



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

Wednesday, January 12, 2022

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: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

III. Election of Officers, Historic District Subcommittee & Industrial Design Committee

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that Mr. Caputo be elected as AHBR Chair. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Election of Officers, Historic District Subcommittee & Industrial Design Committee

A motion was made by Mr. Workley, seconded by Mr. Anzevino, that Ms. Marzulla be elected as AHBR Vice Chair. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Election of Officers, Historic District Subcommittee & Industrial Design Committee

A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that Mr. Workley be elected AHBR Secretary. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Election of Officers, Historic District Subcommittee & Industrial Design Committee

A motion was made by Mr. Caputo, seconded by Mr. Anzevino, that Ms. Marzulla, Mr. Reid and Mr. Workley be elected to the Historic District Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Election of Officers, Historic District Subcommittee & Industrial Design Committee

A motion was made by Mr. Caputo, seconded by Mr. Anzevino, that Ms. Marzulla and Mr. Workley be elected to the Industrial Design Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

IV. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

V. Consent Applications

Chair Caputo noted Consent Applications have been reviewed by Board members and staff and have been found ready for a Certification of Appropriateness.

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

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

A. [AHBR 21-1242](#) 2329 Red Coach Lane

Accessory Structure (Pool House)

Attachments: [2329 Red Coach Lane](#)

This AHBR application was approved on the Consent Agenda.

B. [AHBR 21-1323](#) 143 Ravenna Street

Additions (Guest Suite Addition to Detached Garage, Pergola, Patio)

Attachments: [143 Ravenna Street](#)

This AHBR application was approved on the Consent Agenda.

C. [AHBR 21-1365](#) **75 South Main Street**

Signs (Building Signs - Farmers National Bank)

Attachments: [75 South Main Street](#)

This AHBR application was approved on the Consent Agenda.

VI. **Old Business**

VII. **New Business**

A. [AHBR 21-1255](#) **46 Ravenna Street, Suite E1**

Sign (Projecting Sign - Jennifer Lopez Designs)

Attachments: [46 Ravenna Street, Suite E1](#)

Mr. Sugar introduced the application by displaying the proposed site of the sign, photos of the previously installed sign and reviewing the staff comments and other signs in the Evaporator Works.

The Board, staff and applicant noted there is no internal illumination, discussed the sign plan for the area, the stand-alone nature of the building and recommended amending the sign plan for this specific building.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application as submitted noting that the proposed sign is of higher quality than the sign-plan requires. The motion was approved by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

B. [AHBR 21-1333](#) **13 North Oviatt Street (Historic District)**

Alteration (Garage Window Alteration)

Attachments: [13 North Oviatt Street](#)

Mr. Sugar introduced the application by displaying the site plan, describing the purpose and use of the previously installed window and reviewing the staff comments.

Mr. Clayton Braham and Ms. Megan Braham, staff and the Board noted prior to the installation of the window, this wall had normal house siding, the window faces into the owner's yard and the wood boards will be painted to match the existing wood siding.

Ms. Marzulla recommended the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented and the wood boards will be painted to match the existing wood siding. The motion carried by the following vote:

Aye: 3 - Ms. Marzulla, Mr. Reid and Mr. Workley

Abstain: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Mr. Ray

A motion was made by Mr. Funyak, seconded by Mr. Ray, to accept and approve the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

**C. [AHBR 22-7](#) 120 Hudson Street (Historic District)
Alteration (Window Alteration & Replacements)**

Attachments: [120 Hudson Street](#)

Mr. Sugar introduced the application by displaying the surrounding neighborhood, describing the project, displaying the west elevation, the location of the proposed window and reviewing the staff comments.

Mr. Whilam H. Childs, Jr., architect, described how moving the windows eleven and one-quarter inches will make the windows on the west elevation of the 1823 mass symmetrical and these alterations to the 2005 addition will allow more light and give a direct view outside, that previous windows on the additions were vinyl clad while the proposed windows will be wood to match the historical windows. The windows to be used are Pella Reserve windows which will be blended in with the siding.

Ms. Marzulla recommended, seconded by Mr. Workley, that the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented while noting moving the window will bring symmetry to the side elevation and Pella Reserve windows will be installed. The motion carried by the following vote:

Aye: 3 - Ms. Marzulla, Mr. Reid and Mr. Workley

Abstain: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Mr. Ray

A motion was made by Mr. Funyak, seconded by Mr. Workley, to accept and approve the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

**D. [AHBR 21-1278](#) 652 Boston Mills Road
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [652 Boston Mills Road](#)

Mr. Sugar introduced the application by displaying the site plan and elevations, noted the plans are the same as presented at the AHBR Informal Review and reviewed the staff comments.

Mr. George Conner, owner, and Mr. Josh Conner, future homeowner, noted the foundation will be wrapped in brick to match the chimney.

The Board, staff and applicant discussed the long distance of the house from the road, the Army Corps of Engineers approval, the need holistically consider the lot, house and surrounding houses when considering the design standard requiring the main mass of the house to be larger than the addition and the lot demanding a long and narrow house design.

Mr. Workley made a motion, seconded by Mr. Ray, to approve with the proposed massing and the condition that the foundation and chimney match. The motion was approved by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

E. [AHBR 21-1370](#) 170 Terex Road (Chittenden Acres, Lot 14)

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

Attachments: [170 Terex Road](#)

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

Mr. Tony Lunardi, LDA Land Group, staff and the Board discussed possible ways and the difficulties of terminating the horizontal siding, the alignment of the houses in the subdivision and the subdivision's drainage patterns.

Mr. Funyak made a motion, seconded by Mr. Anzevino, to approve with the condition to add a half column to match on the right corner. The motion was approved by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

VIII. Other Business

A. [AHBR 21-1248](#) Darrow Road Townhomes (Informal Review)

New Residential Construction (33 Unit Townhomes - District 3)

Attachments: [Townhomes - Informal Submittal](#)

Mr. Sugar introduced the Informal Review by displaying the 13 acre undeveloped parcel and describing the proposed 33 unit private development. Mr. Sugar also displayed the site plan and described the zoning of the property and noted that town homes are a conditional use on this parcel. Mr. Sugar also noted Planning Commission approved the site, discussed the orientation of the buildings and requested that AHBR informally give recommendations regarding the requirement that 'front doors shall face the street and garage doors may not face the street'. A staff developed alternative site plan was also displayed which would meet the requirements for front and garage doors. Possible elevations were also displayed.

Mr. Dave Grunenwald, Green Forest Real Estate Development, and Mr. Tom Sutcliffe, Land Acquisition Manager, Drees Builders, noted the project fits well on this property and will meet the need in Hudson for first floor master bedrooms. Mr. Grunenwald discussed the design of other town homes in Hudson and his confidence he will be able to meet the design standards with one issue, which is the orientation of the houses. If rear loading garages are required, as the code requires, more blacktop will be required and will take away from the greenspace in the development. Mr. Grunenwald also noted no public street will be faced since these are private drives. Mr. Grunenwald requested that the submitted plan be approved and not require additional blacktop. Mr. Grunenwald also noted that Planning Commission recommended to City Council that front loading garages be allowed in some situations.

Mr. Sugar noted that Council was approached regarding allowing front loading garages, however, Council did not approve the LDC change.

The Board, staff and applicant discussed: Is this proposed design unique in Hudson, does the standard apply to private drives, the ability to see garage doors from Darrow Road, that the proposed plan makes sense and minimizes blacktop, the loop drive being used to satisfy fire codes, neighboring parcels and their potential use, visitor parking, this being an exceptional and the possibility using other materials on the town homes.

Mr. Sutcliffe noted his task was to do a competitive market analysis and a segmentation guide. His conclusion is this development is for someone in their 60s who wants first floor living, rear yard access and connectivity to local businesses. He further stated this is a popular design project in northeast Ohio and that the modern farmhouse design is dominating this part of the country. Mr. Sutcliffe then distributed a proposed front loading garage design to Board members.

Mr. Sugar noted no new developments have been approved with front facing garages and entry doors.

Mr. Grunenwald noted that 38 units are permitted on the property, however, in order not to crowd the property they are building less. Mr. Sutcliffe described their desired site plan which allows for more green space and that basements are desired by this segment of the population.

The Board and applicant discussed alternate layouts of the town homes and the need for houses in Hudson like this proposal.

Mr. Sugar requested AHBR develop formal recommendations regarding: Front doors / main entrances being visible from the street and attached garages shall not facing the street.

The Board approved the following statement: For this project, the Board is not opposed to front doors and/or garage doors facing or not facing the street, based on the location and depth of the site, but to apply generous fenestration to what would now be the rear of the building, i.e. not look like the typical back of a house . The Board also desires less blacktop rather than more.

**B. [AHBR 12-8-2021](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: December 8, 2021**

Attachments: [AHBR Minutes December 8, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the December 8, 2021 Minutes be approved as amended. The motion carried by the following vote:

Aye: 7 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

IX. Staff Update

Mr. Sugar noted Council approved the LDC updates and described some of the changes. The Board requested a summary brief of the changes that effect AHBR. Mr. Sugar also noted the Historic District expansion was recommended for approval by PC to Council.

Mr. Sugar also noted that the Peg's Foundation application will be reviewed at a future date.

X. 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.

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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.