



City of Hudson, Ohio

Meeting Minutes - Final

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, July 27, 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, Mr. Ray, Mr. Reid, Mr. Workley and Ms. Marzulla

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

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

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

A. [AHBR 22-110](#) **2234 Middleton Road**

Accessory Structure (Shed 880 SF)

Attachments: [2234 Middleton Rd](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 22-672](#) **5430 Sullivan Road**
Accessory Structure (Detached Garage, 1200 SF)
Attachments: [5430 Sullivan Rd](#)

This AHBR application was approved on the Consent Agenda.
- C.** [AHBR 22-692](#) **5423 Darrow Road**
Signs (Ground Sign & Building Sign - The Nest Schools)
Attachments: [5423 Darrow Rd \(revised 7.26.22\)](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

- A.** [AHBR 22-608](#) **5860 Bradford Way**
Addition (Pavilion 561 SF)
Attachments: [5860 Bradford Way \(revised 7.22.22\)](#)
 [5860 Bradford Way \(7.21.22\)](#)
 [5860 Bradford Way \(7.13.22\)](#)

Ms. Schrenk introduced the application by displaying and reviewing the revised elevations as discussed at the 7/13/22 AHBR meeting.

Mr. Jim Dombrowski, applicant, was present for the meeting.
A motion was made by Mr. Ray, seconded by Mr. Reid, that this AHBR Application be approved. The motion carried by the following vote:

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

VI. New Business

- A.** [AHBR 22-726](#) **2656 Bridgeton Drive**
Addition (First Floor & Second Floor)
Alterations (Foundation Material, Siding, Roofing, Windows, Doors)
Attachments: [2656 Bridgeton Dr \(revised 7.26.22\)](#)
 [2656 Bridgeton Dr \(Additions & Alterations\)](#)

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

Mr. Eric Kuczek, representing Ms. Erin Graessle, was present for the meeting. The Board, staff and Mr. Kuczek discussed the staff comments.
A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved with the window lowered (as recommended in the staff comments) and architectural shingles. The motion carried by the following vote:

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

B. [AHBR 22-721](#) **164 Elm Street (Historic District)**
Addition (Garage Addition, 284 SF)

Attachments: [164 Elm St \(revised 7.26.22\)](#)

[164 Elm St](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Ms. Schrenk introduced the application by displaying the revised elevations.

Mr. Rick Hawksley, architect, noted the staff concerns have been addressed and discussed the difficulty of the property.

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

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

C. [AHBR 21-1046](#) 53 First Street

New Commercial Structure and Exterior Alteration (Peg's Home & Gallery, Baldwin-Buss House)

Attachments: [53 First St \(7.19.22\)](#)
[Peg's Home & Gallery Elevations - March 9, 2022 Meeting](#)
[Peg's Comparison Elevations from 10.13.21 Meeting](#)
[Baldwin-Buss House Elevations - March 9, 2022 Meeting](#)
[Park Lane Square - Renderings March 9, 2022 Meeting](#)
[Product Specification Sheets](#)
[Public Comments Received](#)
[Photos 3.3.22](#)
[Staff Memo to AHBR - October 13, 2021 Meeting](#)
[Elevations - October 13, 2021 Meeting](#)

Ms. Schrenk introduced the application by describing the project and reviewing the revised elevations.

Mr. Nate Bailey, Peninsula Architects, described the revised east facing window.

The Board, staff and applicant discussed the redesigned rectangular shape of the east facing window in the presidential office under the gable roof, facing the Green and the Historic Baldwin Buss House's lower south wing's east front wall siding which needs to be removed in order to structurally secure the three sides of the wing together. The original siding will be replaced with new cedar siding since the Applicant does not expect the siding to withstand the removal process but will salvage what they can for future needs elsewhere.

Mr. Bailey and the Board clarified that the demolition of the non historic rear additions of the Baldwin-Buss House, is part of the motions.

Mr. Workley made a motion, seconded by Mr. Ray, to approve the presidential office window that overlooks the Green to complete the new building approval and to approve the removal of the green shaded area (on submitted Baldwin Buss House elevations) porch siding, salvaging as much as possible for potential later use and the demolition of the rear addition which is not historic. The motion was approved by the following vote:

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

VII. Other Business**A. [AHBR 7-13-22](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
July 13, 2022**

Attachments: [AHBR Minutes July 13, 2022 - draft revised 7.25.22](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the July 13, 2022, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

Discussion of the Board process for considering work on historic structures.

This matter was discussed

IX. 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 8:01 p.m.

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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