



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

John Workley, Secretary

John Funyak

William Ray

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, June 8, 2022

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

Absent: 1 - Mr. Funyak

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 items on the Consent Agenda.

V. Old Business

A. [AHBR 22-268](#) **122 North Main Street (Historic District)**
Commercial Alteration (Screen wall for Rooftop Mechanical Units)

Attachments: [122 N Main Street \(revised\)](#)
[Naylor Wellman Design Advisory Report](#)
[122 N Main Street \(previous\)](#)

Ms. Schrenk introduced the application by describing the project, noting a site visit was conducted on April 26, 2022, and describing highlights of the design report submitted by Historic Preservation Consultants Naylor Wellman.

Ms. Nadia Kmetich, HSB Architects, displayed a sample of the proposed material.

The Board, applicant and staff discussed the paint color and support structure to be used and the undetermined location of the supports.

Mr. Ray made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: The support dimensions be submitted to staff for approval and a powder coated beige paint be used. The motion was approved by the following vote:

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

VI. **New Business**

A. [AHBR 22-530](#) **77 North Oviatt Street**
Commercial Demolition (Old Middle School)

Attachments: [77 North Oviatt Street - Demo Plan](#)
[Photographs of Building](#)
[Items to be Salvaged \(tentative\)](#)

Ms. Schrenk introduced the application by displaying the property, describing the project, noting the property is not a designated historical site and the Board is to issue a finding.

Mr. John Peterson, GDP Group, and Mr. Bill Sherman, Hammond Construction, were present for the meeting.

The Board, staff and applicant discussed the application and the historical significance of the building.

Ms. Marzulla made the following finding: The AHBR finds, by a three to two vote, the proposed structure for demolition at 77 North Oviatt Street does have historical and architectural significance. Further, the Board finds the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings. The Board recognizes these building are not in the Historic District and do not have Historic Landmark designation.

B. [AHBR 21-1223](#) 132 Franklin Street (Historic District)

Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Attachments: [132 Franklin Street \(proposed revised 6.3.22\)](#)
 [132 Franklin Street \(previous\)](#)
 [Pella Lifestyle Windows Spec Sheet](#)
 [Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Ms. Schrenk introduced the application by describing the November 10, 2021 AHBR approvals and describing the applicants request for revisions to the previously approved application with a rooftop addition which is in conflict with the Secretary of the Interior's recommendations. Ms. Schrenk also noted the applicant's submittal regarding staff comment number eight.

Mr. Anthony Frammartino, owner and Vincent Frammartino, applicant, noted during demolition it was discovered that re engineering was required because a previous addition was not done with proper support. The solution required the front roof height be raised with additional alterations in the rear of the building.

The Board, applicant and staff discussed the front roof pitch remaining as is with the rear pitch being altered, noted the house is in need of significant structural improvements, the windows will be wood clad and discussed the additions which were not properly designed,

The Board, staff and applicant discussed the Secretary of the Interior's recommendations as they apply to this structure and areas of concern the historic preservation consultant might speak to as well as the AHBR conducting a site visit.

The Board decided to conduct a site visit.

This matter was discussed

C. [AHBR 22-519](#) 191 Elm Street (Historic District)

Alterations (Vinyl Window Replacements, Door Replacements)

Attachments: [191 Elm Street](#)

Ms. Schrenk introduced the application by describing the house built in 1928 that now has a vinyl exterior and noting that the proposal will not alter any historic features of the home and will replace windows with like windows.

Ms. Hilary Riker, owner, was present for the meeting.

Mr. Ray made a motion, seconded by Mr. Reid, to approve as submitted. The motion carried by the following vote:

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

D. [AHBR 22-476](#) 263 North Main Street (Historic District)

Alteration (Slate Roof Replacement)

Attachments: [263 North Main Street](#)

Ms. Schrenk introduced the application by noting a replacement porch roof was approved by the Board on May 27, 2020. This application is for an additional area of the roof. Ms. Schrenk also noted the staff comments and the Secretary of the Interior's Standards.

Mr. Gabor Koszoru, Cleveland Slate and Copper Roofing Company, noted the existing slate is in poor condition and will be replaced with slate similar to the existing. Mr. Koszoru distributed samples of the slate and copper to be used.

The Board, staff and applicant discussed the replacement process and replicating the scallop design.

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

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

E. [AHBR 22-498](#) 80 West Case Drive

Addition (Family Room, Storage 320 SF)

Attachments: [80 West Case Drive](#)

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

Mr. John Toomey, architect, described the design process as using traditional architectural standards for this traditional house. Mr. Toomey described the cantilever design as a traditional design that will differentiate the addition from the existing structure. The cantilevered addition design was discussed by the Board.

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

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

F. [AHBR 22-499](#) 6697 Kingswood Drive

Addition (Screened Porch 554 SF)

Attachments: [6697 Kingswood Drive \(revised 6.7.22\)](#)

Ms. Schrenk introduced the application by displaying the elevations and reviewing the staff comments and noting revised elevations have been submitted.

Mr. Lucas Brown, Dream Decks, noted the homeowner has a landscaper designing the yard and describing the location of the patio under the deck.

A motion was made by Mr. Workley, seconded by Mr. Reid, that this AHBR Application be approved with the condition that a landscape plan provided with enclosure around the bottom or a patio plan submitted. The motion carried by the following vote:

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

- G.** [AHBR 22-483](#) **2466 Westwood Circle (Woodland Estates, Lot 14)**
New Residential Construction (Two-Story, Single-Family Home)

Attachments: [2466 Westwood Circle \(revised 6.8.22\)](#)

Ms. Schrenk introduced the application by describing and displaying the revised elevations, reviewing the staff comments and Architectural Design Standards.

Mr. Tony Lunardi, LDA Land Group LLC, Mr. Kevin Nixon and Ms. Alisa Nixon, homeowners, were present for the meeting. Mr. Lunardi and staff discussed the location and trim of selected windows, the freeze board size and the possibility of reducing the size of the freeze board. Moving the side window which is directly on the corner of the house was discussed as well as the distance between the dormers and windows.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: 1) The dormer windows be lowered away from the trim. 2) The corner windows moved over to allow for siding. The motion was approved by the following vote:

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

VII. Other Business

- A.** [AHBR 5-26-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
May 26, 2022**

Attachments: [AHBR Minutes May 26, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the May 26, 2022, Minutes be approved. The motion carried by the following vote:

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

VIII. Staff Update

There were no staff updates.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 8:29 p.m.. The motion carried unanimously.

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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