The Board and staff discussed Historic District issues on the Consent Agenda. Staff will write a policy for AHBR to review.
- 4) An Elm Street neighborhood meeting took place with nine or ten residents present regarding the Historic District Expansion.
- 5) Mr. Sugar announced two new members will join AHBR next meeting.

This matter was discussed

A. [AHBR 21-446](#) **94 Ravenna Street [Historic District] (Informal)**
Addition (First Floor Master Bedroom & Front Porch)

Attachments: [94 Ravenna Street - Informal \(Revised\)](#)

Ms. Schrenk introduced the informal review of an individual house which is designated as being in the Historic District. Ms. Schrenk also noted this project will be before BZBA for a variance and reviewed the staff comments.

Mr. David Ferek, applicant, discussed the shutters on one side of the home and related the problem of adding shutters to the front of the home, displayed an elevation of the proposed work if finished and explained why the chimney is located as is. Mr. Ferek also noted the proposed composite decking will run front to back and look like real wood.

The Board, Mr. Ferek and staff discussed using wood decking as opposed to composite. The Board also discussed the east side chimney which requires removing a window, the rake board on the chimney, shutters not being applied to the front addition and the addition having the appearance of an added apartment. The Board recommended having a sample of the composite decking material for the AHBR site visit.

This matter was discussed

B. [AHBR 4-14-2021](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: April 14, 2021

Attachments: [AHBR Minutes April 14, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the April 14, 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 the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Caputo adjourned the meeting at 9:16 p.m.

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

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.

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