



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*John Workley, Secretary*  
*John Funyak*  
*William Ray*  
*Shane Reid*

*Nicholas Sugar, City Planner*  
*Alicia Schrenk, Associate Planner*

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Wednesday, May 11, 2022

7:30 PM

Town Hall  
27 East Main Street

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#### 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:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**Absent:** 2 - Mr. Funyak and Mr. Ray

#### 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. Marzulla, seconded by Mr. Workley, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

##### A. [AHBR 22-374](#) 27 Roslyn Avenue (Historic District)

Fence (4' Picket Wood Fence & 6' Wood Fence)

Attachments: [27 Roslyn Avenue](#)

**This AHBR application was approved on the Consent Agenda.**

**B. [AHBR 22-397](#) 98 Aurora Street (Historic District)**

Alteration (Skylight Replacements)

**Attachments:** [98 Aurora Street](#)

This AHBR application was approved on the Consent Agenda.

**C. [AHBR 22-414](#) 27 Owen Brown Street (Historic District)**

Alteration (Shingle Replacement)

**Attachments:** [27 Owen Brown Street](#)

This AHBR application was approved on the Consent Agenda.

**D. [AHBR 22-206](#) 6923 Stow Road**

Accessory Structure (Pavilion - Seton Catholic School)

**Attachments:** [6923 Stow Road](#)

This AHBR application was approved on the Consent Agenda.

**V. Old Business****A. [AHBR 20-475](#) 1315 Connecticut Woods Drive**

Accessory Structure (Barn)

**Attachments:** [1315 Connecticut Woods Dr Revised Plans](#)[1315 Connecticut Woods Drive \(Previously Approved Plans\)](#)[Pictures of Barn 5.7.22](#)

Mr. Hannan introduced the application noting the item was previously approved on August 26, 2020, and is now requesting approval for alterations to the previous application. Mr. Hannan also reviewed the staff comments.

Dr. Qadri, homeowner, described the difficulty in purchasing the previously approved roof materials and the necessity of getting the project under cover, the window change being done to enhance the look of the building, the lack of fenestration on the rear because of security issues and the rear of the barn not being visible to the neighbors. Mr. Qadri also stated that window grids have been removed from all the new windows in the house to match the barn.

The Board, staff and applicant discussed the roofs of the house and barn all being replaced to match, the large window being similar to windows on the house and the need for fenestration or faux fenestration on the lower part of east elevation.

**Mr. Workley made a motion, seconded by Mr. Reid, to approve the application with a modification of the east elevation being coordinated with staff to provide fenestration or faux fenestration. The motion was approved by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**VI. New Business**

- A.**        [AHBR 22-396](#)    **34 Ravenna Street, Unit 2**  
Sign (Building Sign & Post Sign - Splott Graphics)

Attachments:        [34 Ravenna Street, Unit 2](#)

Mr. Hannan introduced the application by displaying the proposed, reviewing the staff comments and noting that the existing sign is non conforming.

The Board and staff discussed the design of the sign.

**A motion was made by Mr. Workley, seconded by Mr. Reid, that this AHBR Application be approved subject to confirmation by staff that the non conforming sign standards are met. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

- B.**        [AHBR 22-423](#)    **1101 Barlow Road**  
Sign (Ground Sign - Ellsworth Golf)

Attachments:        [1101 Barlow Road](#)

Mr. Hannan introduced the application by displaying the site plan, a picture of the sign and reviewing the staff comments.

Mr. Trent Walsh, City of Hudson, noted the timbers and stone will be similar to the existing stone and timbers.

Mr. Walsh explained the black logo is a result of rebranding.

**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:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

- C.**        [AHBR 22-399](#)    **6700 Stone Road**  
Accessory Structure (Shed 200 SF)

Attachments:        [6700 Stone Road](#)

The applicant was not present.

**This matter was continued**

**D. [AHBR 22-353](#) 154 Parmelee Drive**

Addition (Two-Story, Kitchen, Pantry, Bedroom, Bathroom)

Attachments: [154 Parmelee Drive](#)

Mr. Hannan introduced the application by displaying photos of the site, the elevations and reviewing the staff comments.

Mr. Joe Franzese, JPF Architects, reviewed the layout of the house, noting he attempted to match the details and proportions of the existing house and the use of casement windows to allow emergency egress.

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

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**E. [AHBR 22-331](#) 5430 Sullivan Road**

New Residential Construction (One-Story, Single-Family Home)

Attachments: [5430 Sullivan Road \(revised\)](#)

Mr. Hannan introduced the application by displaying the elevations and reviewing the staff comments.

Mr. Cody Conley, homeowner, and Mr. Drew Schultz, contractor, noted the house is on 5.5 acres and has approximately the same setback and septic field as most homes on Sullivan Road.

The Board, applicant and staff noted the front bump-outs have been reduced.

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

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**VII. Other Business****A. [AHBR 4-27-22](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
April 27, 2022**

Attachments: [AHBR Minutes April 27, 2022 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Reid, that the April 27, 2022, Minutes be approved as amended. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**VIII. Staff Update**

Mr. Hannan discussed the review of the Comprehensive Plan with City Council's desire for AHBR to have representation on the Comprehensive Plan Committee.

**IX. Adjournment**

A motion was made by Ms. Marzulla, seconded by Mr. Reid, that the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Caputo adjourned the meeting at 8:12 p.m.

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**John Caputo, Chair**

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**John Workley, Secretary**

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**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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