



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

James Grant

Shane Reid

John Workley

Vacant (1)

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, March 10, 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: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

Absent: 2 - Mr. Grant and Mr. Workley

III. Public Comment

There were no public comments submitted.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

A. [AHBR 21-135](#) 33 Division Street (Historic District) Alterations (Window Replacements)

Attachments: [33 Division Street](#)

[Photos from 3-4-21 Site Visit](#)

[33 Division Street - Previous 2/24/21](#)

[Preservation Brief - Repair of Historic Wooden Windows](#)

Ms. Schrenk introduced the application by noting AHBR did a site visit on March 4, 2021, where it was determined the submitted windows did not match the existing windows.

Ms. Jen Sickels and Mr. Jonathan Redeb, Andersen Corporation, were present for the meeting.

Board members stated the windows should be repaired instead of being replaced, as called for by the Secretary of the Interior standards, and that the submitted windows, are not suitable for this historic house.

Mr. Redeb displayed examples of a completed project by Renewal by Andersen and explained the weather stripping is part of the sealing system. The Board and Mr. Redeb discussed the sill profile change that the proposed window brings. Mr. Redeb noted the difficulty of securing wood to repair windows.

Ms. Marzulla stated the Historic District Subcommittee recommends denying the application. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

A motion was made by Mr. Morris, seconded by Mr. Reid, to accept the recommendation of the Historic District Subcommittee (which is to deny the application). The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

VI. New Business

A. [AHBR 21-202](#) 77 N Oviatt Street Demolition/Alteration

Attachments: [77 North Oviatt Street](#)

Mr. Sugar introduced the application by displaying a site plan, photos and floor plan of the buildings to be demolished. Mr. Sugar also described the areas to be in filled with brick to match the existing 1927 building.

Mr. John Peterson, GPD Group, and Tom Morrell, Hudson city Schools, were present for the meeting and noted this request is part of the facility master plan. Mr. Peterson also discussed the 1927 building features and repair work to be done.

Chair Caputo and Mr. Sugar discussed the nature of the AHBR decision being made.

Mr. Peterson and the Board discussed the work to be done on the 1927 building in light of potential work by Liberty Development towards repurposing the building. Mr. Peterson noted the windows in the rear of the building are not original.

Ms. Marzulla made a recommendation that the AHBR finds the proposed structures for demolition at 77 North Oviatt Street do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building. Mr. Morris accepted the recommendation, seconded by Mr. Reid. The recommendation was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

Mr. Morris made a motion, seconded by Ms. Marzulla, to approve the in fill of the openings caused by the building demolition, with brick veneer. The windows are to be inset to maintain the profile line of the opening. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

**B. [AHBR 21-31](#) 30 Aurora Street (Historic District)
Addition (Attached Garage)**

Attachments: [30 Aurora Street \(Revised\)](#)

Ms. Schrenk introduced the application by the describing changes to the plan following the February 4, 2021 site visit. Ms. Schrenk also noted the previous staff comments remain and reviewed informal comments from Nahler Welman regarding the proposed work.

Mr. Joe Matava and Ms. Elizabeth Nicklas, Peninsula Architects, Larry and Mary Lowman, homeowners, were present for the meeting. Mr. Matava described the project with the additions and demolitions by displaying photos of the proposed work and materials, the history of the house and the rationale for the proposed work which is to restore the house to its former state and allowing the Lowmans to age in place. Mr. Matava also described the addition as a type of carriage house with details that are found around Hudson and historically accurate.

The Board and Mr. Matava discussed: 1) The rear addition which will cover the west wall while removing approximately 14-feet of the rear south/east side wall. 2) The openings from the rear addition into the house. 3) The prominence of this house on Aurora Street. 4) The perspective of the house as seen from the west at street level. 5) The lower level of the carriage house with rear windows to the south. 6) Appreciation for preserving the Italianate form of the house. 7) The overall massing of the Carriage House compared to the existing Main House and its close proximity. 8) The south/west proposed new chimney width and prominence overshadowing the existing rhythm and balance of the existing house.

Mr. Morris stated the Historic District Subcommittee waives the two-week waiting period and recommends issuing a certificate of appropriateness, Mr. Reid second the recommendation. The motion was approved by the following vote:

Aye: 3 - Mr. Caputo, Mr. Morris and Mr. Reid

Nay: 1 - Ms. Marzulla

Mr. Reid accepted the recommendation of the Historic District Subcommittee, Mr. Morris seconded the acceptance. The acceptance was approved by the following vote:

Aye: 3 - Mr. Caputo, Mr. Morris and Mr. Reid

Nay: 1 - Ms. Marzulla

**C. [AHBR 21-192](#) 96 E Streetsboro Street (Historic District)
Accessory Structure (Pergola)**

Attachments: [96 E Streetsboro Street](#)

Ms. Schrenk introduced the application by displaying photos of the property and reviewing the staff comments and recommendations.

Mr. Dan Hickin, Organic Roots, stated an effort was made to stay close to the rear of the property in order to have more usable space in the rear yard and to reduce the impervious surface area.

The Board and Mr. Hickin identified the specific location of the proposed pergola, noted a large walnut tree whose roots make much of the yard not suitable for building and may be judged in relation to the buildings as a historic structure. The Board feels the positioning of the pergola is unusual, but does not violate any of the LDC requirements.

The homeowners were agreeable to moving the pergola away from the structure and turning it to a different angle.

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 condition that the pergola is set back from the garage at least five-feet, subject to staff approval. Mr. Morris seconded the recommendation which was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

Mr. Reid accepted the recommendation of the Historic District Subcommittee, seconded by Mr. Morris and approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

**D. [AHBR 21-167](#) 126 Aurora Street (Historic District)
Alteration (Siding Repair & Shingle Replacement)**

Attachments: [126 Aurora Street](#)
[126 Aurora St Detached Garage Approval 8-28-2017](#)

Ms. Schrenk introduced the application by displaying photos of the house and reviewing the staff comments.

Mr. Rob Creque, Campo Roofing, stated the replacement materials and paint will match the existing house. Mr. Creque also explained that from the damaged area to the peak will need to be replaced because of Hardie Board.

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. The recommendation was seconded by Ms. Marzulla and was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

A motion was made to accept the recommendation of the Historic District Subcommittee by Mr. Reid, seconded by Ms. Marzulla. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

**E. [AHBR 21-161](#) 332 Aurora Street
Addition (Two-Story Rear Porch Rebuild)**

Attachments: [332 Aurora Street](#)

Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Kenneth Kushminder was present for the meeting and described the process to integrate the roof of the addition into the existing house, displayed photos of the location of the proposed addition roof and the size of the posts to be used as six-by-six with existing four-by-four posts left in place.

The Board and Mr. Kushminder discussed new six-by-six posts to replace the existing four-by-four posts.

Ms. Marzulla made a motion, seconded by Mr. Reid, to approve the application with the condition that the existing four-by-four posts be replaced with six-by-six posts. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

- F. [AHBR 21-203](#) **33 College Street (Historic District)**
Addition (Roof Extension Over Patio)
Submitted by Denise Brown - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Question proposed skylight protrusion and if a lower profile skylight could be proposed.*
Attachments: [33 College Street](#)

Ms. Schrenk introduced the application by reviewing the staff comments and displaying the specifications of the skylights.

Ms. Denise Brown was present for the meeting.

Mr. 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 conditioned on the soffit being wood to match the house. The recommendation was seconded by Mr. Morris and approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

- [AHBR 21-203](#) **33 College Street (Historic District)**
Addition (Roof Extension Over Patio)
Attachments: [33 College Street](#)

Mr. Reid made a motion to accept the recommendation of the Historic District Subcommittee, Mr. Morris seconded the motion which was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

- G. [AHBR 21-140](#) **1968 Christine Drive (Lake Christine, Lot 10)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [1968 Christine Drive](#)

Ms. Schrenk introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Tony Lunardi, LDA Builders, was present for the meeting and addressed the staff comments: 1) The shutters on the double gang windows on the front of the house may be replaced by wider shutters. 2) The three different materials are similar to other homes he has built in the development. 3) The homeowners desire stone in the peak areas. 4) The basement walls are 12 inches thick making alignment with the first floor windows difficult. 5) The windows directly abutting the wall corners on the second floor can be moved. 6) The trim around the windows and garage doors will match. 7) Handrails will be placed by the steps.

The Board and Mr. Lunardi discussed: 1) The stone front appears to end on an inside corner on the side of the house. 2) The fixed window in the dormer being the same size as the lower windows. 3) Using a single 36 inch window with shutters instead of the two, 32 inch windows on the front of the house.

Mr. Morris made a motion, seconded by Ms. Marzulla, to approve the application with two conditions: 1) The two windows on the outside corners on the front of the house be changed to one, thirty-six inch window with shutters. 2) The dormer window be changed to a thirty-six inch window. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

VII. Other Business

- A. [AHBR 21-194](#) 332 Simon Road (Informal)**
Additions & Alterations (Attached Garage, Master Suite, etc.)

Attachments: [332 Simon Road](#)

Ms. Schrenk introduced the application by displaying a drawings and site plan of the proposed house and reviewing the staff comments.

Mr. Daniel Dunn, Tony Majc from RSA Architects, Mr. Zach and Ms. Rachel Boaz, homeowners, were present for this informal meeting and discussed the front projection that is less than the existing projection, the scope of the project which includes a new roof and reimage of the home.

The Board and applicants discussed: 1) The entire front facade being new. 2) This home in relation to the neighboring homes. 3) The large bay window. 4) The proposed front projection which violates the five-foot LDC rule, however the Board believes it is well done.

This matter was discussed

- B. [AHBR 2-24-2021](#) Minutes of Previous Architectural & Historic Board of Review**
Meeting: February 24, 2021

Attachments: [AHBR Minutes February 24, 2021 - draft](#)

Mr. Morris made a motion to approve the minutes as amended, seconded by Ms. Marzulla. The motion was approved by the following vote;

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Morris and Mr. Reid

VIII. Adjournment

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

Hearing no further business, Chair Caputo adjourned the meeting at 9:58 p.m.

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.