



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Francoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, July 26, 2023

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. Kenney, Ms. Marzulla, Mr. Wetzel 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

There were no items on the Consent Agenda.

V. Old Business

A. [AHBR 23-542](#) 7563 Red Fox Trail

Addition (2160sf)

Attachments: [7563 Redfox Lane AHBR Agenda - July 26th Meeting](#)
[7563 Red Fox Ln AHBR Packet - June 28th Meeting](#)

Ms. Krickovich introduced the application by describing the scope of the project, displaying the site plan, reviewing the revised plans as submitted by the applicant and the staff comments.

Mr. Robert Ready, homeowner, distributed revisions to the revised plans, and noted two architects have looked for other solutions and is at a loss for other solutions.

The Board discussed the size of the main mass and the addition in relation to LDC requirements, and how this project might be approved with a varied roof height for a portion of the addition.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved with the condition that a resubmission of the drawings to staff show a roof ridge break to create a smaller mass(s). The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

VI. New Business**A. [AHBR 23-697](#) 44 Clinton Street**

Sign (Ground, Building - Laura Yeager Smith Home Design)

Attachments: [44 Clinton AHBR Packet](#)

Ms. Krickovich introduced the project by displaying the site plan and reviewing the staff comments.

Mr. Todd Smith, property owner, verified a matt finish will be used without internal illumination.

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: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

B. [AHBR 23-680](#) 1746 Edgar Drive

Fence (4' High Split Rail)

Attachments: [1746 Edgar Drive AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site, photos of the proposed fence and reviewed the staff comments regarding the fence height while noting the engineering review is not complete.

Mr. Anthony Ravida, property owner, stated metal mesh fencing will be attached to the fence

The Board, staff and applicant discussed: The right of way distance from the street, that the neighboring fence is 16-feet 7-inches from the road and this fence is proposed to align, the agricultural nature of the proposed flat wood fence, and that mesh fence has been administratively approved in the past. The Board members noted the proposed mesh does not meet the spirit of the formal look the code calls for. Mr. Ravida expressed the need for his fence to provide safety for his grandchildren from coyotes. Discussion took place regarding having mesh on the fence on the sides and rear of the house and the proposed fence without mesh on the front of the house.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with mesh allowed on the fence behind the front line of the house and mesh not allowed on any portion of the fence in front of the front line of the house. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

C. [AHBR 23-681](#) 205 S. Main Street (Historic Landmark)

Alterations (Window & Door)

Attachments: [205 S. Main St. AHBR Packet](#)

Ms. Krickovich introduced the application by noting the project was reviewed by AHBR on April 26, 2023, and displayed and explained the revised elevations,

Mr. Daniel Villani, Payne and Tompkins, was present for the meeting.

The Board noted fiberglass doors have not approved in the past few months in the Historic District. The applicant and Board discussed: That from an interior perspective the proposed third window will bring balance, that the previous approval was conditioned on the below windows being parallel to the above windows, that the historic look of the house was changed in the previous approval - the decision now is how much change to allow, that the proposed three windows will be on the least public view side, that the window trim will match, the proposed window brand and specifications, that applied interior and exterior muttons will be required, that if the third window is allowed the historic nature of the house will be diminished and the Secretary of the Interior's Standards will not be followed.

The Board noted that the house is a Historic Landmark and some items that are desirable are not appropriate or allowed.

A motion was made by Ms. Kenney, seconded by Mr. Wetzel, that the fiberglass door be denied. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the proposed three windows on the side elevation be denied. The motion carried by the following vote:

Aye: 3 - Mr. Caputo, Ms. Kenney and Ms. Marzulla

Nay: 2 - Mr. Wetzel and Mr. Workley

D. [AHBR 23-657](#) 1532 Callander Drive

Addition (528sf Bedroom, Bathroom & Closet)

Attachments: [1532 Callander Dr. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the elevations, explaining the project and reviewing the staff comments.

Ms. Bridget Tipton, architect, stated the addition foundation will match the existing and the existing house windows do not align as the proposed will not.

The applicant agreed to align the foundation windows with the first floor windows, and discussed with the Board various window arrangements.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with a foundation to match the existing house foundation and the west elevation windows to align with the foundation windows. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

E. [AHBR 23-677](#) 1427 Hines Hill Road

Addition (Master Bedroom 396sf)

Attachments: [1427 Hines Hill AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos and elevations and reviewing the staff comments.

Mr. Mark Bednash, Design Visions, was present for the meeting.

The Board, applicant and staff discussed the exceptional design and balance of the proposed house.

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

Aye: 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel and Mr. Workley

VII. Other Business

A. [AHBR 6761](#) Consultant Subcommittee Update & Discussion

Chair Caputo and Mr. Sugar summarized meeting with two of the three architects who responded regarding the AHBR consultant position.

VIII. Staff Update

Ms. Krickovich noted the minutes will be reviewed at the next meeting.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Kenney, that the meeting be adjourned at 8:54 pm. The motion carried by an unanimous vote.

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.

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