



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Françoise Massardier-Kenney
William Ray
Jamie Sredinski

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, December 11, 2024

7:30 PM

Town Hall
27 East Main Street

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: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

IV. Consent Applications

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

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

A. [AHBR 24-1290](#) 41 Ambrose Drive

Accessory Structure (Pavillion)

Attachments: [41 Ambrose Drive AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 24-426](#) **13 N. Oviatt (Historic District)**
Demolition (One Story, Single-Family House)

Attachments: [13 N. Oviatt New Documents for 12.11 Meeting](#)
[13 N. Oviatt AHBR Packet 11.13 Meeting](#)
[Perspectus Consultant Report](#)
[13 N. Oviatt AHBR Packet](#)

Ms. Krickovich introduced the application by noting a site visit was conducted on November 19, 2024.

Mr. Clayton Braham and Ms. Megan Braham, homeowners, reviewed the site visit and the recommendation to examine information from Summit County Soil and Water (SCSW). The Brahams found no conclusive photographs of the area of their house in SCSW information. Mr. Braham also displayed a photographs from 1951 and 1959, which he believes shows no house. However, by 1970, a photograph shows a structure on the property. Mr. Braham then expressed his opinion that the pertinent question is, 'Is the house worth saving?', noting that it is made of particle board and other lesser materials.

The Board, applicant, and staff discussed: When and why this house was added to the Historic District, the Public Comments at the last meeting stating the 1950s supposed building date is incorrect, that the photographs are not conclusive evidence there was or was not a house in the location, that the nature of the structure conveys to AHBR members that the house was not there in the 1950s, and that the National Registry states the house has no historical significance. The applicant also stated they were not able to discover when the house was built before the 1970 photo.

The Board requested staff write out the motion to clarify why demolition will be permitted.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be Continued to the January meeting to allow staff to submit a recommended motion to the AHBR. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

VI. **New Business**

A. [AHBR 24-1296](#) **190 N. Main Street (Historic District)**
Sign (Building Sign)

Attachments: [190 N. Main AHBR Packet](#)

Ms. Krickovich introduced the application by describing the sign and reviewing the staff comments.

Ms. Soyson described and displayed the proposed lettering and stated the thickness of the lettering is approximately one-inch, with no lighting.

The Board, applicant, and staff discussed: The mounting board is plywood and suitable for hanging the letters and the flower is the same material as the letters.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended by the submitted redesign. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Ray, Mr. Workley and Ms. Sredinski

Nay: 2 - Ms. Kenney and Ms. Marzulla

B. [AHBR 24-1281](#) 48 College Street (Historic District)

Alterations (Windows & Doors)

Attachments: [48 College St. 12.11 Meeting AHBR Packet](#)
[48 College St. Consultant Report](#)
[48 College St. AHBR Packet 11.13 Meeting](#)
[48 N. Oviatt AHBR Packet](#)

Ms. Krickovich introduced the application by noting the application has been reviewed in numerous AHBR meeting, described the various iterations of the design, and reviewing the staff comments.

Mr. Joe Matava, and Ms. Elizabeth Nicklas, Peninsula Architects, noted ongoing demolition is taking place, the framing is not supporting the second floor, that the framing and plumbing - done throughout the years - is causing problems, that the homeowner is willing to invest in the house for its preservation, that the structure was built in three different time periods and was not done well, that the entire second floor structure is being rebuilt, and that Peninsula Architects is trying to make the house useful for today. Mr. Matava noted none of elements of the house are in alignment, therefore it does not make sense to require the proposed windows to align.

The Board noted: It appreciates the elevation changes in this proposal, expressed concern that the first floor is not sufficiently holding up the second floor, stated the ganged windows are still not a good solution, that the ganged windows are out of the general public view, that the proposal is in keeping with the general character of the house in its time period, that structural issues should be taken into account by the Board, that all the LDC requirements are not being met with the redesign, and that Pella Reserve windows will be used.

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

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

C. [AHBR 24-1173](#) 7181 Huntington Road

Alterations (Siding)

Attachments: [7181 Huntington Rd AHBR Packet](#)

Ms. Krickovich introduced the application by explaining this review is for the siding replacement only and reviewed the staff comments.

Mr. Brando Campo, and Mr. Chuck Conway, WeatherSeal Home Services, Inc., were present for the meeting.

The Board, applicant, and staff, discussed why and where board and batten is being used, and that the LDC demands material changes take place on inside corners and be consistent around the entire mass.

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

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

D. [AHBR 24-1196](#) **61 Sussex Road**

Addition (Attached Garage)

Attachments: [61 Sussex 12.11 AHBR Meeting Packet](#)
 [61 Sussex 10.9 AHBR Meeting Packet](#)

Ms. Krickovich introduced the application by noting an informal review was conducted on October 9, 2024, a variance was granted by BZBA on November 21, 2024, and reviewing the Architectural Design Standards and staff comments.

Mr. Steve Hanna, representing the owners, and Mr. Eric Long, property owner, described: Mr. Long's child's disability and need for this ADA equipped suite on the first floor, the research behind the submitted design, how the existing garage can be adapted for the ADA needs at a cost effective price, and that a new garage will be required for loading and unloading their child. Mr. Hanna noted the new garage, as submitted, does not meet the LDC, the alternative garage designs which are not as suitable and come at a higher cost, necessitating a variance and these ADA exemptions.

The Board, applicant, and staff, discussed the type of garage door to use, that BZBA granted a variance for the front facing garage, and AHBR will permit an exception because of the homeowners demonstrated need.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved based on Section 2 1, subcategory 2 (exceptional and unique conditions) which create a practical difficulty in complying with the standards, and that staff approve the garage door. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

E. [AHBR 24-1265](#) 48 Wellgate Drive

Addition (Mudroom & Garage)

Attachments: [48 Wellgate AHBR Packet](#)

Ms. Krickovich introduced the application by describing and displaying the addition, and reviewing the staff comments and recommendations.

Mr. Nate Bailey, Hara Architects, displayed the neighborhood of the house which is 11 houses on a round-about private drive, that every house in the development is a unique style, and that the subject house has a mansard roof type with a traditional shingles. Mr. Bailey then described the project with an owner's suite and addition in the back, replacement of the vertical wood cedar shake siding which has dry rot, and described the project as a design solution which complements the owner's house and neighborhood.

The Board, applicant, and staff discussed: Blending in the new siding, that the addition steps forward approximately five-feet in front of the house, how the addition will be seen from the street and driveway, the siding type which will be a different material but will match the existing in appearance, and that the material transitions will be wood to match at inside corners.

Mr. Workley made a motion, seconded by Ms. Kenney, based on Section 211 1, sub section 2, noting the unique construction of the mansard roof which will not be reflected in the new portion of the more modern construction of the addition, that the new siding will be feathered in with the existing T 1 11 wood siding, and new fiber siding be used. The motion passed by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

F. [AHBR 24-12802 Bradley Drive](#)

New House (Single-Family Detached)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this project was reviewed at the December 11, 2024 AHBR meeting. During the meeting the Board requested the following:*
- *The applicant explore a different design that would better comply with the permitted building types within District 4.*
 - *The applicant revise the design to depict a more traditional design with overhangs, eaves, siding and window openings that are more compatible with neighboring properties.*
 - *Revise the design to comply with fenestration requirements on the house and the proposed accessory structure.*
- b) *Staff notes the applicant did revise the plans to depict a more traditional two-story wing design as well as included overhangs, trim and eaves that are more compatible with the neighboring properties.*
- c) *Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Revise elevations to depict a more consistently applied exposed foundation on all elevations.*
- d) *Section III-1(g)(8) of the Architectural Design Standards states large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes the north elevation has an expansion of 13 feet.*

Attachments: [2 Bradley Drive AHBR Packet - 1.8.25 Meeting](#)
[2 Bradley Drive AHBR Packet](#)

Ms. Krickovich introduced the application by displaying renderings, elevations, the site plan, and reviewing the staff comments and recommendations.

Mr. Nate Bailey, Hara Architects, stated this is a two-story wing type proposed house and described how the house fits the description of a wing type house, displayed other locations where the two-story wing type house may be found in Hudson, explained how the proposed house captures the charm and look of village houses, and discussed revisions of the house after discussions with staff.

The Board, applicant, and staff, discussed: The LDC allowing certain types of houses in certain zones, explained what a 'main body' type of house is as opposed to an intersecting wing type of house, the Boards feeling the proposed house is not compatible with other houses in the neighborhood, what would need to take place to make the house compliant, changes to the design while keeping the porch - which would make the house design allowable, and that the lack of trim, the window types and overhangs are problematic .

Mr. Bailey and the Board discussed the 16-feet of windows and a 14-foot wall without fenestration.

Mr. Bailey requested the application be continued.

A motion was made by Ms. Kenney, seconded by Mr. Ray, that this AHBR Application be continued. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

G. [AHBR 24-1049](#) 734 Barlow Road

New House (Single-Family Detached)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Staff notes this project was reviewed at the December 11, 2024 AHBR meeting.*
- b) *The Board tabled the review to allow the applicant to revise the site plan to meet LDC orientation requirements or to pursue a variance.*
- c) *Staff has reviewed the submitted revised house orientation with the applicant and notes that it meets the LDC standard. The house would be oriented at a similar angle to the neighboring properties.*
- d) *Staff notes the AHBR has the following discussion points during the meeting relative to design-*
 - *The design to have a more consistent window grid design.*
 - *Revise the plans to meet fenestration requirements.*
 - *A more consistent roof material at the front porch.*

Attachments: [734 Barlow Rd. AHBR Packet - 1.8.25 Meeting](#)
[734 Barlow Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by: Displaying the site plan, describing the project and reviewing the staff comments and recommendations.

Mr. John Russell, Prestige, Builder Group, and Mr. Chris Brown, Prestige Builder Group, agreed to the modify the windows, discussed the different types of roofs, the use of stone on the walls which is required to terminate at an inside corner, that the lot is not perpendicular to the roadway making it difficult to make the house parallel to the road, and the use of the standing seam on the shed.

The Board, applicants, and staff, discussed: The roof types, that the orientation of the house will need to match the neighboring houses, that AHBR cannot approve the proposed orientation since it is a LDC requirement, that the septic system is causing the house to be in the proposed location, that moving the house on the lot will cause setback problems, that the adjoining houses are more parallel to Barlow Road than the proposed house, that if the proposed house is as parallel as the neighboring houses AHBR may be able to approve, if the house can be turned as in the drawing Mr. Brown submitted - the AHBR will approve according to the ten-percent rule, that grids will be placed in all the windows, that AHBR approves of the roof styles, and that a metal piece combined with shingles may be problematic.

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

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

VII. Other Business

A. [AHBR 7675](#) Minutes of Previous Architectural & Historic Board of Review Meeting: November 13, 2024.

Attachments: [November 13, 2024 AHBR Minutes - Draft](#)

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the November 13, 2024, minutes be approved as amended. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

VIII. Staff Update

Staff thanked the Board members for attending the workshop.

Mr. Sugar informed the Board that the development across from Stony Hill on Darrow Road was approved by PC and will return to the AHBR.

A. [AHBR 7674](#) Discussion on the 2025 Council check-in

Attachments: [2025 Council Check-in Staff Memo](#)

Ms. Krickovich discussed the five objective the AHBR developed at the workshop and that on February 11, 2025, AHBR will appear before council. The Board and staff discussed finalizing the council report at the January meeting.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:44 p.m.. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

John Caputo, Chair

John Workley, 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.

* * *