



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, June 24, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Acting 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: 6 - Mr. Bach, Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Absent: 1 - Mr. Grant

III. Election of Officers

Election of Chair

A motion was made by Ms. Marzulla, seconded by Mr. Bach, to nominate Mr. Caputo as Chairperson. The motion carried by an unanimous vote.

Election of Vice-Chair

A motion was made by Mr. Bach seconded by Mr. Morris, that Ms. Marzulla be elected as Vice-Chairperson. The motion carried by an unanimous vote.

IV. Public Comment

Chair Caputo opened the meeting to public comments and noted that public comments were to be submitted to Mr. Sugar by 4:30 p.m. today. Mr. Sugar stated he received no submissions.

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

V. Consent Applications

Chair Caputo noted Consent Applications have been reviewed by Board members and staff and found ready for a Certification of Appropriateness.

A. [AHBR 20-473](#) 1597 Hines Hills Road

Attachments: [1597 Hines Hill Road](#)

A motion was made by Ms. Marzulla, seconded by Mr. Morris, that this AHBR Application be approved on the Consent Agenda.

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

VI. Old Business

A. [AHBR 20-379](#) 29 Division Street (Historic District)

Attachments: [29 Division Street](#)

[29 Division Street 6-24-20](#)

Mr. Glenn Reichart and Ms. Sharon Reichart

Mr. Sugar introduced the application for a fence, entryway remodel and front step replacement which received a site visit on June 23, 2020. Mr. Sugar detailed the work which the Board reviewed. Ms. Marzulla discussed the site visit including the Azek skirting, window size, trim around the window and the door specifications.

Ms. Marzulla reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans with the following conditions: 1) The full glass door had applied mullions applied to the interior and exterior. 2) The trim be applied on the interior and exterior corners. 3) The fence be cedar wood. 4) The first step have stone to match the other steps. A motion was made by Mr. Morris seconded by Mr. Bach to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VII. New Business

A. [AHBR 20-271](#) 78 Aurora Street (Historic District)

Attachments: [78 Aurora Street - Submittal for 6-24-20](#)

Mr. and Mrs. David Lemmens were present for the meeting, described the fence, the location of the fence and the trees on the property.

Mr. Sugar introduced the application which on May 13, 2020 had a stockade fence approved. This application is to change the style of the fence to a shadow box style, which will be extended to the east, but still entirely behind the house. Mr. Sugar displayed the location of the proposed fence and photos of the yard.

Ms. Marzulla reported 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. Bach seconded by Mr. Morris to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

B. [AHBR 20-421](#) 78 Maple Drive (Historic District)

Attachments: [78 Maple Drive](#)

Ms. Angie Lewis was present for the meeting.

Mr. Sugar introduced the application by displaying the site plan and elevations, noting BZBA and AHBR have approved a garage on this parcel. This proposal is for a pergola with a patio to connect the garage and house and a fence along the rear property line. Mr. Sugar reviewed the staff report.

The Board discussed the black roofing material and construction.

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

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

C. [AHBR 20-414](#) 6561 Walnut Court (The Reserve at River Oaks, Phase IV, Lot 184)

Attachments: [6561 Walnut Court](#)

Mr. Gabe Kirksey was present for the meeting.

Mr. Sugar introduced the application for a single family home and displayed the elevations on a corner lot and reviewed the staff comment.

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

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

D. [AHBR 20-477](#) 27 North Oviatt Street (Historic District)

Attachments: [27 North Oviatt](#)

Mr. Bach excused himself from the balance of the meeting.

Mr. Sugar introduced the application for a new detached garage, displayed the site plan, designs and photos of the structures and property. Mr. Sugar also reviewed the staff comments.

The Board discussed the size of the window, possible trims around the window, the garage door specifications with flat panels and the distance from the street.

Ms. Marzulla reported 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 condition the garage door specifications be submitted to staff for approval. A motion was made by Mr. Morris seconded by Mr. Reid to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

Abstain: 1 - Mr. Bach

VIII. Other Business

Mr. Sugar noted communications with the owners of 20 Baldwin Street who had an informal AHBR meeting. Mr. Sugar will schedule a site visit to the property prior to their next AHBR meeting.

Mr. Sugar also noted AHBR Zoom meetings will continue through July.

Ms. Kate Schlademan, Councilwoman, thanked the Board for their work and recognized the difficulty of AHBR and all meetings during the age of Zoom.

Mr. Hannan noted that the Historic District Expansion will be discussed at a Council Workshop on September 8, 2020. Mr. Hannan also noted that each home in the proposed Districted will be contacted in August in addition to the two mailers that have been sent.

A. [AHBR 20-488](#) 2472 Westwood Circle (Informal Discussion)

Attachments: [7574 Woodland Avenue 7-8-20 Submittal](#)

Mr. Ryan Grass and Mr. Andrew Kalnitsky, Gold Key Builders, were present for the meeting.

Mr. Sugar introduced this informal review for a new home by displaying the location, renderings of the home and describing the lot. Mr. Sugar reviewed the staff comments including the main mass in relation to the wing, the main mass being behind the wing, the garage roof slope, fenestrations and siding changes from horizontal to vertical.

The Applicants discussed the design of this modern farmhouse, which is not designed to be a large building because of the size of the lot and the easement in the rear of the home. Mr Kalnitsky informed the Board that the front wing roof can be lowered and the main mass made higher.

The Board discussed the combination of vertical and horizontal siding with positive comments. The issue of the main mass size in relation to the wing was determined to be a code issue that will need to be worked out. The garage roof style, viewable as a car comes down the cul-de-sac, is a concern of the board as well as needed fenestrations. The two main comments were the massing in the front and the garage roof.

The applicant discussed the portion of the code referring to special and unique conditions. Mr. Sugar stated he will review the LDC regarding this lot.

This matter was discussed

**B. [AHBR 6-10-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: June 10, 2020**

Attachments: [AHBR Minutes June 10, 2020 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that June 10, 2020 Minutes be approved as submitted. The motion carried by the following vote:

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

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, 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.

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