



City of Hudson, Ohio

Meeting Minutes - Draft

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, June 10, 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

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

III. Public Comment

Chair Drummond opened the meeting to public comments and stated that all comments were to be submitted to the AHBR email address prior to the start of the meeting. Mr. Sugar notified Chair Drummond there were no comments.

- 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.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 20-375](#) 5671 Williamsburg Circle

Attachments: [5671 Williamsburg Circle](#)

Mr. Scott Sours and Mr. Mike Clayton joined the meeting.

Mr. Sugar displayed the location and photos of the proposed four-foot high fence in relationship to house and street. Mr. Sugar noted the four-foot high fence is permissible, if approved by the AHBR.

Mr. Sours explained the purpose is to have a privacy fence and there will be a six-foot privacy fence in the rear of the property with a gate. He will make the fences as uniform as possible. The four-foot fence will also keep Mr. Sours dogs in the yard.

The Board and Mr. Sours discussed: 1) Placing a more open fence along the road. 2) This street does not have any fences in front yards. 3) The possibility of moving the fence further away from the street or angling the fence from the corner of the garage to the outside of the property with a scalloped transition to the six-foot fence.

Mr. Caputo made a motion, seconded by Mr. Workley, to approve the fence with the following conditions: 1) The fence begin approximately seven-feet in front of the garage and angle to the opposite side of the yard to the place currently proposed. 2) The transition from the four-foot fence to the six-foot fence be scalloped. The motion was approved by the following vote:

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

Abstain: 1 - Ms. Marzulla

B. [AHBR 20-90](#) 290 Bicknell Drive

Attachments: [290 Bicknell Drive](#)

Ms. Rebecca Pantuso, Clemens Pantuso Architecture, was at the meeting.

Mr. Sugar introduced the application by displaying the site plan and noting the Board approved a garage on February 12, 2020 with the knowledge that additional work would be done. This application is to approve minor modifications to the previous plan including the siding material.

The Board and Ms. Pantuso discussed the use of lap siding and shake siding.

Mr. Workley made a motion, seconded by Mr. Morris to approve the application as submitted with an option to change siding materials as approved by staff. The motion was approved by the following vote:

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

Abstain: 1 - Ms. Marzulla

C. [AHBR 20-332](#) 6160 Stone Road

Attachments: [6160 Stone Road](#)

Mr. Sugar introduced the application for a garage on a large lot with a long driveway, displayed photos of the existing house and reviewed the staff comments.

The applicant was not able to log-on to the meeting but notified Mr. Sugar that the trim size will be modified as the Board directs.

Mr. Caputo made a motion, seconded by Mr. Workley, to approve the application with the following conditions: 1) Extend the eave in the front and back of the garage. 2) The garage door be panelized similar to the existing garage doors. 3) Trim to match the house trim. The motion was approved by the following vote:

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

Abstain: 1 - Ms. Marzulla

D. [AHBR 20-358](#) 312 Aurora Street

Attachments: [312 Aurora Street](#)

Ms. Marzulla joined the meeting.

Ms. Elizabeth Nicklas, Peninsula Architects, joined the meeting.

Mr. Sugar and Mr. Hannan introduced the application by displaying plans for a detached garage, which were modified by reducing the height and pitch of the roof following Board comments from a previous meeting.

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

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

E. [AHBR 20-379](#) 29 Division Street (Historic District)

Attachments: [29 Division Street](#)

Mr. Reichart joined the meeting.

Mr. Sugar introduced the application by showing the existing house along with the work that was started and received a stop work order. Mr. Sugar also reviewed the staff comments.

The Board and Mr. Reichart discussed the front door, new steps, windows, siding, decking, railings and the reasons for the changes to the house.

The Board decided to coordinate a site visit and requested Mr. Reichart have information regarding the types of products and materials to be used.

This matter was discussed

F. [AHBR 20-262](#) 185 Boston Mills Road

Attachments: [185 Boston Mills Road](#)

Mr. Jeffrey Skapin and Mr. Ray Deitz, owner, joined the meeting.

Mr. Sugar introduced the application for renovation of the exterior of the house including replacing the siding, roofing and existing stone veneer, which is allowed since it is replacing existing. Mr. Sugar displayed two different stones and the applicant stated he would like both approved so they can be viewed on site. Mr. Sugar also displayed the proposed addition design and placement on the property to meet the setback standards. Staff comments were also reviewed.

The Board discussed the existing stone material, the breezeway door and the column on the existing porch.

Mr. Morris made a motion, seconded by Mr. Grant that the motion be approved with the following conditions: 1) Approve both stone samples. 2) The front door match the existing main front door as much as possible. 3) The column on the existing porch be wrapped with wood or left without a covering. The motion was approved by the following vote:

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

VII. Other Business

Mr. Sugar announced:

1. Mr. Bach has been reappointed to AHBR.
2. Mr. Shane Reid has been appointed to AHBR

Chair Drummond announced he did not reapply to AHBR and this is his last meeting.

A. [AHBR 20-420](#) 20 Baldwin Street - Informal Review (Historic District)

Attachments: [20 Baldwin Street Informal](#)

Mr. Todd Clarke, Clarke Designs, and the owner were present for this informal review.

Mr. Sugar introduced the application for this 1860 era house including: 1) A garage addition which will raise the height and pitch of the existing garage and require a variance from BZBA. 2) A kitchen and family room remodel with demolition of some windows. 3) A bay expansion which does not carry through to the foundation.

Mr. Clarke reviewed the floor plan and explained the reasoning for removing existing windows and adding the bay.

Board comments include: 1) Noting the foundation is to be of similar material. 2) The garage pitch change is good and keeps the house dominate. 3) Concern over demolition of historic windows and the possibility of reusing the windows. 4) Chimneys to be wrapped in similar materials. 5) The shed roofing materials. 6) The window cut sheets will be needed as part of the application.

This matter was discussed

B. [AHBR 5-27-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: May 27, 2020

Attachments: [AHBR Minutes May 27, 2020 - draft](#)

Ms. Marzulla made a motion, seconded by Mr. Caputo, to approve the May 27, 2020 minutes as submitted. The motion was approved unanimously. .

VIII. Adjournment

A motion was made by Mr. Caputo, seconded by Mr. Workley, that the meeting be adjourned. The motion carried by an unanimous vote.

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

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.

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