



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*John Caputo, Chair*

*Allyn Marzulla, Vice Chair*

*John Workley, Secretary*

*Jeffrey Anzevino*

*John Funyak*

*William Ray*

*Shane Reid*

*Nicholas Sugar, City Planner*

*Alicia Schrenk, Associate Planner*

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Wednesday, July 14, 2021

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

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

#### **III. Public Comment**

There were no public comments.

Chair Caputo appointed Mr. Anzevino to the Historic District Subcommittee.

#### **IV. Consent Applications**

There were no items on the Consent Agenda.

#### **V. Old Business**

There was no Old Business.

#### **VI. New Business**

A. [AHBR 21-700](#) **89 Division Street (Historic District)**  
Alteration (Shingle & Skylights Replacement)

Attachments: [89 Division Street](#)

Ms. Schrenk introduced the application by displaying the site plan, photos of the house and stating staff recommends approval as submitted.

Ms. Rebecca Castor was present for the meeting.

**Ms. Marzulla, representing the Historic District Subcommittee, recommended waiving the two week waiting period and approval as submitted. Mr. Workley seconded the recommendation which was approved by the following vote:**

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

**Abstain:** 1 - Mr. Ray

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

B. [AHBR 21-768](#) **134 Aurora Street (Historic District)**  
Alteration (Shingle Replacement)

Attachments: [134 Aurora Street](#)

Ms. Schrenk introduced the application by displaying the site, describing the work to be done and noting staff recommends approval as submitted.

Mr. Bill Buehl, A & B Roofing, described the work to be done and materials to be used.

**Ms. Marzulla, representing the Historic District Subcommittee, recommended waiving the two week waiting period and issuing a Certificate of Appropriateness. Mr. Workley seconded the motion which was approved by the following vote:**

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

**Abstain:** 1 - Mr. Ray

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

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

**C. [AHBR 21-744](#) 7869 Alexandra Drive**

Accessory Structure (Shed)

**Attachments:** [7869 Alexandra Drive](#)

Ms. Schrenk introduced the application by noting the shed is already installed on site, displaying the site plan, photos of the shed and reviewing the staff comments.

Mr. Scott Naples, homeowner, noted he did receive permission from his HOA and was unaware of other required permits. Mr. Naples also agreed to install needed fenestrations. The Board commented that because the shed is partially hidden and near the woods the roof type is acceptable.

**Ms. Marzulla made a motion to approve with the addition of shutters on both sides and the rear of the shed. Mr. Anzevino seconded the motion which was approved by the following vote:**

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

**D. [AHBR 21-755](#) 5814 Bradford Way**

Accessory Structure (Shed)

**Attachments:** [5814 Bradford Way](#)

Ms. Schrenk introduced the application by displaying the site plan, photos and reviewing the staff comments.

Mr. Stephen Curitore, homeowner, noted the LDC states the shed shall incorporate 'some' elements similar to the main body. In this case the shed is the same color as the house (as close as possible) and has matching shingles. Mr. Curitore also noted the shed is 180-feet from the street with a tree screening visibility. A window was not added for security reasons however a ridge vent was added for ventilation.

Mr. Curitore agreed to place closed shutters on the shed and paint the trim white.

**A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with the addition of shutters on three sides and painting the trim white. The motion carried by the following vote:**

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

**E. [AHBR 21-748](#) 2205 Victoria Parkway**

Additions (Second Story, Porch & Garage)

Attachments: [2205 Victoria Parkway Revised 7-13-21](#)

Ms. Schrenk introduced the application by displaying the site plan, elevations, and reviewing the staff comments

Ms. Barb Myers, LS Architects, Inc.: 1) Stated the owners requested additional space which required bringing the porch and garage forward. 2) Addressed the staff comments. 3) Described the materials to be used.

The Board, staff and Ms. Myers discussed: How moving the porch forward alleviated the issue of moving the garage forward, the hip roof, the spacing of the dormers, tooting in the siding on the east elevation and centering the peak.

**Mr. Workley made a motion to approve with the following conditions: The pitches are centered, change the hip roof to a gable roof and feather in the siding. Ms. Marzulla seconded the motion which was approved by the following vote:**

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

**F. [AHBR 21-679](#) 669 Barlow Road**

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

Attachments: [669 Barlow Road Revised 7-14-21](#)

Ms. Schrenk introduced the application by displaying the site plan, elevations, satellite view of the property and reviewing the staff comments,

Mr. John Russell and Ms. Elaine, Prestige Home Group, were present for the meeting and described the materials and colors to be used. Mr. Russell also noted two lots are being combined into one and discussed the future development of the property.

The Board, staff and Mr. Russell discussed the size and shape of the surrounding properties, a wall lacking fenestration and the need for the stone to be wrapped around the corner and terminate at an inside corner.

**Ms. Marzulla made a motion to approve the application with the following conditions: The stone on the porch wrap around the right side and a window be added to the 13-foot fenestration on the right side. Mr. Anzevino seconded the motion which was approved by the following vote:**

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

- G.**        [AhBR 21-717](#)    **6594 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 179)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6594 Rosewood Trail](#)
- Ms. Schrenk introduced the application by displaying the site plan, elevations and reviewing the staff comments.
- Mr. Gabriel Kirksey, Pulte Homes, noted the differences in the look alike home.
- The Board felt the two homes were sufficiently dissimilar.
- A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:**    5 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley
- H.**        [AHBR 21-720](#)    **6609 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 194)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6609 Kingswood Drive](#)
- Ms. Schrenk introduced the application and stated staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.
- 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. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley
- I.**        [AHBR 21-723](#)    **6573 Walnut Court (Reserve at River Oaks, Phase IV, Lot 185)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6573 Walnut Court](#)
- Ms. Schrenk introduced the application and stated staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.
- 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. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley
- J.**        [AHBR 21-724](#)    **6632 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 154)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6632 Kingswood Drive Revised 7-14-21](#)
- Ms. Schrenk introduced the application and stated staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:**    5 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

## VII. Other Business

### A. [AHBR 21-728](#) 0 Sullivan Road (Informal Review)

New Residential Construction (Single Family Home)

Attachments: [Sullivan Informal Revised 7-13-21](#)

Ms. Schrenk introduced the application by displaying the site plan, describing the project and noting AHBR may waive requirements in Section I-2.

Homeowners, Ms. Janna Lockwood, Mr. Dewey Lockwood and architect, Mr. Neil Safran, were present for the meeting. The Lockwoods described their desire for this particular style home while noting they have a contingent offer on the property. Mr. Safran described the geo-dome home as being at grade with dirt brought to the site and placed around the walls.

The Board and applicants discussed the distance to the neighbors on the north - which is a forest area, that the home will have limited visibility because of grading with earthen mounds, the distance to Sullivan Road as being approximately 1350-feet and the issue of being within ten-percent of neighboring houses from the road. The Board requested more detailed elevations when the application is submitted, that the applicant address how domes are amenable to Western Reserve Architecture, how the domes will look from the surrounding area and the materials to be used. Mr. Saffron discussed the location and form of the proposed barn style modern family dwelling, the possible easements and the septic system.

Mr. Safran described the purpose of this informal meeting as being to understand the Board's view of this project before developing more plans and spending more money. The Board and applicants discussed what the next submittal to AHBR should contain and other barn style residences in Hudson.

Mr. Hannan noted the LDC requires all lots have access to public water and sewer as well as setback requirements and noted more information can be provided to the applicant by staff.

The applicants described the building process and materials which will be metal and cement. The placement of the house is planned to be on a high point in this area and the fill around the house was discussed, Mr. Safran also noted he prefers native plantings around the house and on the mounding.

Staff and the applicants discussed needed studies and information required before an application can be considered.

**This matter was discussed**

### B. [AHBR 6-23-2021](#) Minutes of Previous Architectural & Historic Board of Review

**Meeting: June 23, 2021**

Attachments: [AHBR Minutes June 23, 2021 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that June 23, 2021, Minutes be approved as amended. The motion carried by the following vote:**

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

## VIII. Staff Update

Ms. Marzulla and staff discussed searching for applications which were administratively approved.

**This matter was discussed**

### A. [AHBR 5525](#) 2021 Land Development Code Update

**Attachments:**      [2021 LDC Update - AHBR Memo 7/9/2021](#)  
[2021 LDC Update - AHBR Memo 6/18/2021](#)  
[ORD 21-71 2021 LDC Update](#)  
[2021 LDC Update - AHBR Memo 5/20/2021](#)

Mr. Hannan updated the Board regarding the proposed LDC revisions with the goal of the Hudson Boards and Commission making recommendations to Council on topics including:

1. Development Review:
  - a. Minor (administrative), basic (AHBR) and major (Planning Commission) thresholds.
  - b. Some Historic District applications being on the AHBR Consent Agenda.
2. Eliminating the Historic District Subcommittee because of fewer cases and quorum issues
3. The Architectural Design Standards with six proposed changes including questions about glass block windows and fenestration length.

The Board and Mr. Hannan discussed eliminating the Historic District Subcommittee and placing items on the Consent Agenda with the ability to pull them off the Consent Agenda if there are questions.

**Mr. Workley made a motion to recommend to Planning Commission acceptance of the proposed changes with Historic District applications as Basic Development. The motion was seconded by Ms. Marzulla and approved by the following vote:**

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

## IX. Adjournment

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

**Seeing no further business Chair Caputo adjourned the meeting at 9:15 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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