



# City of Hudson, Ohio

## Meeting Minutes - Final-revised 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*

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Wednesday, October 28, 2020

7:30 PM

Via Video-Conference & Live Stream

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### 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. Reid and Mr. Workley

**Absent:** 2 - Mr. Bach and Mr. Morris

### III. Public Comment

No public comments were submitted.

- A. [AHBR 4786](#) This meeting was held via video-conference. Comments were to be submitted to prior to start of the meeting and would be read aloud by staff during this portion of the agenda.

### IV. Consent Applications

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

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

- A. [AHBR 20-964](#) 105 First Street (Nestle Toll House Café)  
Sign (Building & Projecting Signs)

Attachments: [105 First Street](#)

This AHBR Application was approved on the Consent Agenda.

**V. Old Business****A. [AHBR 20-687](#) 47 Aurora Street (Historic District)**

Alteration (Awning)

**Attachments:** [47 Aurora Street](#)

Mr. Hannan introduced the application, which received a site visit from AHBR members, by displaying the site layout.

Regarding the site visit: Ms. Marzulla stated Board members saw the fabric, the installation process and noted it is fire retardant. Mr. Caputo noted the awning will be installed in a hidden area and provide an area for moving children in and out of the building.

The Board questioned if this could be a time-limited approval to allow the Board to reviewed the installation to ensure this is the best solution, maintenance is done and the awning remains in compliance with property codes. Board members discussed the look of the awning being a temporary structure, however it is intended to be permanent. Board members expressed displeasure with the look of the awning on this historic building.

The applicant noted this awning is being attached to part of the building that was constructed from 2000 to 2002. It is being constructed to allow compliance with State of Ohio mandates during COVID and to allow safe entry on the parking lot during icy conditions. The style of the awning is as minimal as possible, at the recommendation of the architect.

The Board discussed placing a time limit on approval of this awning, and comparisons with the awning at Kepners. The applicant stated the proposed awning will be of higher quality than the Kepner's awning and take approximately six-to-eight weeks to construct.

The Board and applicant discussed the size and style of the awning posts and the design of the proposed awning.

**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 with the condition that the posts be at least four-inches by four-inches and approved by staff. 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:** 5 - Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Reid and Mr. Workley

**B. [AHBR 20-887](#) 105 First Street (Nestle Toll House Café)**

Alterations (Storefront Window)

**Attachments:** [105 First Street](#)

Mr. Hannan introduced the application noting that the plans have been updated with a window ledge only on the side of the building.

Ms. Susan LeSueur, applicant, stated the panel will resemble the storefront north of their proposed side panel, but be made of Azek material and painted black..

**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. Reid and Mr. Workley

## VI. New Business

### A. [AHBR 20-847](#) 6021 Heather Lane

Accessory Structure (Shed)

Attachments: [6021 Heather Lane](#)

Ms. Schrenk introduced the application and reviewed the staff comments.

Ms. Kotynski, homeowner, was present for the meeting and noted many homes in Hudson have mismatched shed roofs and the shed is already owned by the Kotynskis. The shed and the house both have grey roofs.

Mr. Hannan reviewed the LDC standards and encouraged the applicants to find ways to have elements on the shed match the house. The Board noted the house and shed windows are both 6-over-6 and the house has a hip roof in the rear, even though the main house roof is a gable style - the proposed shed has a hip roof.

**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: 4 - Mr. Caputo, Mr. Grant, Mr. Reid and Mr. Workley

Nay: 1 - Ms. Marzulla

### B. [AHBR 20-942](#) 2222 East Streetsboro Street

Accessory Structure (Cabana)

Attachments: [2222 E Streetsboro Street](#)

Mr. Hannan introduced the application that was approved by the AHBR in July 2019. This application is to request approval for material changes.

The applicant explained the homeowner's desire for changes from the plans and explained that the changes cannot be seen from the road or anyone else's property. The applicant also noted, in one place, the material changes on an outside corner that backs up to the woods and is 900-feet off the street.

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

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

**C. [AHBR 20-955](#) 1909 Norton Road**

Accessory Structure (Detached Garage)

Attachments: [1909 Norton Road](#)

Mr. Hannan introduced the application by displaying the site plan for a garage, that has received a variance from BZBA. Mr. Hannan also reviewed the staff comments.

Mr. Tony Lunardi, LDA Builders, was present for the meeting and stated he has reviewed the staff comments. Mr. Lunardi stated the homeowner would prefer to not add a third window to the rear of the proposed garage, since it is a garage and 1000-feet from the back of the property. Mr. Lunardi stated all the trim will match.

The Board discussed the lack of fenestration in the rear and determined because of the depth of the property it can be approved.

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

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

**D. [AHBR 20-963](#) 57 York Drive**

Accessory Structure (Detached Garage)

Attachments: [57 York Drive](#)

Mr. Hannan introduced the application by displaying the elevations and explaining an existing shed will be removed. Mr. Hannan also stated staff had no comments.

**Mr. Workley made a motion, seconded by Ms. Marzulla, that the application be approved with the condition that the existing shed be removed from the property. The motion was approved by the following vote:**

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

**E. [AHBR 20-965](#) 63 Owen Brown Street (Historic District)**

Alterations (Window Replacements)

Attachments: [63 Owen Brown](#)

Mr. Hannan introduced the application for a home that received previous approval from AHBR. This application is to approve 2 over 2 windows in place of the previously approved 6 over 6 windows.

Mr. Morris showed a photo of the house with 2 over 2 windows and stated this is original to the house and he believes 2 over 2 windows is the correct look for the house and will save money.

Board members discussed the most appropriate window for the house and what windows might be acceptable.

**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 Mr. Workley seconded by Mr. Reid, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Mr. Grant, Mr. Reid and Mr. Workley

**Nay:** 1 - Ms. Marzulla

**F.**        [AHBR 20-941](#)    **33 Owen Brown Street (Historic District)**

Alteration (Shingle Replacement)

**Attachments:**        [33 Owen Brown Street](#)

Ms. Schrenk introduced the application to replace the shingles in the front of the home and stated staff recommends approval as submitted.

Mr. Michael Penn, Certified Roofing, stated the same windows are being used on the front of the house as were used on the back of the house.

**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 Mr. Workley, seconded by Ms. Marzulla, 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. Reid and Mr. Workley

**G.**        [AHBR 20-950](#)    **126 Aurora Street (Historic District)**

Alteration (Shingle Replacement)

**Attachments:**        [126 Aurora Street](#)

Ms. Schrenk introduced the application and stated staff recommends approval as submitted.

Mr. Bill Morris was present for the meeting.

**Ms. Marzulla 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 Mr. Workley, 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. Reid and Mr. Workley

**H. [AHBR 20-960](#) 28 Nathan Court**

Alterations (Siding, Windows, Front Porch)

Attachments: [28 Nathan Court](#)

Mr. Hannan introduced the application by displaying photos, the site plan and reviewed the staff comments.

Mr. Nik Sirna, Peninsula Architects, was present for the meeting and stated he will incorporate board and batten materials on all the sides of the main mass.

The Board and Mr. Sirna discussed the sliding door and slider windows, which have been submitted. Mr. Sirna also stated a mistake was made that showed barn stone instead of the brick that will be used in the front of the house.

**Mr. Workley made a motion to approve, seconded by Mr. Grant, with the following conditions: 1) Siding update to be reviewed by staff. 2) The foundation match the rest of the building. The motion was approved by the following vote:**

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

**I. [AHBR 20-840](#) 217 Sunset Drive**

Addition (Family Room)

Attachments: [217 Sunset Drive](#)

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

Mr. Harold Horton, applicant, was present for the meeting and explained the four doors and steps are in anticipation of a deck that will be build.

The Board and Mr. Horton discussed the four doors and the planned replacement of the entire cinder block foundation.

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

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

**J. [AHBR 20-953](#) 148 Elm Street**

Addition (Master Bedroom & Covered Patio)

Attachments: [148 Elm Street](#)

Mr. Hannan introduced the application by displaying photos, the site plan and reviewing the staff comments.

Mr. Moore, applicant, noted all siding will all be removed from the existing house and the entire house resided. The new foundation will match the existing foundation as closely as possible.

**Mr. Workley made a motion, seconded by Ms. Marzulla, that the application be approved with the following conditions: 1) Staff verify the materials are matching. 2) The existing siding match the new construction. 3) Staff verify railing requirements. The motion was approved by the following vote:**

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

**K. [AHBR 20-896](#) 6637 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 173)  
New Residential Construction (Two-Story, Single Family Home)**

**Attachments:** [6637 Rosewood Trail](#)

Ms. Schrenk introduced the application, noted there are no look-alike issues and stated staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve porch elevation door be verified by staff for consistency of materials. The motion was approved by the following vote:**

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

**L. [AHBR 20-897](#) 6597 Kingswood Drive (The Reserve at River Oaks, Phase IV, Lot 195)**

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

**Attachments:** [6597 Kingswood Drive](#)

Ms. Schrenk introduced the application, reviewed the staff comments and noted staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.

**A motion was made by Ms. Marzulla, 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. Reid and Mr. Workley

## VII. Other Business

Mr. Hannan noted that Outlook appointments are being sent to Board members with the link for the Zoom meeting. If Board members will accept the meeting, it will eliminate repeated emails asking about attendance.

Mr. Hannan said that since Summit County is back at Red status for Covid, all City meeting will continue with Zoom through December.

**A. [AHBR](#)  
[10-14-2020](#) Minutes of Previous Architectural & Historic Board of Review  
Meeting: October 14, 2020**

**Attachments:** [AHBR Minutes October 14, 2020 - draft](#)

**A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the October 14, 2020, Minutes be approved as amended. The motion carried by the following vote:**

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

## VIII. Adjournment

**A motion was made by Ms. Marzulla, seconded by Mr. Grant, that this be adjourned at 9:49 pm. The motion carried by the following vote:**

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

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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**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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