



# 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*

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Wednesday, July 12, 2023

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. Caputo, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

**Absent:** 2 - Mr. Funyak and Ms. Kenney

### 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. Ray, that the Consent Agenda be approved. The motion carried by the following vote:**

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

#### A. [AHBR 23-619](#) 204 Aurora Street (Historic District)

Fence (Wood, 6ft High)

Attachments: [204 Aurora AHBR Packet](#)

This matter was approved

**B. [AHBR 23-627](#) 5 Aurora Street (Historic District)**

Sign (Projecting Sign - Miavana)

**Attachments:** [5 Aurora Street AHBR Packet](#)

The Board noted the applicant agreed that no other signage will be used for the business .

**This matter was approved**

**V. Old Business**

There was no Old Business.

**VI. New Business****A. [AHBR 23-32](#) 988 Westhaven Drive**

Accessory Structure (660sf Detached Garage)

Submitted by Jerry Varnes

**Attachments:** [988 Westhaven Dr. AHBR Packet](#)

Ms. Davey introduced the application by displaying the elevations and site plan for the proposed garage and reviewing the staff comments.

Mr. Jerry Varnes, homeowner, the Board and staff discussed the difficulty of matching the existing eight-inch white vinyl siding and if it is not available staff needs to be consulted . Also discussed was where the driveway to the proposed garage will be sited, and the size of the garage.

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

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

**B. [AHBR 23-347](#) 301 Brentwood Drive**

Alterations (Windows &amp; Siding)

**Attachments:** [301 Brentwood AHBR Packet](#)

Ms. Davey introduced the application by displaying photos and elevations, describing the project, and reviewing the staff comments.

Mr. Bruce Dunaway and Ms. Nancy Dunaway, the Board, and staff discussed: Replacing the double-hung windows with casement windows, that the stone must return to an inside corner, the type and size of doors and windows, the proposed awnings, that horizontal siding will be installed instead of the existing vertical, that additional fenestration may be needed on the side of the house with the new window installed, and the desire for consistency of window sizes on the front of the house.

**A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved with the condition that the stone on the porch terminate at the inside corners. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Mr. Ray, Mr. Wetzel and Mr. Workley

Nay: 1 - Ms. Marzulla

C. [AHBR 23-586](#) **94 E. Case Drive**  
Addition (224sf sunroom)

Attachments: [94 E. Case Drive AHBR Packet](#)

Ms. Davey introduced the application by displaying and describing the elevations of the proposed additions, noting the roof, siding and foundation will match the existing, and reviewing the staff comments.

Mr. Charles and Ms. Sarah Bingham, owners, staff and the Board noted the stone is in the rear of the house and will not be seen making stone acceptable,

**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. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

D. [AHBR 23-565](#) **43 Wellgate Drive**  
Additions (Garage Expansion, Storage Area, Roof Over Existing Porch)

Attachments: [43 Wellgate AHBR Packet](#)

Ms. Davey introduced the application by describing the proposed work, displaying the site plan and elevations, and reviewing the staff comments.

Mr. Spencer Kowal, applicant, the Board and staff discussed: The unique house location on a private drive, the proportions of the front porch roof matching the existing front roofs, that the three windows can be moved to the center of the wall to correct fenestration problems, and the Board recognized the proposed additions are reminiscent of the existing style of the house and on a private drive causing the Board to grant an exception under 2-1.

**Mr. Workley made a motion, seconded by Ms. Marzulla to approve with the condition to modify the garage windows to satisfy the 12-foot fenestration requirement and recognize the additions are accepted based on 2-1, the unique location of the house on the property and the neighborhood.**

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

## VII. Other Business

**This matter was discussed**

A. **AHBR-6737 Appoint subcommittee to review consultant submissions.**

Mr. Sugar noted three proposals were received for the review consultant position and the need to appoint three subcommittee member to interview the applicants and make a recommendation to the full board.

Chair Caputo appointed Ms. Marzulla, Mr. Workley and himself to the Consultant Subcommittee.

**This matter was approved**

**B. [AHBR 6-28-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: June 28, 2023.**

**Attachments:**

[June 28, 2023 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the June 28, 2023, AHBR Application be approved as amended. The motion carried by the following vote:

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

**VIII. Staff Update**

Mr. Sugar noted a new Community Development staff member will begin July 17, 2023, and Amanda will remain as staff representative to the AHBR.

**IX. Adjournment**

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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. A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this be adjourned at 8:10 pm. The motion carried by an unanimous vote

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