



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, September 23, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Acting Chair Marzulla 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. Bach, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Absent: 1 - Mr. Caputo

III. Public Comment

Chair Marzulla opened the meeting to public comments which could be submitted to Hudson staff. Mr. Sugar stated there were no comments.

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

IV. Consent Applications

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

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

Abstain: 1 - Mr. Bach

A. [AHBR 20-828](#) **7822 Valley View Drive**
Accessory Structure (Detached Garage/Carport)

Attachments: [7822 Valley View Drive](#)

This AHBR application was approved on the Consent Agenda.

B. [AHBR 20-821](#) 6568 Elmcrest Drive

Accessory Structure (Detached Garage)

Attachments: [6568 Elmcrest Drive](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 20-808](#) 5705 Abbyshire Drive**

Addition (Screen Porch)

Attachments: [5705 Abbyshire Drive](#)

Mr. Sugar introduced this 14-feet by 23-feet porch addition by displaying the elevations, reviewing the proposed materials and the staff report.

The Board asked the applicant to verify if the porch would have skirting.

Mr. Dan Borowake, Borowake Builders, described the exposed foundation as being approximately 24-inches and will be covered with Azek vertical skirting.

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

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

B. [AHBR 20-827](#) 266 South Main Street

Addition (Great Room, Bathroom & Guest Room)

Attachments: [266 S Main Street](#)

Mr. Sugar introduced the application by displaying the site plan, a rendering of the design and reviewed the staff notes.

Mr. Terry Carter, Mr. Mark Benedict and the homeowner were present for the meeting. Mr. Benedict stated if shutters are added, the spacing of potential windows caused the shutters to be almost touching each other. The homeowner also noted having three windows instead of two windows on the addition allows more light in the room.

Discussion took place regarding the bedroom window on the front elevation and if it should be a full sized window.

Mr. Benedict stated the window could become double hung with the side windows becoming a transom window.

Mr. Morris made a motion, seconded by Mr. Workley, to approve with two conditions: 1) A double hung window be used in place of the transom window on the east side of the building. 2) A transom window be used on the south side of the bedroom. The motion was approved by the following vote:

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

C. [AHBR 20-834](#) **81 E. Streetsboro Street (Historic District)
Addition (Master Bedroom Suite)**

Attachments: [81 E. Streetsboro St.](#)

Mr. Sugar introduced the application by describing the addition, showing photos of the existing screen porch which will be removed, displaying the floor plan and elevations, making comments regarding the design and reviewing the staff comments.

Mr. Nik Sirna, Peninsula Architects, was present for the meeting and noted the materials have not been specified as of this date, the metal roof will be used only on the connector piece of the project and trim will be added to the screen porch. Mr. Sirna stated a main goal is to preserve all the large trees on the property.

In discussion with the Board, Mr. Sirna noted the window sill is high in the walk-in closet because of the height of the wall, he and the Board discussed modifications to the window, trim or wall.

The Board requested Mr. Sirna supply the following for the next AHBR meeting: Revisions to the front window, add detail to the rear porch, submit specifications sheets for the windows, trim on the standing seam metal roof and the gable vent.

The matter was continued.

D. [AHBR 20-820](#) **197 Aurora Street (Historic District)
Addition (Kitchen and Living Space Expansion)**

Attachments: [197 Aurora Street](#)

Mr. Sugar introduced the application by describing the project, displaying photos, elevations, the window specification sheet and reviewing the staff notes.

Ms. Elizabeth Nicklas and Mr. Joe Matava, Peninsula Architects, were present for the meeting and described the reuse of existing stone, the shed roof over the kitchen and the expanded second floor bathroom roof. The Board and Ms. Nicklas discussed the side elevation and the roof encroaching the second floor window.

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 Mr. Grant, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Reid

Nay: 1 - Mr. Workley

E. [AHBR 20-787](#) 3007 Hudson Aurora Road

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

Attachments: [3007 Hudson Aurora](#)

Mr. Sugar introduced the application for a home that had extensive fire damage which is being recreated with a similar design. Mr. Sugar also noted AHBR may waive standards in response to a unique situation, which this application is.

Mr. Joe Bedell, homeowner, Ms. Elizabeth Nicklas and Mr. Jot Matave, Peninsula Architects, were present for the meeting. Ms. Nicklas displayed photos of the historic home and noted the owners desire to replicate the front historic portion. Mr. Matava described changes made to the home through the years and the owners desire for a more original historic look.

The Board and Mr. Matava discussed the materials to be used.

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

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

F. [AHBR 20-786](#) 2741 Last Valley Lane

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

Attachments: [2741 Last Valley Lane](#)

Mr. Sugar introduced the application by displaying the site plans including the sewer line and large swale on the property that affect the possible locations of the proposed home. Mr. Sugar also displayed the elevations and reviewed the staff notes.

Mr. John Russell was present for the meeting and questioned whether the Board felt the front, ganged windows with appropriate sized shutters or windows without shutters were more appropriate? Mr. Russell also noted his reasons for windows without mullions on the rear of the house.

The Board and Mr. Russell discussed the windows and the use of shutters in various places around the house, some as faux windows and some on the sides of the windows.

Mr. Workley made a motion, seconded by Mr. Grant, to approve the application with the following conditions: 1) The removal of the large shutter in the front of the house between the windows and framing those windows. 2) The owner having the choice to add shutters and faux windows covered by shutters on the east elevation. The motion was approved by the following vote:

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

- G.** [AHBR 20-789](#) **6579 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 166)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6579 Rosewood Trail](#)

Mr. Sugar introduced the application by displaying the site plan, elevations and noting staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes, 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: 6 - Mr. Bach, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- H.** [AHBR 20-791](#) **6548 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 147)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6548 Regal Woods Dr \(Revised\)](#)

Mr. Sugar introduced the application by displaying the site plan, elevations and reviewing the staff report.

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting and agreed to resubmit the application with stone added at the second floor to satisfy the staff comment.
Mr. Morris made a motion, seconded by Mr. Workley, to approve with the addition of stone on the front second story projection. The motion was approved by the following vote:
Aye: 6 - Mr. Bach, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley
- I.** [AHBR 20-790](#) **6582 Walnut Court (Reserve at River Oaks, Phase IV, Lot 191)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6582 Walnut Court](#)

Mr. Sugar introduced the application by displaying the site plan, elevations and noting staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.
A motion was made by Mr. Workley, seconded by Mr. Reid, that this AHBR Application be approved. The motion carried by the following vote:
Aye: 6 - Mr. Bach, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

J. [AHBR 20-792](#) 6590 Walnut Court (Reserve at River Oaks, Phase IV, Lot 190)

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

Attachments: [6590 Walnut Court](#)

Mr. Sugar introduced the application by displaying the site plan, elevations and reviewing the staff report.

Mr. Gabe Kirksey, Pulte Homes, was present for the meeting and agreed to resubmit the application with stone added at the second floor to satisfy the staff comment.

Mr. Morris made a motion to approve, seconded by Mr. Workley, to approve with the addition of stone on the second story front projection. The motion was approved by the following vote:

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

VII. Other Business**A. [AHBR 5089](#) 25 Milford Drive (Informal Review)**

New Commercial Structure

Attachments: [25 Milford Drive \(Informal\)](#)

Mr. Sugar introduced the application for a new commercial structure.

Ms. Xin Wan, Wanix Architects, was present for the informal discussion and noted the attempt to match the brick and siding from the other buildings while achieving a more contemporary look. Ms. Wan stated the building is required to have a front entrance, which will receive limited use. Ms. Wan noted the front entrance is not ADA compliant because of the slope of the property.

Board comments include: 1) The front door is the entrance for only one of the tenants, with the South entry having entrances for all the tenants. 2) The large amount of vinyl siding used on this building compared to the surroundings buildings. 3) That the front entry is not needed or attractive with this design. it should either be eliminated or made to look like a major entry. 4) Too many materials are used. 5) One direction should be picked for the siding, vertical or horizontal. 6) Make the south entry doors more inviting. 7) On the north elevation the valley on the roof is too close to the door. 8) The surrounding building gables have a style that should be copied. 9) The brick needs to be more prominent and consistent around the building. 10) Signage above the front entrance will be a tenants, not the name of the building. 11) The material above the windows not being needed or attractive. 12) The possibility of awnings being used above the windows instead of the proposed material. 13) The desirability of wood siding as opposed to metal siding. 14) The use of unparged concrete block on he foundation. 15) Bringing the brick up to the window sills.

Mr. Sugar noted the LDC does require the main entry face the street.

This matter was discussed

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

Attachments: [AHBR Minutes September 9, 2020 - draft](#)

A motion was made by Mr. Grant, seconded by Mr. Workley, that the September 8, 2020 Minutes be approved as submitted. The motion carried by the following vote:

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

VIII. Adjournment

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

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Allyn Marzulla, Vice 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.