



City of Hudson, Ohio

Meeting Minutes - Draft

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, City Planner

Alicia Schrenk, Associate Planner

Wednesday, November 18, 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: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

III. Public Comment

No public comments were submitted.

This meeting was held via video-conference. Comments were to be submitted to by 4:30 p.m. the day of the meeting.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 20-995](#) 238 North Main Street (Historic District)

Sign (Projecting - Podpopuli)

Attachments: [238 N Main Street](#)

Mr. Sugar introduced the application by displaying the site plan, the existing sign bracket, describing the sign construction and materials and reviewing the staff comments.

Mr. Earl DiMalanta was present for the meeting and stated the sign will have a matte finish.

Mr. Grant reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

B. [AHBR 20-728](#) 6001 Bradford Way

Accessory Structure (Shed)

Attachments: [6001 Bradford Way](#)

Ms. Schrenk introduced the application by reviewing the staff notes and displaying the elevation without a fenestration.

Mr. Salvatore Cammarata, homeowner, was present for the meeting and noted the side in question is ten feet by twelve feet, faces the neighbors wooded area and will be painted brown so as not to draw attention to the shed.

The Board suggested a faux fenestration on the side in question. Mr. Cammarata was agreeable to this solution.

A motion was made by Mr. Workley, seconded by Mr. Morris, that this AHBR Application be approved with the addition of shutters on the wall without the required fenestration. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

C. [AHBR 20-931](#) 5411 Hudson Drive

Accessory Structure (Detached Garage)

Attachments: [5411 Hudson Drive](#)

Ms. Schrenk noted the application which was approved in 2018 meets all LDC requirements and will go before BZBA for a non-conforming variance.

Mr. Jacob Fischer, homeowner, was present for the meeting.

The Board noted the gable vents on the house and garage do not match, Mr. Fischer said he will make them all match.

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved with the gable vents on the garage changed to match the house gable vents. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

D. [AHBR 20-1007](#) **97 Manor Drive**

Accessory Structure (Detached Garage)

Attachments: [97 Manor Drive](#)

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

Ms. Terryn Lance, homeowner, noted wide rake board will be on the front and rear gables and the foundation and window trim will match the house.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved with rake boards, the foundation and window trim that match the house. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

E. [AHBR 20-946](#) **172 Aurora Street (Historic District)**

Alterations (Window Replacement)

Attachments: [172 Aurora Street](#)

[172 Aurora Street - Site Visit 12-9-20](#)

Ms. Schrenk introduced the application by reviewing the staff report and noting the previously installed windows must be added to the application since they were not approved by AHBR.

Mr. Dan Murphy, Grunton Corporation, was present for the meeting and noted the window will be the exact same window as the two previously replaced windows.

The Board questioned why the window must be replaced. Mr. Murphy stated the homeowners have replaced the single pane windows as the home was remodeled for energy efficiency and better use. Mr. Murphy also reviewed the specification sheet for the proposed architectural windows which are equivalent to the Pella Architectural Series.

The Board decided to do a site visit.

This matter was continued

F. [AHBR 20-991](#) 22 Thirty Acres Lane [Apartment D]

Alterations (Window Replacements)

Attachments: [22 Thirty Acres Lane](#)

Ms. Schrenk introduced the application by reviewing the staff comments.

Mr. Daryl Gordon, Chagrin Falls Windows, was present for the meeting. Chair Caputo told Mr. Gordon that vinyl windows have never been approved on a designated historic landmark home. Mr. Gordon noted the company was responding to the homeowners request for vinyl windows and his company only installs vinyl windows.

Mr. Grant reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended denying a Certificate of Appropriateness for vinyl windows to replace wood windows on this Designated Historic Landmark home. A motion was made by Mr. Workley, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

G. [AHBR 20-951](#) 7089 Victoria Circle

Addition (Kitchen)

Attachments: [7089 Victoria Circle](#)

Ms. Schrenk introduced the application by reviewing the staff comments.

Mr. Steven Cochran, Cochran's Remodeling & Construction, LLC, was present for the meeting and noted the siding, corner boards, shutters and gable returns will match the materials on the existing house. Mr. Cochran also described the reuse of materials and noted the shingles and roof pitch will also match the existing house.

The Board and Mr. Cochran discussed the roof slope as 2.5 to 12 and noted a water barrier will be installed below the shingles. Also discussed was the washer/dryer wall without fenestration.

Ms. Marzulla made a motion, seconded by Mr. Morris, to approve the application with the following amendments: Siding, corner boards and shingles to match the existing house and a window added in the laundry room. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

H. [AHBR 20-1010](#) 695 Ashbrooke Way

Addition (Great Room)

Attachments: [695 Ashbrooke Way](#)

Ms. Schrenk introduced the application by noting staff recommends approval.

Mr. Robert Henderson was present for the meeting.

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

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

- I.** [AHBR 20-976](#) **6568 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 144)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6568 Regal Woods Drive](#)
- Ms. Schrenk introduced the application by reviewing the staff comment and noted there are no look-alike issues.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the application. Mr. Kirksey stated the staff comment is correct and will be complied with.
- The Board and Mr. Kirksey discussed the small window in the front of the house.
- Mr. Workley made a motion, seconded by Ms. Marzulla, that the application be approved with the following amendments: The board and batten return to an inside corner and the upstairs bathroom window be enlarged. The motion was approved by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- J.** [AHBR 20-978](#) **6609 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 169)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6609 Rosewood Trail](#)
- Ms. Schrenk introduced the application by noting staff recommends approval and there are no look-alike problems.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the application.
- A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- K.** [AHBR 20-980](#) **6598 Walnut Court (Reserve at River Oaks, Phase IV, Lot 191)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6598 Walnut Court](#)
- Ms. Schrenk introduced the application by noting staff recommends approval and there are no look-alike issues.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the application.
- A motion was made by Ms. Marzulla, seconded by Mr. Bach, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

L. [AHBR 20-987](#) 6645 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 174)

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

Attachments: [6645 Rosewood Trail](#)

Ms. Schrenk introduced the application by noting staff recommends approval and there are no look-alike issues.

Mr. Gabriel Kirksey, Pulte Homes, was present for the application.

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

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

M. [AHBR 20-981](#) 1407 Middleton Road

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

Attachments: [1407 Middleton Road](#)

Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff notes.

Mr. John Becker, Schumacher Homes, was present for the meeting and noted the reason for the setback is to save trees and allow a greater privacy. The twelve-foot wall without fenestration was also discussed.

The Board and Mr. Becker discussed: 1) The wall without fenestration being behind the garage and two stories. 2) The setback of the proposed house compared to neighboring houses. 3) The roofing materials meeting in a valley. 4) The box-out with no detail at the bottom of the bay window. 5) The garage windows and the roof. 6) The dark material at the base of the house. 7) If any of the historic materials have been incorporated in the structure. 8) The solid nature of the decorative gable and whether or not that is allowed under the LDC. 9) The steps not being the same size as the front door. 10) The material above the front door. 11) The inconsistency of details above the windows.

Mr. Workley made a motion, seconded by Ms. Marzulla, that the application be approved with the following conditions: The window in the bedroom be adjusted, the roofing material on the right hand side of the front entrance be changed to match the left side, the gable end material be detailed, the steps be the width of the front door and depicted on the drawings, the top of the windows being consistent. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

VII. Other Business

Ms. Schrenk noted the 2021 calendar will be presented at the December AHBR meeting.

A. [AHBR 5215](#) 5 Aurora Street (Informal Review)

Alterations (Brewster Store)

Attachments: [5 Aurora Street \(Renderings\)](#)
[5 Aurora Street](#)

Mr. Sugar introduced the Informal Review.

Mr. Joseph Park, J.P. Compass Architects, was present for the meeting and described the buildings history and changes through the years and the new owner's excitement about the building and its future. Mr. Park also described and displayed drawings of the proposed changes.

The Board discussed: 1) The right elevation where the door will be removed, is it possible to leave the lenth to show what was once there. 2) Adjusting the proportions between the windows and the awning supports for centering on the windows. 3) That the back addition's window and trim mimic the front window. 3) The placing of kitchen mechinacs. 4) Potential signage. 5) Shutter material. 6) The corner grass lot. 7) A look back at the historic roof balusters. 8) Uncertainty of rooftop seating and the canopy. 9) The area where signs have been needing repair. 10) The possibility of the last bay of the rooftop canopy, nearest Main Street, being removed and/or a different color. 11) Replacing the roofs. 12) Restoration of the chimneys. 13) The view from Clinton Street.

The Board decided to conduct a site visit after the proposal is submitted.

This matter was discussed

**B. [AHBR](#)
[10-28-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: October 28, 2020**

Attachments: [AHBR Meeting Minutes October 28, 2020 - draft revised](#)

Ms. Marzulla moved, seconded by Mr. Workley, to approved the October 28, 2020 minutes as amended. The motion was approved by the following vote:

Aye: 7 - Mr. Bach, 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. Morris, that the meeting be adjourned. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Hearing no further business, Chair Caputo adjourned the meeting at 9:51 p.m.

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.