



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, August 23, 2023

7:30 PM

City Hall
1140 Terex Road

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. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 2 - Mr. Funyak and Mr. Wetzel

III. Public Comment

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

IV. Consent Applications

There were no Consent Applications.

V. Old Business

A. [AHBR 23-741](#) **144 Hudson Street (Historic District)**
Addition (972sf Mater Bedroom and Great Room)

Attachments: [144 Hudson St. AHBR Packet 8.23.23](#)

Ms. Krickovich introduced the application in the Historic District which has had an informal review by AHBR, and reviewed the staff comments.

Mr. Chris Lachman, CSL Consultants and Mr. Richard Brown, LB Architects, were present for the meeting.

The Board, staff and applicant discussed the applicant's willingness to use matching stone and bricks to comply with the standards, and the use of a metal roof.

Mr. Workley made a motion, seconded by Mr. Ray, to approve as submitted for the addition with the existing house having consistent brick that is all painted. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

VI. New Business

A. [AHBR 23-752](#) **233 Aurora Street (Historic District)**
Fence (4' wood split rail)

Attachments: [233 Aurora St. AHBR Packet](#)

Ms. Krickovich introduced the application by describing the proposed three-foot high wood fence and reviewing the LDC standards and staff comments.

Ms. Amanda Keller, homeowner, the Board and staff, discussed the property as being odd shaped, and the height of the fence.

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

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

B. [AHBR 23-655](#) **7555 Foxdale Circle**
Accessory Structure & Addition

Attachments: [7555 Foxdale AHBR Packet](#)

Ms. Krickovich introduced the proposed covered patio and reviewed the standards and staff comments.

Ms. Breanna Smith, American Construction Group, the Board and staff noted the proposed structure will match the design of the house, the possibility of moving the structure one more foot from the chimney, and that this type of structure has been commonly approved.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve with moving the shed of the roof over one foot from the face of the pitch to maintain the existing outside shingle. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

C. [AHBR 23-773](#) 7679 N Mannheim Court

Covered Patio (Rear Yard)

Submitted by Krystal Crisman, H&M Landscaping

- a) *The application was continued from the August 23, 2023 meeting for the applicant to provide more detailed drawings.*
- b) *The architectural design standards state roofs shall not intersect so as to cause a valley. Question the valley that would be created between the proposed roof and the existing garage.*
- c) *Indicate the proposed roof pitch and question if it can support shingles.*
- d) *Question if proposed chimneys are accurately depicted on all elevations and renderings.*

Attachments:

[7679 Mannheim Ct AHBR Packet](#)

Ms. Kirckovich introduced the application for the covered patio, described the project and reviewed the staff comments. Ms. Kirckovich also noted that revisions have been made to the drawings.

The applicants noted the drawings are out of scale and the roof will be below the window.

The Board, staff and applicant discussed the location of the patio and roof in relation to the house, the type of materials and construction, and the pitch of the proposed structure not being the same as the existing house roof pitch. The Board stated new elevations, made to scale with more details need to be submitted.

The Board tabled the application.

This matter was continued

VII. Other Business

A. [AHBR 23-684](#) 7322 Arborwood Drive

Addition (352 Sqft Garage Expansion)

Submitted by Len Huddleston

- a) *This case went before the Board on 8/9/2023 and 8/23/2023 as informal reviews in order to get a general direction from the Board on massing requirements.*
- b) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. The existing garage is forward of the main body and the applicant is proposing to extend the existing garage by 16 feet. Staff notes the Board seemed acceptable of the proposed massing during the informal reviews.*
- c) *The Board requested the applicant provide documentation of the factors of a practical difficulty on the property. The applicant has provided this documentation. The AHBR can review in determining a special exception.*

Attachments:

[7322 Arborwood Dr. AHBR Packet - 9.27.2023](#)

[7322 Arborwood Dr. AHBR Packet](#)

Ms. Kirkovich introduced the proposed garage extension, noted AHBR previously conducted an informal review on August 9, 2023, reviewed the staff comments and other work done by the applicant.

Mr. Len Huddleston, LDS Contractor, and Mr. Paul Milcetic, homeowner, were present for application.

The Board, applicant and staff reviewed the issues from the previous meeting including: The HOA prohibits detached garages, a large setback violation is created if the garage is placed in the rear yard, and the cul-de-sac has forward garages as a typical design.

The applicant noted that the proposed design fits into the design of the neighborhood, the actual setback violation is only about two-feet, and the value of the neighborhood will be enhanced by the improvement made to this house. The hardships noted by the applicant are: The inadequate size of his garage for his vehicle which will be mitigated by the proposed garage, having the vehicle off the driveway will make it safer for his children and be better for his neighborhood.

The Board and applicant discussed the design and setbacks of the proposed garage, the percentage of two and three car garages in the neighborhood, that the lot is heavily wooded, that a BZBA variance will be needed for the side yard, and that one tree will be removed. Board members also noted the proposed garage seems to fit with the general design of the neighborhood.

B. [AHBR-6807](#) Discussion of day and time of site visits

A motion was made by Mr. Workley, seconded by Ms. Kenney, to establish the Tuesday following an AHBR meeting, at 3:00 pm, as the day and time site visits are conducted, with the backup day being Wednesday at 3 pm. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

C. [AHBR 8-9-23](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: August 9, 2023.**

Attachments: [AHBR Minutes August 9, 2023 - Draft](#)

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the August 9, 2023, Minutes be approved as amended. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

VIII. Staff Update

Ms. Kirkovich noted the Heritage Ohio annual conference is October 10 to 12 in Dayton and Board members are welcome to attend at their own expense.

Ms. Kenney questioned why a canvas awning was not allowed on a previous application. The Board discussed why they believed canvas did not fit with the existing metal awnings at that particular location. Ms. Kenney also discussed polycarbonate being used as an awning material with the benefit of allowing light to pass through. The Board discussed the use of polycarbonate on a case by case basis depending on the view for the general public and it possibly being prohibited because it is a combustible material.

IX. Adjournment

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the meeting be adjourned at 8:59 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.