



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, January 13, 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: 7 - Mr. Bach, Mr. Caputo, Mr. Grant, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

III. Election of Officers & Historic District Subcommittee

A motion was made by Ms. Marzulla, seconded by Mr. Grant, that Mr. Morris be nominated as Secretary of the Board. The motion carried by the following vote:

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

Election of Officers & Historic District Subcommittee

A motion was made by Mr. Grant, seconded by Mr. Morris, that Ms. Marzulla be nominated as Vice-Chair of the Board. The motion carried by the following vote:

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

Election of Officers & Historic District Subcommittee

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that Mr. Caputo be nominated as Chair of the Board. The motion carried by the following vote:

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

Election of Officers & Historic District Subcommittee

A motion was made by Mr. Grant, seconded by Ms. Marzulla, that all members of AHBR be nominated to the Historic District Sub Committee. The motion carried by the following vote:

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

Election of Officers & Historic District Subcommittee

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that Mr. Morris and Mr. Workley be nominated to the Industrial Design Committee. The motion carried by the following vote:

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

IV. Public Comment

Ms. Schrenk reported no public comments were submitted to staff.

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

V. Consent Applications

Chair Caputo noted there were no items on the Consent Agenda.

VI. Old Business

A. [AHBR 20-1083](#) 258 North Main Street (Historic District)

Alterations (Siding Replacement)

Attachments: [258 North Main Street 1-13-21](#)
 [258 North Main Street 12-16-20](#)
 [258 N Main St Final Approved \(Previous\)](#)
 [Update From Applicant 1-13-21](#)

Mr. Sugar introduced the application by displaying the elevations, noting a site visit was done by AHBR and reviewing the staff comments.

Mr. Jeffrey Ury, Alair Homes, was present for the meeting and stated he will agree to comply with the staff comments. Mr. Ury noted foundation defects that were covered by the larger trim.

Board members and Mr. Ury discussed issues around the house including, the east elevation second floor window size and the divided lites. Staff will research these items and report back to the Board.

Mr. Morris reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented with the following conditions: 1) The rim board will be matched to the existing rim board. 2) The trim on the new windows will be made to match the trim on the existing windows. A motion was made by Mr. Grant, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

B. [AHBR 20-1045](#) 25 Milford Drive

New Commercial Structure (One Story, Office Building)

Attachments: [25 Milford Drive](#)

Mr. Sugar introduced the application by displaying the revisions to the elevations including the front entryway which will match the other buildings storefront entries. Mr. Sugar also reviewed the staff comments regarding the revisions and questioned the possibility of a concrete pad outside the door.

Ms. Xin Wan, Wanix Architects, was present for the meeting and noted no pedestrian sidewalks are planned, however she can install a concrete pad if the Board so directs. The setbacks were also discussed

The Board and Ms. Wan discussed the window muttons on the three buildings and keeping doors on the north elevation with the addition of a small concrete pad outside.

Mr. Workley made a motion to approve, seconded by Ms. Marzulla, with the addition of a stoop on the north side outside the doors. The motion was approved by the following vote:

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

VII. New Business**A. [AHBR 20-816](#) 1904 Weymouth Drive
Addition (Garage)**

Attachments: [1904 Weymouth Drive](#)

Ms. Schrenk introduced the application by noting a variance for a front facing garage was granted by BZBA on December 17, 2020. Ms. Schrenk also displayed the elevations and reviewed the staff comments.

Mr. Matt Dunn, homeowner and Ms. Diane , New Creation Builders, were present for the meeting and confirmed the new windows will match the existing windows.

The Board and applicants discussed this being a corner lot as well as the lack of a fascia board and gutter on the garage elevation.

Mr. Morris made a motion, seconded by Ms. Marzulla, that the motion be approved with the following conditions: 1) The window muttons match the existing windows. 2) Fascia board and gutter be added to the garage. 3) The siding 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

**B. [AHBR 20-1110](#) 6509 Stow Road
Accessory Structure (Detached Garage)**

Attachments: [6509 Stow Road \(Revised\)](#)

Ms. Schrenk introduced the application by displaying a recently revised site plan and noted the comments have been agreed to by the applicant.

Mr. Roger Thomas, homeowner, was present for the meeting and confirmed that all staff comments will be met.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the revised plans, as shown for 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

- C.** [AHBR 20-953](#) **148 Elm Street**
Addition (Master Bedroom & Covered Patio)
Attachments: [148 Elm Street \(Revised\)](#)
 [148 Elm Street \(10-28-20\)](#)
- Ms. Schrenk introduced the application by displaying revised elevations for this application which was originally approved by AHBR on October 28, 2020. Ms. Schrenk reviewed the revisions and stated the comments have been agreed to by the applicant
- Mr. Greg Chaplin, applicant, reviewed the work to be done and stated his agreement to the previous staff comments.
- 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
- D.** [AHBR 20-1118](#) **6621 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 171)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6621 Rosewood Trail \(Revised\)](#)
- Ms. Schrenk introduced the application by displaying the elevations and stating staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes, explained the rationale for the revised design.
- A motion was made by Mr. Bach, seconded by Mr. Workley, 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 20-786](#) **2741 Last Valley Lane**
New Residential Construction (One-Story, Single Family Home)
Attachments: [2741 Last Valley Lane 1-13-21 \(Revised\)](#)
 [2741 Last Valley Lane 9-23-20](#)
- Ms. Schrenk introduced the application by displaying the elevations and noted this was previously reviewed by AHBR on September 23, 2020. Ms. Schrenk described the revisions to the plan and reviewed the staff comments.
- Ms. Sue ... , representing the applicant, described changes desired by the owners, discussed the stone band around the house and described the garage as being at ground level, which does not allow for a foundation band. Ms. Sue ... also stated all siding changes take place at inside corners.
- Mr. Workley noted the small garage window, next to the man door has a different grid pattern. Ms. Sue stated this is the way the window comes.
- A motion was made by Mr. Morris, seconded by Mr. Workley, 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

VIII. Other Business

Chair Caputo extended the Board's sympathy to Ms. Marzulla whose step-daughter passed away in early January.

**A. [AHBR](#)
[12-16-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: December 16, 2020**

Attachments: [AHBR Meeting Minutes December 16, 2020 - draft revised](#)

A motion was made by Ms. Marzulla, seconded by Mr. Bach, that the December 16, 2020, Minutes be approved as amended. 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. Workley, that the meeting be adjourned. The motion carried by an unanimous vote.

Chair Caputo adjourned the meeting at 8:27 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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