



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, July 8, 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: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Absent: 1 - Mr. Bach

III. Public Comment

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

A. [AHBR 4786](#) **This meeting was held via video-conference.**

IV. Consent Applications

Chair Caputo noted Consent Applications have been reviewed by Board members and staff and found ready for a Certification of Appropriateness.

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

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

A. [AHBR 20-507](#) **2994 Middleton Road**
Accessory Structure (Detached Garage)

Attachments: [2994 Middleton Road](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**B. [AHBR 20-538](#) 3007 Hudson Aurora Road**

Demolition (House)

Attachments: [3007 Hudson Aurora Road](#)

Mr. John Bedell was present for the meeting and described his intention to rebuild a new house on the same footprint that looks the same as the previous house.

Mr. Sugar introduced the application for an 1880s house outside the historic district and not designated as a historic landmark. Mr. Sugar also showed the location and photos of the house and described the extensive fire damage resulting in this application to demolish the home. Mr. Sugar also noted the statement by the insurance agent describing this as a total loss.

Ms. Marzulla made a motion, seconded by Mr. Grant, The AHBR finds the structure at 3007 Hudson Aurora Road does have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building. The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

C. [AHBR 20-495](#) 2425 Hudson Aurora Road

Addition (Sunroom)

Attachments: [2425 Hudson Aurora Road](#)

Mr. Jim Dombrowski was present for the meeting and noted that either the door or a window will be installed on the sunroom. Mr. Dombrowski also stated the rear post will be approximately 8 inches by 8 inches after it is trimmed out with Azek and a full foundation will be constructed for the sunroom.

Mr. Sugar introduced this application for a rear sunroom that will take the place of an existing rear addition. Mr. Sugar also reviewed the staff comments.

Ms. Marzulla made a motion, seconded by Mr. Grant, to approve the application with the following conditions: 1) If a window is used instead of a door on the sunroom, the plans are updated. 2) The details of trimming the rear post are on the updated plans.

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

D. [AHBR 20-523](#) 20 Baldwin Street (Historic District)

Addition (Kitchen, Great Room)

Attachments: [20 Baldwin St](#)

Mr. Todd Clarke was present for the meeting.

Mr. Sugar introduced the application by displaying and reviewing the site plan of this project which was informally reviewed on June 10, 2020 by AHBR and received a site visit on July 6, 2020. The proposed windows were described as Pella Wood Exterior Architectural Windows with the simulated divided light mullions. Mr. Sugar also reviewed the staff comments.

Mr. Clarke noted the window on the rear elevation under the bay would be saved, however he is less confident of keeping the window on the left. He also stated the owner would prefer the two smaller windows on the sides of the chimney but is open to the shuttered window as shown in design number one.

The Board noted the cantilever on the bay was reduced from the previous design by about 33 percent.

Mr. Grant reported that the members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans using option one for the east elevation. 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, Mr. Morris, Mr. Reid and Mr. Workley

Nay: 1 - Ms. Marzulla

E. [AHBR 20-527](#) 7685 Holyoke Avenue

Addition (Second Floor Addition)

Submitted by Steven Cochran, Cochran's Remodeling & Construction LLC.

- a) *Staff notes proposal was reviewed by the AHBR at the July 8, 2020 meeting. The file was tabled to allow the applicant to explore alternative designs to the second-floor addition.*
- b) *Staff notes a shed dormer design has been implemented to maintain existing garage roof form*

Attachments: [7685 Holyoke Avenue](#)

Mr. Steve Cochran was present for the meeting.

Mr. Sugar introduced the application for a second floor master bath addition, displayed the elevations of the house and reviewed the staff comments.

Mr. Cochran explained the reason for the roof line and not desiring a dormer.

The Board discussed the low slope roof elevation as detracting from the totality of the house roof lines and various alternatives. The Board suggested the applicant further study design alternatives.

Mr. Cochran requested the application be tabled for a consideration at a subsequent meeting.

This matter was withdrawn until future meeting

F. [AHBR 20-488](#) 7574 Woodland Avenue (Woodland Estates, Lot 18)

New Residential Construction (Two-Story, Single Family Home)

Attachments: [7574 Woodland Avenue 7-8-20 Submittal](#)

Mr. Ryan Grass and Mr. Andrew Kalnitsky, Gold Key Builders, were present for the meeting.

Mr. Sugar introduced the application which received an informal review on June 24, 2020. At that time the principle issues were: 1) The garage roof slope. 2) The main mass not being dominate from the wings. 3) The north elevation receiving a fenestration. Mr. Sugar then reviewed the updates to the elevations and staff notes.

Mr. Kalnitsky confirmed the heights, pitches and widths of the main mass and wing roofs are all the same. Mr. Kalnitsky noted the wall with a lack of fenestration is in the kitchen and a window will make the room less functional.

The Board expressed appreciation for the changes made to the plans and discussed placing some type of fenestration on the wall.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the condition that a fenestration is placed on the north wall.

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

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

New Commercial Structure (Smiths Curated Building)

Attachments: [48 Clinton Street](#)

Mr. Todd Smith was present for the meeting.

Mr. Sugar displayed the location of the proposed commercial building received an informal review on May 27, 2020. Mr. Sugar reviewed the changes from the previous meeting and noted the three main topics from the informal review were: 1) The roof pitch and the heaviness of the standing seam roof. 2) The stucco finish which is uncommon in this area for this large span. 3) The storefront bays. Mr. Sugar noted that the code does allow for multiple building types since this location is off of Main Street.

Mr. Smith described the process of arriving at the submitted plan and described the changes following the informal review.

The Board questioned the use of the large amount and fine finish of the stucco and stated a sample of the stucco would be good. Mr. Smith noted the frontage of 75 feet will be broken up by the number of large windows. The Board also questioned the size of the roof without any dormers or other breaks. Mr. Smith noted Heinen's and 3 Palms roof massing. Regarding dormers on the roof, Mr. Sugar stated they seemed to add to the heaviness of the roof.

The Board discussed the proposed building being out of proportion to the surrounding buildings with a 75 foot building without elements to break up the mass. The Board also questioned the buildings used as comparisons for the use of stucco and that no other buildings have this amount of standing seam roofing.

Mr. Smith and the Board discussed the previously approved building and the reasons why this building does not meet the architectural style of the surrounding area.

Mr. Sugar and Mr. Smith discussed the implications of tabling or voting on the application and Mr. Smith requested the application be tabled.

This matter was withdrawn until future meeting

VII. Other Business

Mr. Sugar noted meetings will continue on Zoom for the upcoming meetings.

Mr. Hannan noted the Subcommittee for Industrial Design will meet before the planning commission on July 13, 2020.

A. [AHBR 6-24-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: June 24, 2020

Attachments: [AHBR Minutes June 24, 2020 - draft](#)

Ms. Marzulla made a motion to approve the June 24, 2020 minutes with a minor edit, Mr. Grant seconded the motion which was approved by the following vote.

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that the meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Seeing no further business Chair Caputo adjourned the meeting.

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.

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