



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
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, August 14, 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: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

Absent: 2 - Ms. Kenney and Mr. Wetzel

III. Public Comment

Ms. Amy Ford, 72 Aurora Street, expressed questions and concerns regarding the new construction at 64 Aurora Street.

Mr. Curt Van Blarcum, 422 North Main Street, expressed his support regarding the project at Ellsworth Hill Elementary School.

Seeing no one else coming forward to speak, Chair Caputo closed Public Comment.

IV. Consent Applications

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

A. [AHBR 24-834](#) 138 Atterbury Blvd Addition (Front Porch)

Attachments: [138 Atterbury Blvd AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

[AHBR 24-855](#) **1751 Hines Hill Rd**

Pergola - Addition

Attachments: [1751 Hines Hill Rd AHBR Packet](#)

Ms. Coffman introduced the application by displaying and explaining the project, and reviewing the Architectural Standards and staff comments.

Mr. Adam Timan, applicant, noted the attachment to the original structural will be through an engineered roof gutter system and the roof can be matched with a grey bronze color if needed.

The Board, applicant and staff discussed the attachment to the original structure, the roof overhang, and the engineered roof gutter system,

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

[AHBR 24-772](#) **809 Stonehaven Cir.**

Rear Porch Roof

Attachments: [809 Stonehaven Cir AHBR Packet](#)

Ms Coffman introduced the application by displaying and describing the 20 x 20 porch roof and reviewing the staff comments.

Mr. Dave Marsh, applicant, stated the posts will be 6 x 6 inches, there will be three steps instead of the depicted two, and a metal hand rail will be added to the drawing with specifications.

The Board, applicant and staff discussed the pitch of the roof which would have an open beam.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved as amended with elevation displaying the metal railings and the metal railing specification submitted to staff.. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

[AHBR 24-872](#) **39 Church St**

Alterations (Window replacement)

Attachments: [39 Church St AHBR Packet](#)

Ms Coffman introduced the application by displaying a photo of the house, reviewing the Secretary of the Interior's Standards, and questioning which window will be replaced.

A representative from Pella Windows and Doors noted which window is to be replaced, ant that the window has

deteriorated to the point of not being repairable.

The Board, applicant and staff discussed: None of the windows have grids, that most of the windows were replaced in the 1980s, that the homeowner anticipates replacing the 1980 vinyl replacement windows with wood, that this is the only cottage style window in the house, and the possibility of a site visit.

The Board determined to conduct a site visit.

This matter was continued

**[AHBR 24-848](#) 2562 Brafferton Ave
Addition (Front Porch)**

Attachments: [2562 Brafferton Ave AHBR Packet](#)

Ms Coffman introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Shawn Hook, applicant, described the front post and the decorative trim.

The Board, applicant and staff discussed the size of the post and sleeve around the post.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended so the post will have wrapping to make it approximately 5 x 5 inches. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

**[AHBR 24-277](#) 64 Aurora St (Historic District)
Addition (Primary Bedroom)**

Attachments: [64 Aurora St AHBR Packet](#)
[NPS - Preservation Brief - Additions to Historic Buildings](#)

Ms Coffman introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Russell Gayheart, and Mr. Trip Morris, 64 Aurora Street, responded to the Public Comment by noting a swale which is adjacent to both properties. and on Mr. Morris' property - should prevent water from running to the Public Comment speaker's property, and that the existing wall is being moved to the rear due to the neighboring large hedge and safety purposes.

Mr. Gayheart noted the siding and shutters will match the existing house, the window will match the previous renovations windows, that revised elevations have been uploaded and include painted gray bricks, the trim on the garage door, the National Park Standards for additions which have been applied to this project, and the large blank wall will be broken up.

The Board, applicant and staff discussed, the possibility of the garage addition being pushed back one foot, the retaining wall size, material, location and color, that Hudson Engineering is reviewing the application for water issues, the space between the man door and garage door with the possibility of reducing the size of the garage bay door, and that the wall is at four feet - one inch at its highest

Mr. Workley made a motion, seconded by Mr. Ray, to approve with the following conditions submitted to staff: The garage set back one foot, specifications of the stone wall material, and the garage door size being reduced to eight feet. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

[AHBR 24-849](#) 264 E Streetsboro St

Addition (Front Porch)

Attachments: [264 E. Streetsboro St AHBR Packet](#)

Ms Coffman introduced the application by displaying the site plan and reviewing the staff comments and recommendations.

Mr. Shawn Hook, contractor, was present for the meeting.

The Board, staff and applicant discussed the roofing material around the chimney on the shed room, and that since this is on the front of the house - a shed roof is not appropriate.

Mr. Paul Cachacian, 264 E. Streetsboro Street, asked if a metal roof can be used if the design is hanged to a hip roof is used and that the existing roofing material is no longer manufactured.

The Board continued the meeting and requested revised drawings using a hip roof.

This matter was continued

[AHBR 24-898](#) 33 E Streetsboro (Historic District)

Addition to Detached Garage

Attachments: [33 E Streetsboro AHBR Packet](#)

Mr. Sugar introduced the application by displaying the site plan, described the project and location, and reviewed the staff comments.

Mr. Allan Sveda, and Ms. Candace Sveda, noted the proposed door will match the existing door, described the project and the new parking space next to the house.

The Board, applicant and staff discussed: The work to be done, the windows, the rotation of the roof to match the house, that both garage doors be wood, and the possibility of a site visit,

The Board determined to conduct a site visit.

This matter was continued

[AHBR 24-887](#) 68 W Case Dr

Addition

Attachments: [68 W Case Dr AHBR Packet](#)

Mr. Sugar introduced the application by displaying the elevation, noting it is a difficult roof to design, and reviewing the staff comments.

Mr. Michael. McGettrick, applicant, was present for the meeting.

The Board, applicant and staff discussed: Alternative roof designs, the existing overhang causing difficulty with the project, and that the siding will be blended.

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

[AHBR 24-862](#) 241 Ravenna St

New Single-Family House

Attachments: [241 Ravenna St AHBR Packet Revised for 8.28.24 Meeting](#)
[241 Ravenna St AHBR Packet](#)

Mr. Sugar introduced the application by displaying the elevations and reviewing the staff report and recommendations.

Ms. Tracy Corpus, 7310 Valley View Road, noted the foundation can be carried around the back.

The Board, applicant, and staff discussed: That the material change must take place at an inside corner, on the front that the two small windows be enlarged to match the other large windows or be longer, the possibility of more consistent windows on the rear with the rear small window being problematic, that the grids around the house need to match, and the need for revised drawings.

This matter was continued

[AHBR 24-816](#) **7750 Stow Road - Ellsworth Hill Elementary** Outdoor Learning Pavilion

Attachments: [7750 Stow Rd AHBR Packet](#)

Mr. Sugar introduced the application by noting the Planning Commission's approval, the purpose of the project and reviewing the staff comments.

Mr. Doug Morgan, Mt. Vernon Barn Company and Mr. Jeff Ashmore, architect, who noted he specializes in re purposing old wood into new projects. Mr. Ashmore addressed the staff comment regarding a window by noting this will add to the cost of the this simple project.

The Board, applicant and staff discussed having all four bays open, the possibility of siding on the inside of the fourth bay, that the timbers are elevated two-inches off the ground, that 8 x 8 inch timber columns will be used, that the purlin and column faces be exposed from the inside, the work involved in recessing the siding on the covered bay, and that the siding will be butted together,

The applicants noted the re purposed boards on the stage will have a high quality finish and need to be protected by the enclosed bay siding, how water will drain off the horizontal wood, the fenestration possibility on the west side with a faux door, and the possibility of a working loft door

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with a fenestration or faux fenestration on the West elevation. The motion carried by the following vote:

[AHBR 23-556](#) **2155 Middleton Road - Country Club of Hudson** [REV](#) Golf Cart Storage Barn

Attachments: [2155 Middleton Road AHRB Packet](#)
[Previously Approved Plans](#)
[Previous Meeting Minutes](#)

Mr. Sugar introduced the application by displaying the site, noting a previous design was approved by the Board on September 13, 2023, the location and barn size were changed for this application, and reviewed the staff comments.

Mr. Joe Matava, Peninsula Architects, and Mr. Craig Kachline, Hudson Country Club, noted agreement with the staff comments, that all windows will have grids or louvers for ventilation, and balancing the louvers on the elevation.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with the following conditions: The louvers be changed to the second from the outside wall on the back and grids be added to all windows. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

VII. Other Business

Mr. Sugar asked the Board members to complete the required training from the State of Ohio and noted the new Board attendance policy.

A. [AHBR 24-734](#) 27 College Street (Historic)

Addition - Informal Review

Attachments: [27 College St AHBR Packet](#)

[NPS - Preservation Brief - Additions to Historic Buildings](#)

Mr. Sugar introduced the application by noting the staff comments, Preservation Brief # 14 issues, and that revised comments were distributed.

Mr. Nate Bailey, Hara Architects, discussed: Preservation Brief item "C" regarding historic additions, identified the existing distinct parts of the house - the historic mass and the historic wing which are almost of equal size, the loss of historic materials when a new addition is attached to a historic structure, that this house being on a corner makes low public visibility difficult, and that the proposed addition is in keeping with the historic house. Mr. Bailey also displayed renderings of the existing house and proposed addition and explained the materials and elements of design which match the existing house.

The Board, applicant and staff discussed: The large size of the addition in relation to the existing structure and the idea of the addition being subordinate to the main mass, that a variance will be required for setbacks, that the addition be offset by about a foot, that a similar roof be placed over the new door as is over the existing door, that the upper portion be changed to create a different look - possibly with dormers or material changes, that the addition height is to be in keeping with the historic wing, that the proposed addition will not be visible from the front of the house, that the smaller windows will be fixed or casement, and that the scale is the issue - not the size of the addition.

Mr. Bailey requested a site visit and expressed a desire to meet with the AHBR again prior to requesting the variance.

The Board discussed requesting the historic consultant to the site visit.

This matter was discussed

B. [AHBR 7-24-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 24, 2024

Attachments: [July 24 AHBR Meeting Minutes - DRAFT](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the July 24, 2024, Minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the meeting be adjourned at 10:02 p.m. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, 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.