



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, Senior Planner

Wednesday, July 22, 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

Chair Caputo noted public comments were to be submitted to staff by 4:30 the day of the AHBR meeting. Mr. Sugar stated no public comments were received.

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

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 20-530](#) 156 North Main Street (Historic District)

Sign (Projecting Sign)

Submitted by Harvey Hanna Jr. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes proposal was reviewed at the 7-22-20 AHBR meeting. The file was tabled to further discuss the proposed sign material.*
- b) *Staff notes the applicant is proposing a 1 ½" High Density Urethane material in lieu of the previously proposed PVC. A sample was submitted prior to the meeting and staff can verify the HDU simulates the look and feel of wood.*

Attachments: [156 North Main Street](#)
 [156 N Main Street \(Previous\)](#)

Mr. Harvey Hanna Jr. and Ms. Hanna were present for the meeting.

Mr. Sugar introduced the application by displaying the location of the proposed sign on the Saywell Building which is a multi-tenant building and reviewing the staff notes.

Mr. Hanna stated if a tenant leaves his plan is to reverse the panel which would show all white, he is willing to use black or blue letters and a matt finish as the Board directs. Mr. Hanna also noted the sign is designed to fit into the downtown area and be durable.

Ms. Hanna stated that if a tenant leaves, they will move all the panels up so there are no blank spaces. Mr. Hanna also noted the sign builder has assured him the sign will be well connected to the bracket and the bracket to the wall.

The Board discussed the sign materials and the applicants willingness to use high density urethane instead of PVC. The applicants stated they would consult with their sign contractor and present the findings to the Board at the next scheduled meeting.

The Board decided to table the application until the next meeting.

This matter was continued

B. [AHBR 20-562](#) **19 Clinton Street (Historic District)**
Alteration (Exterior Repairs - Heinen's)

Attachments: [19 Clinton Street](#)

Mr. Jeff Hunt, Mr. Mike Taylor and Mr. Mike Highlander were present for the meeting.

Mr. Sugar introduced the application for a building constructed in 2005 in the Historic District by displaying photos of the proposed work, reviewing the materials to be used and reviewing the staff notes.

The applicant stated the goal of the renovation is to keep the appearance of the building as is and his desire to reuse materials if possible. The Board discussed how the column caps and bases will be integrated with the existing work.

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. Morris 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

C. [AHBR 20-577](#) **136 Cheshire Road**
Addition (Screen Porch)

Attachments: [136 Cheshire Road](#)

Mr. David Moore was present for the meeting

Mr. Sugar introduced the application by displaying the plans, describing the project and reviewing the staff comment.

A motion was made by Mr. Morris, 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

D. [AHBR 20-500](#) **2284 Victoria Parkway**
Addition/Alteration (Front Porch/Siding)

Attachments: [2284 Victoria Parkway](#)

Mr. Patrick Mason, PM Siding, was present for the application.

Mr. Sugar introduced the application by displaying elevations and photos of the proposal and reviewing the staff comments.

Mr. Mason stated the homeowner desired the gable roof on the front porch and the existing windows created difficulty with other roof styles.

The Board discussed the size of the columns, the porch being off center in the drawing and felt the gable style roof does not match the colonial style house.

Mr. Mason described the columns as being larger than the picture shows and explained the drawing are not accurate in some respects including the width of the columns and the placement of the porch.

Mr. Mason also stated he would need to talk to the homeowner before agreeing to a different style roof.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: 1) Six inch by six inch columns. 2) Centering the porch with the door and window. 3) A shed roof. 4) Detailing the header beam around the columns. 5) A standing seam metal roof. 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

E. [AHBR 20-559](#)

Attachments: [5606 Abbyshire Drive](#)

Mr. Andrew Henley, Hen-House Decks, was present for the meeting.

Mr. Sugar introduced the application by displaying the plans and renderings of the project while describing the materials and reviewing the staff comments.

Mr. Henley stated the roof will be similar to the front of the house with a pitched gable and the black metal roof is to give a contemporary look. Mr. Henley also noted the stone will match the existing and is uncertain of the pitch of the roof.

The Board discussed the location of the house, the style of the metal roof, the stone cutsheet, the gable on the rear porch, chimney height and the side beams on the porch.

The Board tabled the application and requested more detailed information and photos of the project be presented at the next AHBR meeting.

This matter was continued

- F.** [AHBR 20-541](#) **67 Trumbull Drive**
Addition (Second Story Addition)
Attachments: [67 Trumbull Drive](#)
- Mr. James Nighman, Norman Construction, was present for the meeting.
- Mr. Sugar introduced the application by displaying the elevations, describing the project and noting staff recommends approval as submitted.
- Ms. Marzulla made a motion to approve with the condition that the roof line match the pitch of the existing roof lines. 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
- G.** [AHBR 20-586](#) **2691 Ravenna Road**
Addition/Alteration (Exterior Elevations/Front Porch, Kitchen, Garage)
Attachments: [2691 Ravenna Road](#)
- Ms. Rebecca Pantuso, Clemens Pantuso Architecture was present for the meeting.
- Mr. Sugar introduced the application by displaying elevations and photos that will reorient a house by building additions and noted the house is a great distance off the road.
- Ms. Pantuso described the existing house and modifications that will clarify the front of the house through the addition of the front porch and landscaping. Ms. Pantuso also described the exterior transformation the owner has requested. The Board discussed the proposed materials and window placement.
- 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
- H.** [AHBR 20-522](#) **5652 Timberline Trail (Reserve at River Oaks, Phase II, Lot 94)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [5652 Timberline Trail](#)
- Mr. Gabe Kirksey, Pulte Homes was present for the meeting.
- Mr. Sugar introduced the application for a single family home and noted the staff comment has been resolved.
- 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

VII. Other Business

A. [AHBR 7-8-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: July 8, 2020**

Attachments: [AHBR Minutes July 8, 2020 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the July 8, 2020 Minutes 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

B. [AHBR 4750](#) **Historic District Expansion Update**

Attachments: [Historic District Expansion Map 7-20-20](#)

Mr. Sugar updated the Board on the Historic District Expansion Update by reviewing the original citizen petition requesting expansion of the Historic District and subsequent work by City staff and the recent City Council meeting. Mr. Sugar also displayed graphs showing responses by street and Council's decision to request the Community Development Department to attempt to increase the number of responses to the surveys and information to citizens.

Mr. Sugar also described the reasons for limiting the survey study to Elm Street and Roselyn Street before returning to Council on September 8, 2020 and the process of reengaging residents on those two street including telephone conversations and an information letter that will include frequently asked questions. Mr. Sugar and Councilwoman Schlademan also discussed their plan to go door-to-door to speak to homeowners.

Mr. Reid stated through discussions with neighbors there are misconceptions about the Historic District encouraged the distributed information be factual and not opinion. Ms. Schlademan encouraged Mr. Sugar to work with Mr. Reid in the development of information to be distributed.

Mr. Bach and Mr. Sugar discussed historic homes on East Streetsboro Street and processes for including them in the Historic District planning.

This matter was discussed

VIII. Adjournment

Mr. Morris made a motion, seconded by Mr. Bach that the meeting be adjourned. The motion was approved unanimously.

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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