



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, City Planner

Alicia Schrenk, Associate Planner

Wednesday, October 14, 2020

7:30 PM

Via Video-Conference & Live Stream

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. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

Absent: 2 - Mr. Grant and Mr. Reid

III. Public Comment

No public comments were submitted.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

There were no items for Old Business.

VI. New Business

A. [AHBR 20-875](#) 36 S Main Street (Yours Truly)**Commercial Addition**

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application by displaying the elevations, describing the scope of the renovation and changes from the AHBR informal discussion.

Mr. Lawrence Shibley described changes recommended by the AHBR Board including: The front tower mass was lowered, developed a more historic look to the top, an added entryway along Route 91 which will give more of a 'storefront' look, eliminating the south mass, the two main windows facing Route 91 are now the same, the large tree will remain and the north exposure was adjusted. Mr. Shibley also noted the dormers will allow light inside the building.

Mr. Shibley stated: 1) There will be no vinyl used on the building and the rear receiving door will remain. 2) On the towers, Mr. Shipley stated both doors will open. 3) On the south elevation, the door labeled 'E' will be glass with a kick plate. 4) The equipment on the roof will be screened.

The Board and Mr. Shibley discussed: 1) The height of the entry door. 2) The covered patio size, location and materials. 3) The stairway on Route 91 and rooftop seating. 4) The Board requested that rake boards be incorporated into the dormers on the north elevation. 5) Mr. Shibley stated the only new sign on the building will be YTR individual letters. 6) Key materials to be checked by staff before being submitted.

Ms. Marzulla made a motion, seconded by Mr. Workley, to approve the application with the following conditions: 1) No vinyl on the building. 2) The west elevation will maintain the current receiving door. 3) The tower entrance doors will have two operable glass doors. 4) The sidewalk will curve in from Route 91. 5) The south elevation door will be full glass. 6) The equipment on the roof will be screened from the street. 7) Rake boards will be incorporated into the dormers. 8) A signage plan will be brought to AHBR for approval. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

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

Alterations (Storefront Window)

Submitted by Susan Le Sueur

- a) *Staff notes the proposal was continued from the 10-14-20 AHBR Meeting to further study alterations to the storefront window along First Street.*
- b) *Staff notes the revised proposal removes the awning window along First Street from the scope of work.*

Attachments: [105 First Street](#)

Mr. Sugar introduced the application for the redesigned storefront allowing for sidewalk service and eating. Mr. Sugar described and displayed the multiple options and submittals for the bar area.

Ms. Susan Le Suer was present for the meeting and described the design of the building including the windows on the front and side of the building that open, allowing guest seating on both sides of the window counter. Ms. Le Suer also described the materials to be used in the project and design features.

The Board and Ms. Le Suer discussed the plans to use painted wood in keeping with the general design of the buildings on First & Main. The Board discussed only having seating on the side of the building because of the lack of space in front of the building. Ms. Le Suer described the style and proportions of the proposed front awning window. The Board generally was not in favor of the changes to the front window and expressed concern over the countertop projecting into the walking path on the public sidewalk.

Mr. Caputo noted the consensus of the Board is general approval for the side proposal while the design of the front will need to be rethought.

The Board continued the application to October 28, 2020.

This matter was continued

C. [AHBR 20-825](#) 1477 Hunting Hollow Drive

Accessory Structure (Shed)

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application for a proposed 300-square foot shed/garage on a large property that sits 234 feet from the street. The building will be constructed off site and will sit on piers.

Mr. Jacob Methew had problems logging onto the meeting and requested the Board review without his presence.

The Board noted because the garage is so far from the street, the inclusion of some details will not be so important.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: 1) White shutters be used. 2) A rake board or detailed skirting be approved by staff and applied to the bottom. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

D. [AHBR 20-845](#) 44 Church Street (Historic District)

Accessory Structure (Fence)

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application by displaying the site plan for six-foot fence replacement and new solid board fencing.

Mr. John Sorgi agreed to make the non-post side of the fencing outward toward the neighbor.

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 with the following conditions: 1) The posts face the homeowners property. 2) The transition from five-feet to six-feet be sloped. A motion was made by Mr. Bach, seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

E. [AHBR 20-854](#) 73 Hudson Street (Historic District)

Accessory Structure (Shed)

Attachments: [Packet for AHBR](#)

Mr. Sugar introduced the application by describing the recent renovations and displaying and describing the proposed wood shed which will match the house.

Mr. Jeremy Paul described the doors as having a barn look and agreed the shed will be visible from the streets.

The Board, staff and Mr. Paul discussed the Land Development Code and other possible locations for the shed.

Mr. Morris 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. Morris to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

F. [AHBR 20-885](#) 7321 Darrow Road

Addition (Garage, Exercise Room, Family Room)

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application by displaying photos of the home which received an extensive renovation, the site plans, orientation of the house and describing the project. Mr. Sugar also reviewed the staff comments.

Mr. Jeff Foster, Payto Architects, was present for the meeting and described the project as well as the challenges of the house which include only one living space in the 3000-square foot structure. Mr. Foster also stated the additions are to create additional living spaces including a second family room and a new entryway.

The Board and Mr. Foster discussed the staff report comments including: 1) The height of the addition being one-foot nine-inches higher than the existing house. Mr. Foster explained he feels this is a better design than lowering the addition and will not be noticed from the street. 2) The front entrance. 3) Making the windows one over one with black trim.

Ms. Marzulla made a motion, seconded by Mr. Morris, to approve the application with the following conditions: 1) Horizontal siding be used on the existing house. 2) Keep the board and batten siding on the second floor. 3) Change the windows on the new addition to one-over-one with black framing. Ms. Marzulla also noted this is an exceptional design and the Board is allowing the addition to be higher than the main mass because of the location and orientation of the house and its limited visibility. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

G. [AHBR 20-882](#) 1597 Hines Hill Road

Addition (Garage, Multi-Use Room)

Attachments: [Packet for AHBR](#)

Mr. Sugar introduced the application by displaying the site plan, elevations of the house and reviewing the staff notes.

Ms. Ann Korba noted the existing windows will be reused. Ms. Korba also noted the rear windows do not show the top trim, this will be corrected on the plans.

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

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

H. [AHBR 20-863](#) **1501 W Prospect Street**
Addition (Garage)

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application by displaying the site plan with a stream which presents building issues. Mr. Sugar noted that when a house is 130-feet or more from the road, the LDC house orientation rules may be waived.

Mr. Jonathan Fleming, Architect, was present for the meeting and discussed the difficulties of the property.

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

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

VII. Other Business

Mr. Sugar noted that First Congregational Church has requested a site visit.

A. [AHBR 5002](#) **21 Aurora Street (Historic District -Informal Discussion)**
Solar Panels (Christ Church Episcopal)

Attachments: [Packet For AHBR](#)

Mr. Sugar introduced the application for solar panels on some of the new additions. Mr. Sugar also reviewed the LDC restrictions on solar panels in the Historic District and noted the applicant has an application before BZBA regarding the LDC restrictions. Mr. Sugar also reviewed the Secretary of the Interior's recommendation and displayed other historic buildings with solar panels.

Mr. Stuart Lipp, Better Together Solar, was present for the meeting and explained the proposal is for 70 panels which will supply 40 percent of the electricity requirements of the building. Mr. Lipp also described the panels, their visibility from the surrounding area, described other rooftops that were explored for the panels and noted a shaded area is not preferred.

The Board questioned: 1) The use of other roofs belonging to the church, which Mr. Lipp stated have been considered, with the proposed being best for this project. 2) The visibility of the roofs from the sidewalk and while driving in the streets. 3) The cost savings of solar panels. 4) The harm to the Historic District by changing the look of these buildings. 5) The Board's preference for the panels on the flat roofs and not on sloped roofs.

Mr. Lipp stated he would study the flat roofs further.

This matter was discussed

B. [AHBR 9-23-20](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:**
September 23, 2020

Attachments: [AHBR MeetingMinutes September 23 2020 \(DRAFT\)](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the September 23, 2020 Minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Workley

VIII. Adjournment

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the meeting be adjourned. The motion carried by an unanimous vote.

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.