



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, City Planner
Alicia Schrenk, Associate Planner

Wednesday, January 27, 2021

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

Absent: 2 - Mr. Grant and Mr. Morris

III. Public Comment

Ms. Schrenk reported there were no public comments.

Chair Caputo noted the meeting was held via video-conference and comments were to be submitted by 4:30 p.m.

IV. Consent Applications

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

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

A. [AHBR 21-2](#) 71 Great Oak Drive Addition (Pavilion)

Attachments: [71 Great Oak Drive](#)

This application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 21-29](#) 91 Prescott Drive**

Accessory Structure (Detached Garage)

Attachments: [91 Prescott Drive](#)

Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff comments. Ms. Schrenk also reviewed an email from the homeowners who noted materials on the detached garage will match the house.

Mr. Dan Nauert, homeowner and Mr. Stan Kohn, applicant, were present for the meeting and stated the new garage doors will match the style of the current doors.

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

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

**B. [AHBR 20-155](#) 258 North Main Street (Historic District)
Addition (Dining Room & Master Bedroom)**

Attachments: [258 North Main Street 1-27-2021](#)
 [258 North Main Street Photos 1-21-2021](#)
 [258 North Main Street 6-11-2020](#)
 [258 North Main Street 3-11-2020](#)

Mr. Sugar introduced the application by displaying photos of the current house, the proposed elevations, reviewing observations from the staff visit and meetings with the owner and contractor. Mr. Sugar also noted changes the homeowner is willing to correct and changes the homeowner is requesting permission to remain as is. Mr. Sugar also provided staff comments regarding the requested permissions.

Board members noted the approved plans should have been followed and the requested changes will be looked at in a negative light.

Mr. Jeffrey Ury, Alair Homes and Mr. Forsyth, homeowner were present for the meeting. Mr. Forsyth stated the problems associated with this project are having negative effects on his family and business and requested permitting the use of cement board as siding so the project can be completed.

The Board, staff and Mr. Forsyth discussed composite trim board which was previously allowed and the windows being proud of the trim. The Board also debated whether these changes would have been permitted if requested prior to the work being done, the prominence of this historic home on North Main Street, compromises that might be made, replacing the window, the differing depth, shade and shadow of the cement board as compared to the original siding.

Ms. Marzulla representing the Historic District Subcommittee recommended denying a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Bach, seconded by Mr. Reid to accept the recommendation of the Historic District Subcommittee. The motion to deny carried by the following vote:

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

C. [AHBR 21-31](#) 30 Aurora Street (Historic District)

Addition (Attached Garage)

Attachments: [30 Aurora Street \(Site Plan/Elevations\)](#)
 [30 Aurora Street \(Existing Photos/Renderings\)](#)

Ms. Schrenk introduced the application by displaying photos of the proposed work, noted the previous informal review and stated staff recommends a site visit. Ms. Schrenk announced that on January 21, 2021, BZBA approved a variance for a front facing garage and requested staff inform AHBR of a strong concern regarding the concept gate depicted on the renderings. Staff's overall concern is the size of the mass and its visibility. Ms. Schrenk also reviewed the preservation brief and staff suggestions to reduce the size of the project.

Mr. and Mrs. Larry and Mary Lohman, owners, introduced themselves, shared their vision of restoring the home to its former grandeur, discussed experts they have consulted and reviewed historic photos of the house.

Ms. Elizabeth Nicklas, and Mr. Joe Matava, Peninsula Architects, were present for the meeting. Mr. Matava reviewed the history of the house beginning in 1826 by displaying photos, describing the transformation of the house through the years and stated the proposed project is in scale with the house as build in 1826.

Mr. Matava displayed a Building Height Comparison graphic, a Percentage of Impervious Surface chart, photos of local carriage houses and their common details which were used to design this proposal.

Mr. Matava displayed computer models of the current house from various locations and showed the totality of the proposed work which involves removing seventeen-percent of the original area of the house, which will be preserved. Mr. Matava also responded to staff and AHBR comments from the informal review. Noting BZBA's concern regarding the gate, he stated the owners have removed it from consideration.

Ms. Elizabeth Nicklas displayed the proposed site plans footprint as compared to the existing footprint.

Board members and applicants discussed planning a site visit to discuss specific concerns of the proposed plan, including: The front chimney, the large size of the proposed carriage house, the historic photos shown by Mr. Matava, the garden being proud of the house and public views of the property. Mr. Matava described the proposed project as being the smallest footprint that keeps the form of the historic structure and achieves the programmatic goals of the owners.

Staff and Mr. Matava agreed to set up a site visit.

This matter was discussed

VII. Other Business

Ms. Schrenk announced annual Board training will take place before the February 10, 2021 AHBR meeting, led by City Solicitor, Matt Vazzana.

A. [AHBR 1-13-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 13, 2021

Attachments: [AHBR Minutes January 13, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Bach, that the January 13, 2021 Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Bach, that this be adjourned. The motion carried by an unanimous vote.

Chair Caputo adjourned the meeting at 8:58 p.m.

John Caputo, Chair

Allyn Marzulla, Vice Chair

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.