



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, October 23, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Acting Chair Marzulla 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: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

Absent: 3 - Mr. Caputo, Mr. Wetzel and Mr. Workley

III. Public Comment

Chair Marzulla 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 Ms. Sredinski, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

A. [AHBR 24-1136](#) 2082 Garden Lane

Accessory Structure (Shed)

Attachments: [2082 Garden Lane AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 24-1098](#) 56 College Street (Historic District)

Alteration (Circular art glass window)

Attachments: [56 College Street AHBR Packet](#)
 [Consultant Recommendation](#)

Chair Marzulla noted the applicant for 56 College Street requested the case be moved to the November AHBR meeting, because after one AHBR member was recused from this meeting there would be the lack of a quorum.

This matter was continued

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

Addition

Attachments: [27 College Street AHBR Packet - 10-23-24 Meeting](#)
 [Consultant Report](#)
 [Revised Design 9-11-24 Meeting](#)
 [NPS - Preservation Brief - Additions to Historic Buildings](#)

Ms. Krickovich introduced the application by noting: AHBR reviewed this application on August 14, and September 11, 2024, that a setback variance was granted by BZBA on October 17, 2024, the items discussed at previous AHBR meetings, the revisions to the application, and the specification sheets for materials.

Mr. Nate Bailey, Hara Architects, noted a side yard setback was also granted by BZBA, displayed an ariel view of the property in comparison to neighboring properties and the variances granted through the years. Mr. Bailey also stated the variance request was fitting in light of the property and neighboring houses, described the revisions to the non-historic porch and dormer which has a decreased size and a four-inch inset, and reviewed the porch corner board detail,

The Board, applicant, and staff discussed: The second floor - floor plan, that the house has no corner board trim, that the scale of the addition matches the scale of the house, the views of the sides of the house, that the roof lines have been aligned to the historic mass, the Boards approval of the dormer revisions, the size of the addition in relation to the historic mass, the lack of differentiation between the historic mass and the proposed addition, a review of the variances granted to the neighboring houses and the year they were given, that the historic consultant's report is a recommendation that the Board may consider, that the proposed addition may be considered a third addition, and that many revisions have been made since the informal review,

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

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

VI. New Business

A. [AHBR 24-179](#) 234 E Streetsboro Street

Addition (Bed, bath, basement, and deck)

Attachments: [234 E. Streetsboro AHBR Packet](#)

Ms. Krickovich introduced the application by: Noting the application received a variance at the October 17, 2024, BZBA meeting, reviewing the size of the addition in relation to the existing house, and reviewing the staff comments and recommendations.

Mr. Robert Hulbert, homeowner, described the 1954 built home and proposed materials, potential changes to the submitted plans, noted a desire to reside the entire structure with a vinyl material, that the roofing will match the existing, and the need to specify the proposed materials on the elevations.

The Board, applicant, and staff discussed: The needed detail on the elevations, the possibility of installing an overhang - which will need to be detailed on the elevations, the size of the proposed windows in relation to the existing windows, the type of proposed windows which will match the existing windows, that the windows on the existing house are various sizes, that the existing terra cotta foundation is not sold today, that normally an addition is setback to distinguish it as an addition - however Mr. Hulbert does not want it to look like an addition and values all the additional size, and that an additional fenestration will be needed if the wall is in line with the existing wall,

Mr. Ray made a motion, seconded by Ms. Sredinski, that the application be approved with the following conditions: The roof has the same materials throughout, new siding covers the structure, an additional window be installed for fenestration purposes and an overhang be installed as coordinated with staff. The motion was approved by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

B. [AHBR 24-998](#) 48 College Street (Historic District)

Alteration & Addition

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *This application was reviewed by the AHBR at the October 23rd meeting. The Board requested a site visit and assistance from the Consultant for the proposed alterations on the 1850's north addition.*
- b) *The Consultant report is attached for the Board to review. In summary, the recommendation is to revise the design to optimize retention of historic materials and openings.*

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

Ms. Krickovich introduced the application by: Noting the application received a variance for front facing garage doors, that existing windows and a door will be removed and replaced by swinging glass doors - which staff believes are in conflict with the Secretary of the Interiors recommendations.

Ms. Elizabeth Nicklas, Peninsula Architects, described the interior of the house as extremely dark, and the desire to open up the non historic door on a minor elevation.

The Board, applicant, and staff discussed the non historic look of the proposed doors, the applicant stated these are proposed to maximize the light into the main living area of the house, the Board's hesitancy to remove historic windows, the Board's lack of knowledge regarding the disrepair of the house, the need for a site visit and historic consultant's review, that this will be a radical change to the nature of the house, and the Board's general approval of this front facing garage.

A motion was made by Mr. Ray, seconded by Ms. Sredinski, that this AHBR Application be continued, and that a site visit be conducted with the historic consultant. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

VII. Other Business**A. [AHBR 7569](#) AHBR Workshop Discussion****Attachments:**[AHBR Workshop Memo](#)

Ms. Krickovich and the Board discussed conducting a workshop in December and potential topics. The Board discussed possible dates for the workshop.

B. [AHBR 7570](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 25, 2024.**Attachments:**[September 25, 2024 AHBR Minutes - Draft](#)

A motion was made by Ms. Sredinski, seconded by Mr. Ray, that the September 25, 2024, Minutes be approved as amended. The motion carried by the following vote:

Aye: 3 - Ms. Marzulla, Mr. Ray and Ms. Sredinski

Recused: 1 - Ms. Kenney

**C. [AHBR 7571](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
October 9, 2024.**

Attachments: [October 9, 2024 AHBR Minutes - Draft](#)

A motion was made by Mr. Ray, seconded by Ms. Kenney, that the October 9, 2024, Minutes be approved. The motion carried by the following vote:

Aye: 4 - Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

VIII. Staff Update

IX. Adjournment

By common consent the Board adjourned at 8:33 p.m.

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