



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, September 9, 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, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

Absent: 2 - Mr. Bach and Mr. Reid

III. Appointments to Historic District Subcommittee

Chair Caputo appointed Mr. Workley, Mr. Reid and Mr. Morris to the Historic District Subcommittee.

This matter was appointed

IV. Public Comment

Mr. Sugar stated no public comments were submitted.

- A. [AHBR 4786](#) Chair Caputo announced this meeting will be held via video-conference. Comments submitted to AHBR@hudson.oh.us prior to start of the meeting would be read aloud by staff during the meeting.

V. Consent Applications

There were no consent applications.

VI. Old Business

- A. [AHBR 20-528](#) 48 Clinton Street

New Commercial Structure (Smiths Curated Building)

Attachments: [48 Clinton Street](#)

Mr. Sugar introduced the application which was tabled from a prior meeting. Mr. Sugar noted the revised plans call for a Greek Revival style structure with a height drop of ten-feet from the previous plan using Hardi-Board for wall material and asphalt shingles. The footprint of the building was not changed.

Mr. Todd Smith was present for the meeting and noted the windows were also made slightly larger.

The Board complimented Mr. Smith on the re design of the building.

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

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

B. [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 was tabled from the previous AHBR meeting and noted nothing from the previous meeting has changed. Mr. Sugar also noted the Secretary of the Interior's Preservation Brief which discussed replacement windows and repair of original windows. However, the existing windows at 63 Owen Brown Street are not original. Ms. Marzulla noted that the period of significance for this structure shows six-over-six windows, instead of the proposed two-over-two.

Mr. Keith Morris stated he will repair any rotted boards that can be repaired and will replace those that cannot be repaired.

The Board and Mr. Morris discussed the six over-six-windows, which Mr. Morris is agreeable to using.

Mr. Grant reported that the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans with the following conditions: 1) The windows be six-over-six. 2) Siding be repaired when possible. 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: 4 - Mr. Caputo, Mr. Grant, Mr. Morris and Mr. Workley

Nay: 1 - Ms. Marzulla

C. [AHBR 20-732](#) **100 College Street (Historic District)**

Alteration (Windows & Door Removals and Replacements)

Attachments: [100 College Street](#)

Mr. Sugar introduced the application by noting the AHBR site visit on September 2, 2020 and showing photos of the chimney to be removed from the side of the house and the proposed location to rebuild the chimney. Mr. Sugar also noted the carriage room was converted to a living area in the 1960s and the windows are not historically significant.

Ms. Holly Byers, owner, and Mr. Bill Gotts, builder, noted the revisions on the rear of the house to the doors and presented two chimney options.

The Board discussed the size of the doors, the door trim, the height of the building, the chimney style and style of brick.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans with the following conditions: 1) A rear door height of seven-feet. 2) The Chimney be built using option A as presented. 3) The trim match the existing trim. 4) Antietam Blend bricks be used. 5) A chimney cap to match the existing chimney caps. 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, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Workley

VII. New Business

- A. [AHBR 20-420](#) **20 Baldwin Street (Historic District)**
Accessory Structure (Detached Garage Addition)
Attachments: [20 Baldwin Street](#)

Mr. Sugar introduced the application by displaying the site plans, photos and elevations for an existing garage, and noted the AHBR did a site visit to this location.

Mr. Todd Smith was present for the meeting and noted the garage door will match the existing garage door and explained the roof materials and design.

The Board discussed the size of the second story window and the weathervane.

Mr. Morris reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans with the following conditions: 1) The gable end window over the original garage be narrower and more proportional to the existing windows. 2) The retention of the weather vein. A motion was made by Ms. Marzulla seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

- B. [AHBR 20-703](#) **6630 Stone Road**
Accessory Structure (Shed)
Attachments: [6630 Stone Road](#)

Ms. Schrenk introduced the application which was previously approved administratively as a 12 x 16 foot accessory structure with a gable roof to match the home. However, the contractor built a 12 x 20 foot gambrel roof shed, which does not have the same shape as the main structure. The shed was also repositioned so it is now visible from the road.

Mr. Rory Hill was present for the meeting and stated the shed was shown on the wrong place on the original drawings and in its present location sticks out approximately ten-feet from the garage. Mr. Hill also stated the roof can be replaced by the manufacturer.

The Board determined the shed roof needs to be built as approved.

This matter was discussed

- C. [AHBR 20-788](#) **34 Blackberry Drive**
Alterations (Siding, Windows, Awnings, Roof Material)
Attachments: [34 Blackberry Drive](#)

Ms. Schrenk introduced the application by displaying photos, describing the project and reviewing the staff report.

Mr. Terry Hitchcock, owner, discussed the proposed look of the house.

The Board discussed the metal standing seam roof on the porch as it wraps around the house and the use of the shake shingles on the front of the house as well as the three returns.

Mr. Morris made a motion, seconded by Mr. Workley to approve the application as submitted. The motion was approved by the following vote:

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

- D. [AHBR 20-741](#) **1909 Norton Road**
New Residential Construction (Two- Story, Single Family Home)
Attachments: [1909 Norton Road](#)

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

Mr. Tony Lunardi, LDA Builders, was present for the meeting, described the purpose of the window locations, the front door siding and wood paneling around the front door.

The Board and Mr. Lunardi discussed the materials and design around the front door and the need for materials terminating on inside corners. The Board also discussed relocating one of the columns which will help align the spaces.

Mr. Morris made a motion, seconded by Mr. Workley, to approve the application with the following conditions: 1) The column in front of the windows be removed. 2) Stone returns be used on the sides of the front door. 3) A stone panel be placed above the foyer entry door. The motion was approved by the following vote:

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

VIII. Other Business

Mr. Sugar and Ms. Kate Schlademan, Hudson City Council, discussed the Historic District Expansion including: 1) Expanding the percent of responses to 91 percent of residents of Elm Street and Roslyn Street. 2) Of the 44 properties, 32 people are for the expansion with 8 against and four no responses. 3) The process of expanding the Historic District, both national and then local. 4) The possibility of hiring someone to help with the process. 5) Councilwoman Schlademan complimented Mr. Sugar on his efforts in the process. 6) The possibility of the AHBR members being involved in the outreach to the neighborhoods.

Ms. Marzulla discussed the webinar regarding clad windows and other modern products.

- A. [AHBR 5058](#) **136 Hudson Street (Historic District) [Informal]**
Addition (Porch)
Attachments: [136 Hudson](#)

Mr. Sugar introduced the application for a front porch and reviewed the staff comment.

Mr. Nik Sirna, Peninsula Architects, was present for the meeting and described this as the first of two or three phases. This involves a remedy for a front door that is actually a door into a bedroom without a walkway. Mr. Sirna also described the difficulty of the front door being off centered between the two windows. Mr. Sirna questioned the process for having shutters approved. Mr. Sugar discussed the Secretary of the Interior's instructions and stated he would have to research the shutter issue.

Board comments include: 1) A preference for the second drawing, with a portico as shown by Mr. Sirna, without the shutters. The Board feels this fits with the character of the house.

This matter was discussed

**B. [AHBR 8-26-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: August 26, 2020**

Attachments: [AHBR Minutes August 26, 2020 - draft](#)

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this Minutes be approved as amended. The motion carried by the following vote:

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

IX. Adjournment

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

Aye: 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris 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.