



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 13, 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: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

Absent: 2 - Mr. Funyak and Mr. Reid

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: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

A. [AHBR 22-616](#) 136 Elm Street (Historic District) Alteration (Shingle Replacement)

Attachments: [136 Elm Street](#)

This AHBR Application was approved on the Consent Agenda.

- B.** [AHBR 22-670](#) **56 York Drive**
Accessory Structure (Detached Garage, 432 SF)
Attachments: [56 York Drive](#)

This AHBR Application was approved on the Consent Agenda.

- C.** [AHBR 22-650](#) **5524 Timberline Trail**
Alteration (Remove Brick Façade and add Stone Façade)
Attachments: [5524 Timberline Trl \(revised\)](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

- A.** [AHBR 22-484](#) **16 Baldwin Street (Historic District)**
Addition (Deck, Powder Room)
Alterations: (Doors, Windows, Exterior)
Attachments: [16 Baldwin St \(revised\)](#)
 [Design Review Advisory Report](#)

Mr. Hannan introduced the application by noting the Board conducted a site visit on July 5, 2022 with a historic preservation consultant and that the resulting report is included in the Board information.

Mr. William Gotts reported that following a review of the consultants report changes have been made to the AHBR submittal as shown, including a single front door with sidelights, the removal of a window near the utility meter and a rear transom window. The Board and applicant also noted any Azek siding will be removed and replaced with cedar.

Mr. Caputo made a motion, seconded by Ms. Marzulla, to approve with the stipulation that the transom window is included, the second double window (to the left) is removed and on the south elevation the utility area is included. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

VI. New Business

- A.** [AHBR 22-595](#) **33 South Oviatt Street**
Residential Demolition (House)
Attachments: [33 S. Oviatt Street](#)
- Mr. Hannan introduced the application by describing the application and reviewing previous Board decisions regarding this project.
- Mr. Nate Bailey, Peninsula Architects, noted the purpose of the meeting is to approve the demolition of the house.
- Board members agreed that there is no historical significance to the existing house and the house cannot be incorporated into the larger project.
- Mr. Ray made the following finding, seconded by Mr. Workley, The AHBR finds the proposed structure for demolition at 33 South Oviatt Street does not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings. The Finding was approved by the following vote:**
- Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla
- B.** [AHBR 22-589](#) **30 Ravenna Street**
Signs (Building Signs, Ground Sign - Ohio Organics and Nature)
Attachments: [30 Ravenna St \(revised\)](#)
- The applicant was not present.
- Mr. Hannan introduced the application by displaying the previously installed front elevation sign and the proposed rear elevation sign. Mr. Hannan also displayed the proposed ground sign and described the installation process which will reuse the existing sign posts.
- The Board and staff discussed the need for a matte finish to be included in the submitted plans and the removal of the sign at the bottom of the steps.
- Mr. Workley made a motion, seconded by Mr. Ray, to approve the application conditioned on: The plans indicate a matte finish, the dimensions of the rear sign be submitted to staff for approval and the sign at the bottom of the steps, be removed. The motion was approved by the following vote:**
- Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla
- C.** [AHBR 22-577](#) **57 Hamden Drive**
Accessory Structure (Detached Garage, 768 SF)
Attachments: [57 Hamden Drive](#)
- Mr. Hannan introduced the application by reviewing the staff comments.
- Mr. Kenneth Lonsberry, homeowner, agreed to the comments as proposed in the staff report.
- Mr. Ray made a motion, seconded by Mr. Workley, to approve with the following stipulations: The elevations be submitted to staff showing the window moved to satisfy the fenestration requirements and the trim be painted to match the house trim. The application was approved by the following vote:**

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

D. [AHBR 22-659](#) 30 Aurora Street (Historic District)
Accessory Structures (Fence, Garden Elements)
Alteration (Removal of Small Side Window)

Attachments: [30 Aurora St \(revised 7.12.22\)](#)
[30 Aurora Previously Approved Plans](#)

Mr. Hannan introduced the application by displaying the site plans.

Ms. Elizabeth Nicklas, Peninsula Architects and Mr. David Thorn, DT Design were present for the meeting. Mr. Thorn described his efforts to use the history of the house to drive the current renovations and the difficulty presented by a lack of historical water management around the house. Mr. Thorn also described the proposed design as well as work done to address both staff and neighbors concerns.

The Board, staff and applicants discussed the stacked stone wall, the various design elements incorporated into the project, the heights of design elements, the view of the project from neighboring properties and using of plantings for screening,

The Board discussed replacing the window, which is not original to the home, with siding which has been in storage.

The Board decided to table the garden elements and accessory structure portions of the application and conduct a site visit.

Mr. Workley made a motion, seconded by Mr. Ray, to approve the portion of the application regarding the removal of the existing north elevation window and replace the opening with existing siding from the house. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

The Board decided to table the garden elements and accessory structure portions of the application and conduct a site visit.

This matter was continued

E. [AHBR 22-654](#) 245 North Main Street (Historic District)
Commercial Alteration (Door Replacement)

Attachments: [245 N Main \(revised 7.12.22\)](#)

The applicant was not present for the meeting.

Mr. Hannan introduced the application by describing the proposed project and reviewing the staff comments.

The Board and staff discussed items of concern in the application.

This matter was continued

F. [AHBR 22-667](#) 5457 Stow Road

Additions (Front Porch, Side Porch, & Screened Porch)

Alterations (Major Exterior Improvements)

Attachments: [5457 Stow Road \(revised\)](#)

[Product Specification Sheets](#)

Mr. Hannan introduced the application by describing the project and displaying photos and the site plan of the house and property.

Mr. Peter Paino, architect and builder, described the property and noted the owner's desire to remake the house. The main design idea is to have a tudor style looking house which will require most windows be replaced and the roof-line be changed. Mr. Paino also described other elements of the redesign while noting that tudor homes often have brick with an area of another material.

The Board, applicant and staff discussed this redesign as having the typical look of a tudor house, the possibility of all the windows having the square grid pattern and making wood columns with an arched top instead of brick.

Mr. Ray made a motion to approve, seconded by Mr. Workley, to approve with the following conditions: Change the stone pillars to wood with arches and changing the diamond window grids to rectangular grids. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

G. [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 \(7.13.22\)](#)

Mr. Hannan introduced the application by displaying the site plan, elevations and describing the project.

Mr. Jim Dombroski, described the revision to remove the hip roof and the design of the revised roof. The Board and Mr. Dombroski discussed alternatives to the proposed roof.

The Board decided to table the application and request the applicant to submit revised elevations.

This matter was continued

- H.** [AHBR 22-631](#) **2174 E. Streetsboro Street**
Addition (Front Elevation Dormer and Rear Addition)
Alterations (Exterior Alterations)

Attachments: [2174 E. Streetsboro Street](#)
[Exterior House Renderings](#)
[Exterior House Photos](#)

Mr. Hannan introduced the application by displaying the elevations, describing the project and reviewing the staff comments.

Mr. David Pelligra, DP Architects and Mr. Jacob Park, Contractor, described the project and the owner's desire to make the stone a prominent part of the design and the desire not to apply shutters. Chair Caputo explained the need to have siding material changes terminate at inside corners.

The Board, applicant and staff discussed the roofing materials and the use of shutters.

Mr. Ray made a motion, seconded by Mr. Workley, to approve the application with the following stipulations: Bring the siding to the rear of the structure, remove the shutters and replace the front metal roof with shingles. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

VII. Other Business

- A.** [AHBR 6-22-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
June 22, 2022**

Attachments: [AHBR Minutes June 22, 2022 - draft](#)

Ms. Marzulla made a motion, seconded by Mr. Workley, to approved the June 22, 2022 Minutes as revised. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

VIII. Staff Update

Mr. Hannan discussed City Council's work on the Comprehensive Plan review and steering committee.

This matter was discussed

IX. Adjournment

Mr. Workley made a motion to adjourn at 9:16 p.m., seconded by Ms. Marzulla. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Marzulla

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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