



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, City Planner

Alicia Schrenk, Associate Planner

Wednesday, February 10, 2021

6:30 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., via video, 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. Board Training

Chair Caputo requested City of Hudson Law Director Matt Vazzana begin the Board training.

Mr. Vazzana discussed the Sunshine Laws and Ethics Law. Mr. Hannan discussed information regarding conducting meetings and site visits. Mr. Hannan also reviewed and discussed challenging cases regarding historic homes and the Historic District Subcommittee process.

Board members and staff discussed: The Historic District Subcommittee process and reviewing applications by the standards - not by the opinion of an individual Board member,

IV. Public Comment

Ms. Schrenk stated no public comments were submitted.

V. Consent Applications

There were no items on the Consent Agenda.

VI. Old Business

There was no old business.

VII. New Business**A. [AHBR 20-1082](#) 5 Aurora Street (Historic District)**

Alterations/Addition (Windows, Rooftop Deck, Vestibule, parking lot, gate, patio, fencing - Brewster Store)

Attachments:

[5 Aurora Street 12-10-20](#)

[5 Aurora Street \(Revised 2-10-21\)](#)

Mr. Sugar introduced the application by displaying elevations and reminding the Board that an informal review and site visit have taken place. Mr. Sugar then noted all windows will be replaced and reviewed the staff comments.

Mr. Nathanael Dunn, JP Compass, was present for the meeting and discussed separating the historic portions of the structure from the additions.

The Board and Mr. Dunn discussed: 1) The windows and trim to be used which include butt jointed frames, the number of dividers on the windows and the grills on the basement windows. 2) The canopy and the view of the canopy which faces the street. 3) Concerns regarding the visibility of solar panels, their position on the roof and unknown details regarding the installation. 4) Mr. Sugar noted the solar panels would require a variance from the BZBA and the AHBR can only make a recommendation at this time. 5) The aluminum perimeter fence height and location and the gate location on the north side. 6) The shutters.

Mr. Grant reported that the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented aside from the gate which will be revised and presented to staff and City Engineering, who may grant approval. The motion carried by the following vote:

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

Nay: 1 - Ms. Marzulla

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

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

Nay: 1 - Ms. Marzulla

B. [AHBR 21-79](#)**5850 Darrow Road**

Sign (Building Sign - Code Ninjas)

Attachments: [5850 Darrow Road](#)

Mr. Sugar introduced the application for a non-illuminated replacement sign, displayed photos of other signs in the plaza, described the sign plan for this plaza and noted staff recommends approval.

The size and placement of the sign was discussed, Mr. Thomas Yankovich, Ellet Sign Company, noted the depicted size is too large.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with the condition that the dimension of the sign allow space at the top and bottom of the fascia. 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 21-60](#)**6420 Lost Woods Lane**

Addition (Rooftop Deck)

Attachments: [6420 Lost Woods Lane](#)

Ms. Schrenk introduced the application, displayed elevations and reviewed staff comments.

Mr. Bill Young, Legacy Remodeling Team, was present for the meeting and noted the tie-in will be an extension of the gable roof. The Board and Mr. Young discussed the staff comments.

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved as amended so that the gable returns and rake boards match the existing house. 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 21-93](#)**7153 Valley View Road**

Addition (Master Bedroom, Living Space, Exercise Area)

Attachments: [7153 Valley View Road](#)

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

Mr. Joe Matava, Peninsula Architects, was present for the meeting of this house built in 1836. Mr. Matava noted the house has been moved from its original location, undergone extensive upgrades with the requested addition allowing for a master bedroom to allow for aging at this home. Mr. Matava noted the structure's terra-cotta foundation was installed during the 1920 relocation.

The Board and Mr. Matava discussed the proposed foundation material which is similar to the 1836 foundation, the separation between the buildings and chimneys, the fence in front of the house, the shed roof and rake board on the front elevation, the front dormer, a graphic mistake on the right of the stone chimney, the proposed rear windows which will be covered by a metal roof and the thin corner boards.

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: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

E. [AHBR 21-43](#)**6622 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 177)**

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

Attachments: [6622 Rosewood Trail](#)

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

Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.

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

F. [AHBR 20-1049](#) 7739 Herrick Park Drive

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

Attachments: [7739 Herrick Park Drive](#)
[7739 Herrick Park Drive \(2-10-21\)](#)

Ms. Schrenk introduced the application by displaying the site plan, noting the applicant has received a variance from BZBA on January 21, 2021, for filling in the pond, that this is a large mass type home in the LDC standards and reviewed the staff notes.

Mr. Andrew Eggman, Old World Custom Homes, was present for the meeting and noted this is a Craftsman type home. Mr. Eggman discussed the staff comments.

The Board and Mr. Eggman discussed the lack of fenestration on the rear elevation, the height of the roof, the prominence of the house location as an entryway into the neighborhood and not comparable with the neighboring houses, the numerous styles of windows on the front of the house, the single window with a shutter, the form of the stone on the front of the house, the overhangs which will match, the arch over the entrance, the rear foundation, concern over the massing of the 12 / 12 pitch roof, that the house has two front elevations since it is on a corner, the basement windows which are in-between the basement and main mass. Mr. Eggman stated the stone terminates at an inside corner.

Chair Caputo requested the application be tabled to allow the applicant to work with staff on the design.

Mr. Eggman and the Board discussed the angled walls and the possibility of bringing an inspirational photo of this design.

This matter was continued

VIII. Other Business

Discussions regarding Historic District Expansion and amendments to the Architectural Design Standards.

This matter was discussed

A. [AHBR 21-94](#) 200 Laurel Lake Drive (Informal Review)

Addition (Sitting Room)

Attachments: [200 Laurel Lake Drive, Villa 108 \(Informal Review\)](#)

Ms. Schrenk introduced the informal review and reviewed the staff comments while displaying a map of Laurel Lake with the location of the proposed work.

Mr. Thom Stauffer and others working on the project reviewed the conceptual idea of the minimal form this addition will take. Mr. Stauffer then described the proposed addition materials and houses in neighboring communities as well as historical houses of the similar style.

Board comments include: The design is wonderful for a private home on a private site, however with this being in the front of this development, it is out-of-place and foreign to the structures in this development.

This matter was discussed.

B. [AHBR 1-27-2021](#) Minutes of Previous Architectural & Historic Board of Review**Meeting: January 27, 2021**

Attachments: [AHBR Minutes January 27, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the January 27, 2021 Minutes be approved as submitted. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

IX. Adjournment

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

Seeing no other business, Chair Caputo adjourned the meeting at 10:28 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.

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