



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Françoise Massardier-Kenney
William Ray
Jamie Sredinski
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, September 11, 2024

7:30 PM

Town Hall
27 East Main Street

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. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

Absent: 1 - Ms. Kenney

III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

Mr. Sugar noted several letters were submitted that pertain to AHBR 24-734.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Ray, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

A. [AHBR 24-1016](#) 7299 Dillman Dr

Pergola

Attachments: [7299 Dillman Dr AHBR Packet](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 24-849](#) **264 E Streetsboro St**
Addition (Front Porch)

Attachments: [Revised Drawings for 9.9.24 Meeting](#)
 [264 E. Streetsboro St AHBR Packet](#)

Mr. Sugar introduced the application by noting it was reviewed at the August 12, 2024, AHBR meeting and, at the applicant's request was continued to allow further review.

Mr. Shawn Hook, contractor, and Mr. Paul Khacherian, homeowner, noted the revised roof is to resolve potential water problems and that the existing roof shingles cannot be matched.

The Board and applicants discussed the view of the roof, the pitch of the roof, how the chimney will be treated, that the side elevation will be a white vinyl material to match the trim of the house, that the proposed roof does not match anything on the existing house, that drawings of a hip roof would assist the Board in making this decision, and the Board's concern over the precedent set by allowing this shed roof that does not have common elements with the existing roof.

A motion was made by Mr. Ray, seconded by Mr. Caputo, that this AHBR Application be approved. The motion was NOT approved, by the following vote:

Aye: 3 - Mr. Caputo, Mr. Ray and Mr. Wetzel

Nay: 3 - Ms. Marzulla, Mr. Workley and Ms. Sredinski

[AHBR 24-849](#)

Attachments: [Revised Drawings for 9.9.24 Meeting](#)
 [264 E. Streetsboro St AHBR Packet](#)

Mr. Workley made a motion, seconded by Ms. Marzulla, to deny the application, based on the ascetics of the design and the LDC requirement that roofs on projections should match the roof material of the building to the extent possible and shall be the same kind of roof. The vote being a tie did not have a majority so the application is continued to the next Board meeting.

Aye: 3 - Ms. Marzulla, Mr. Workley and Ms. Sredinski

Nay: 3 - Mr. Caputo, Mr. Ray and Mr. Wetzel

VI. New Business

A. [AHBR 24- 135](#) 1727 Mayflower Ln

Addition (Attached Garage)

Attachments: [1727 Mayflower Lane AHBR Packet 4.10.24 Meeting](#)
 [1727 Mayflower Lane AHBR Packet 2.28.24 Meeting](#)
 [1727 Mayflower Ln AHBR Packet 9.11.24](#)

Mr. Sugar introduced the application by describing the project, displaying the elevations, and reviewing the staff comments.

Mr. Timothy Raggets, and Mr. Jeff Raggets, noted a driveway is not proposed at this time, and the foundation height will be determined by the existing house.

The Board, applicant, and staff, discussed the elevation across the front of the house, that the shutters will be removed from the front of the house when it is resided, that no trim boards are on the house, that the windows around the house will match, and that the second story addition sets back eighteen inches.

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

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

B. [AHBR 24-1013](#) 148 Elm Street (Historic District)

Pavilion

Attachments: [148 Elm St - AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the project and reviewing the staff comments.

Ms. Lydia Wolf, and Mr. Bill Wolf, applicants, described the wood wrapped with vinyl columns that will be built on site with a metal roof to match metal elements on their house.

The Board, applicants, and staff discussed, the age of the house, the house columns that are wrapped in vinyl, that Elm Street was included in the Historic District in the last couple of years, that the house has vinyl siding, that the Board will be required to make an exception to allow the vinyl wrap since the house is now in the Historic District, that AZEK or a similar product would be more acceptable than vinyl in the Historic District, and the roof material is 28 gauge interlocking panels.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved conditioned on the roofing material being submitted with photos of the joints and that staff approved the column materials. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

C. [AHBR 24-1025](#) 29 Division St (Historic District)

Alteration - Garage Door replacements

Attachments: [29 Division Street AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the door and reviewing the staff comments.

Mr. Billy Johnson, contractor, described the wood looking metal door.

The Board, applicant, and staff discussed, the door and its color.

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

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

D. [AHBR 24-789](#) 5510 Weeping Willow Drive

3 Seasons Room

Attachments: [5510 Weeping Willow AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the project, noting a variance was granted by BZBA, and reviewing the staff comments.

Mr. Gordon Costlow, architect, and Mr. Roger Bolas, resident, were present for the meeting.

The Board, applicant, and staff, discussed the requirement for a full foundation for this type of structure which is interpreted as an addition, and the applicant's opinion that a full foundation will not allow the anticipated use of the structure.

At the request of the applicant, the application was continued.

This matter was continued.

E. [AHBR 24-973](#) 53 First St (Pegs Foundation)

Sign (Building)

Attachments: [53 First St AHBR Packet](#)

Mr. Sugar introduced the application by describing and displaying the site and location of the proposed sign and reviewing the staff comments.

Mr. Jack Maxwell, Brilliant Electric Sign Company, applicant, described the sign and materials, and that a matte finish will be used with indirect lighting.

The Board, applicant, and staff described the architect's desire for the proposed offset location of the sign, that roof signs are not allowed by the LDC, however, if the sign is moved in front of the brick - the appearance will be it is on the brick, the possibility of putting the letters under the roof structure, and that the letters will be mounted on finished aluminum pegs.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved with the centering of the sign to be approved by staff and the use of a matte finish. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

**F. [AHBR 24-968](#) 7300 Valley View Road
New House**

Attachments: [7300 Valley View Rd AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the proposed house and location, and reviewing the staff comments while noting the complexity of the proposed design.

Mr. Nestor Papageorge, ArtHAUS Building Company, and Mr. and Mrs. Paul and Kayla Rawlings, homeowners, discussed the type of proposed house, the main mass area, questioned if this design incorporates wings, and noted the front door will be prominent from the street making it obvious as the formal front door. The Board noted the elevations make the front door seem less prominent, that the house is approximately 250-feet from the street, the possibility of a feature near the front door, and that the foundation stone will need to terminate on inside corners.

The Board, applicant, and staff: Expressed no concern regarding the staff comments regarding the main mass and wing, or the 10-percent location rule, and noted that the shutters are of functional size.

A motion was made by Mr. Workley, seconded by Mr. Wetzel, that this AHBR Application be approved as amended with the applicant working with staff for an acceptable front entrance detail. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel, Mr. Workley and Ms. Sredinski

VII. Other Business

A. [AHBR 24-734](#) **27 College Street (Historic)**
Addition

Attachments:

[Consultant Report](#)

[Revised Design](#)

[27 College St AHBR Packet](#)

[NPS - Preservation Brief - Additions to Historic Buildings](#)

Mr. Sugar introduced the application by noting an informal review was conducted on August 14, 2024, with a subsequent site visit that included the Historic Consultant who prepared a report for the Board.

Mr. Nate Bailey, Hara Architects, noted the consultants report, page 2, item 2, where he corrected the report to say, the chimney is to remain - it will not be demolished. Mr. Bailey also noted the consultant's comments which are in conflict with the Board's comments, i.e., the material removal and detail on the proposed rear covered porch is not to match the existing house, that the split face historic block should not be used, and the proposed roofline being in harmony with the existing roofline. Mr. Bailey then explained his vision of how to bring harmony between the old and new - which may not be in agreement with the Board's opinion.

Mr. Bailey then presented his revisions which include: Bringing the roofline down, the use of a dormer to accent the second floor, reducing the overall size of the addition, and noted the proposed addition is of similar size with neighboring additions, and that five or six letters from neighboring property owners have been submitted in support of the proposed plan.

The Board, applicant and staff discussed: Not agreeing with some elements of the historic consultants report, that the side porch being eliminated and the large massing are problematic, the Board's desire to retain the front porch corner column to retain the character of the house, how the front column might be incorporated into the design, that consistency of materials are desirable, that the massing is in agreement with many of the properties on the street, and that adding this amount of square footage will change the character of the house, i.e., what is too much?

The Board and staff also discussed the tension between distinguishing the original house from the additions, the seeming large size of the dormer - which Mr. Bailey noted cannot be seen from the street and that an addition in the Historic District should not be judged on the size alone, and a request that the Board acknowledge the letters of support from the surrounding neighbors.

The Board as individuals discussed: Liking the design basically as is, the dormer being too dominate, feeling the massing is too large, that the side porch should stay as a porch, that the shed dormer creates serious issues, the possibility of breaking up the dormer, that the window in the shed be moved to create a different scale, and that the front view of the house retains the historic look.

This matter was discussed

VIII. Staff Update

Ms. Coffman noted Ms. Davey will return for the October AHBR meetings.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:55 p.m.. The motion carried by an unanimous vote.

John Caputo, Chair

John Workley, 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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