



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

Allyn Marzulla

John Workley

Nicholas Sugar, Senior Planner

Wednesday, April 22, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Chair Drummond 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

Chair Drummond noted that Ms. Marzulla has been appointed by City Council to the AHBR but has not been sworn into the position. Therefore, Ms. Marzulla will observe this meeting.

Present: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

Excused: 1 - Ms. Marzulla

III. Public Comment

- A. [AHBR 4786](#) This meeting will be held via video-conference. Comments can be submitted to AHBR@hudson.oh.us prior to start of the meeting. Please submit by 4:30 p.m. of the meeting date. All comments received will be read aloud by staff during this portion of the agenda.

There were no public comments.

IV. Consent Applications

Approval of the Consent Agenda

A motion was made by Mr. Morris, seconded by Mr. Workley, to approve the Consent Agenda. The motion carried by the following vote:

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

Excused: 1 - Ms. Marzulla

- A. [AHBR 20-252](#) **35 Bard Drive**
Sign (Ground Sign - Surrey Park Apartments)
Attachments: [35 Bard Drive Submittal](#)

This AHBR agenda item was approved on the Consent Agenda.
- B. [AHBR 20-257](#) **5447 Stow Road**
Accessory Structure (Detached Garage)
Attachments: [5447 Stow Road Submittal](#)

This AHBR agenda item was approved on the Consent Agenda.
- C. [AHBR 20-228](#) **163 East Streetsboro Street**
Additions (Attached Garage)
Attachments: [163 E Streetsboro Street Submittal](#)

This AHBR agenda item was approved on the Consent Agenda.
- D. [AHBR 20-229](#) **2740 Blue Heron Drive**
Addition (Kitchen/Sitting Room/Entry/Porches)
Attachments: [2740 Blue Heron Drive Submittal](#)

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business

- A. [AHBR 20-143](#) **211 Aurora Street (Historic District)**
Alteration (Window Replacements)
Attachments: [211 Aurora Street Submittal 4-22-20](#)

Mr. Matt Edge was present for the meeting.

Mr. Sugar introduced the application to approve two Marvin Ultimate aluminum clad windows. This application was first presented to the Board on March 11, 2020, with a fiberglass window.

Mr. Caputo reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Grant, 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, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

Excused: 1 - Ms. Marzulla

VI. New Business

A. [AHBR 20-266](#) 162 South Main Street**Accessory Structure (Detached Garage)**

Attachments: [162 S Main Street Submittal](#)

Mr. Sugar introduced the application proposal for a 900 square foot detached garage sitting about 50-feet behind the house, displayed the elevations and noted the staff comments regarding the: 1) Height of the proposed structure which would be higher than the main mass of the home. 2) Shake siding. 3) Lack of fenestration on the north and south sides.

Ms. Susan and Mr. Harrison Schenkenbergr, homeowners and Mr. Ryan Grass, architect, were present for the meeting.

The Board and Mr. Harrison discussed the height of the proposed garage. Mr. Harrison agreed to match the ridge height of the house by using a different roof pitch. Mr. Ryan Grass noted the two-foot grade drop of the garage, along with the different roof pitch, would cause the garage height to match the twenty-two-foot height of the main mass. The Board felt this would meet the intent of the LDC. The Board also discussed the use of shake shingles which are not consistently applied but are a featured material and the homeowners agreed the garage trim will match the house trim and the foundation material will be similar to the foundation on the existing house.

The 28-foot width on the two sides that lack fenestration was discussed along with the difficulty of a window in front of the stairs and security issues.

Mr. Morris moved, seconded by Mr. Workley, to approve the application with the following conditions: 1) The roof pitch be changed to lower the roof peak to 24-feet. 2) The addition of two windows on the side opposite of the stairs, in proportion to the windows above. 3) The front door match the house front door. 4) Staff verify the dormer pitch and the proposed roof height adjustment. 5) The second story of the garage shall not be converted into a dwelling unit. The motion was approved by the following vote:

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

Excused: 1 - Ms. Marzulla

B. [AHBR 20-221](#) 63 Division Street (Historic District)**Alterations (Garage Door)**

Attachments: [63 Division Street](#)

Mr. Jeremy Dalton, was present for the meeting.

Mr. Sugar introduced the application for the replacement of wood garage doors using steel doors and questioned if the proposed doors should be less decorative. The Board discussed the current plywood doors and the proposed doors.

Mr. Caputo 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. Grant, 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, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

Excused: 1 - Ms. Marzulla

C. [AHBR 20-258](#) **76 Church Street (Historic District)**
Alterations (Shingle Replacement, Skylight Installation)

Attachments: [76 Church Street Submittal](#)

Ms. Alison and Mr. William Schneider were present for the meeting.

Mr. Sugar introduced the application for new shingles on the garage roof and an awning. The shingles will match the house shingles. The application also contains a request to add two, flat skylights on the garage.

Mr. Caputo 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, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

Excused: 1 - Ms. Marzulla

D. [AHBR 20-267](#) **21 Aurora Street (Historic District)**
Addition (Restrooms/Parish Hall - Christ Church)
Submitted by Todd Fodor, Levelheads Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Staff notes design changes of gable windows on east and west elevations and windows on north elevation.

Attachments: [21 Aurora Street Packet for 5-13-20](#)

Mr. Sugar introduced the application for a proposed rear addition, restrooms and an entryway. Mr. Sugar suggested this meeting be an overview of the application and Board members use the next two-weeks to visit the site.

Mr. Christopher Trotta and Mr. Todd Fodor with LevelHEADS Architects described the: 1) Nature and purpose of the project. 2) Design of the windows and courtyard allowing more light into the building. 3) The scope of the work.

The Board and Christ Church representatives discussed the: 1) Size of the windows. 2) Consistency in the number of grids and the size of the transom windows.

The Board decided to take the allowed two weeks to conduct site visits.

This matter was discussed

E. [AHBR 20-173](#) 277 Ravenna Street

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

Attachments: [277 Ravenna Street Submittal](#)

Mr. Sugar displayed the elevations of this application for a single family home on a narrow deep lot with many site constraints, including wetlands and streams. Mr. Sugar noted this site has received variances from BZBA.

The Board noted the house is a unique design that sits 236-feet off the road.

Ms. Tracy and Tom Corpus were present for the meeting.

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

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

Excused: 1 - Ms. Marzulla

VII. Other Business

Mr. Sugar welcomed Allyn Marzulla to the AHBR beginning May 13.

A. [AHBR 4-8-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: April 8, 2020

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

A motion was made by Mr. Grant, seconded by Mr. Bach, that the April 8, 2020 Minutes be approved as amended. The motion carried by an unanimous vote.

VIII. Adjournment

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

Seeing no further business Chair Drummond adjourned the meeting.

David Drummond, 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.