



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

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

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

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Wednesday, April 13, 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:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Reid

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

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

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

##### A. [AHBR 22-222](#) **5876 Darrow Road**

Sign (Ground Sign)

**Attachments:** [5876 Darrow Road](#)

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

- B.**        [AHBR 22-260](#)    **20 High Street (Historic District)**  
Fence (4' Wood Fence Replacement)

Attachments:        [20 High Street](#)

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

- C.**        [AHBR 22-269](#)    **63 College Street (Historic District)**  
Fence (5'3" Wood Fence Replacement)

Attachments:        [63 College Street](#)

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

- D.**        [AHBR 22-187](#)    **6361 Forest Edge Drive**  
Accessory Structures (Pavilion 324 SF, Outdoor Fireplace)

Attachments:        [6361 Forest Edge Drive](#)

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

**V.        Old Business**

There was no Old Business.

**VI.       New Business**

- A.**        [AHBR 22-133](#)    **6700 Stone Road**  
Alterations (Windows, Doors, Exterior Materials)

Attachments:        [6700 Stone Road](#)

Mr. Sugar introduced the application by displaying photos of the elevations and described the work to be done as well as the staff comments.

Mr. Marquis Brandon, applicant, stated that the reason for removing the rear window, which is causing incompliance with the fenestration code, is due to a kitchen renovation and cabinets are being installed on the inside,

The Board, applicant and staff discussed the horizontal siding that is not applied consistently around the mass but is a small section of the house, the use of Hardie-Board for the corner board, window grids not being used in the rear of the house only, the window being removed will make that portion of the wall match the second floor wall, sliders will replace the current double-hung windows on the front and the size of the shutters being required to match the size of the window, however, this may be considered an existing non-conforming use. Mr. Brandon noted he will be applying for a permit for a rear deck.

**A motion was made by Mr. Ray, seconded by Mr. Reid, that this AHBR Application be approved with the following conditions: The brick remain as is, corner boards be installed and the width of the step be the full width of the opening.. The motion carried by the following vote:**

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

**B.**        [AHBR 22-268](#)    **122 North Main Street (Historic District)**  
Commercial Alteration (Screenwall for Rooftop Mechanical Units)

Attachments:        [122 N Main Street](#)

Mr. Sugar introduced the application by noting staff observed roof top work being done, reviewing the LDC and the Secretary of Interior Standards, describing the type of screening used on the building and reviewing the staff comments.

Mr. Bob Bajko, HSB Architects, representing the building owners, describing the work being done on the building and work that was previously done, the needed setback from the HVAC equipment for future maintenance and the possibility of changing the placement of the screening.

The Board, applicant and staff discussed the placement of the screening, the matching color of the screening, the bracing used to hold the screening wall in place and the change to the look of the building with the proposed screening.

The Board decided to conduct a site visit and request an evaluation from Naylor Wellman Historic Preservation Consultants.

**This matter was continued**

**C.**        [AHBR 22-227](#)    **2084 Ravenna Street**  
Accessory Structure (Detached, Multi-Use Storage Building, 1680 SF)

Attachments:        [2084 Ravenna Street](#)

Mr. Sugar introduced the application by displaying the site plan, describing the project while noting a variance has been granted for the size of the structure and reviewing the staff comments.

Mr. Jeffery Woolley, applicant, noted the elevations were provided by the contractor who will construct the building, however after construction, the building will be finished with details to match the house.

The Board, applicant and staff discussed the distance of the building from the road, the possibility of using stone to match the house which for budgetary reasons will be delayed and the large lot.

**A motion was made by Ms. Marzulla, seconded by Mr. Reid, 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. Reid

**D. [AHBR 22-176](#) 2178 Middleton Road**

Accessory Structure (Detached Garage with In-Law Suite)

Attachments: [2178 Middleton Road](#)

Mr. Sugar introduced the application by describing the project, displaying the site plan and elevations and noting staff has no comments.

Ms. Elaine Schmidt noted the attempt to match the existing building and that the existing garage doors will be replaced to match the doors on the new building.

**A motion was made by Ms. Marzulla, seconded by Mr. Reid, 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. Reid

**E. [AHBR 22-288](#) 2899 Ravenna Street**

Addition (In-Law Suite, 640 SF)

Attachments: [2899 Ravenna Street](#)

Mr. Sugar introduced the application by displaying the site plan and elevations and reviewing the staff comment.

Mr. Jeff Tucker, Tucker Building and Design, noted the existing siding on the west will be removed and replaced to an inside corner with the same siding as will be used on the new portion of the building and the siding on the east will be toothed in.

The Board, applicant and staff discussed the long length of the front of the building and the complexity of the existing roof.

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be approved with the existing siding on the west side being removed and replaced with new and the siding on the east side being toothed into the existing. The motion carried by the following vote:**

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

**VII. Other Business**

**A. [AHBR 22-294](#) 56 College Street (Historic District)**

Accessory Structure (Detached Garage 850 SF)

Alterations (Side Porch Re-build, Removal of Window, Addition of Dormers)

Submitted by Quinn Miller, Peninsula Architects

a) *Staff notes AHBR held a site visit on Thursday, April 21, 2022.*

b) *The proposal was introduced to the AHBR on April 27, 2022. AHBR requested a historic preservation consultant review the proposal.*

c) *Naylor Wellman - Historic Preservation Consulting has reviewed and provided the attached advisory report. The proposed work was reviewed to the Secretary of Interior Standards for Rehabilitation. In summary, the findings of the report align with previous staff comments/concerns. The report makes recommendations to improve design, massing, and proportion relative to the house.*

**Attachments:**

[56 College Street](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

[56 College St - Design Review Advisory Report 05.4.22](#)

Mr. Sugar introduced the application and noted no one from Peninsula Architects was able to attend this meeting. They wished to submit and ask that a site visit to be arranged and will then come to the board with the full proposal. The Board decided to conduct a site visit for this application.

**This matter was discussed**

**B. [AHBR 3-9-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
March 9, 2022**

**Attachments:**

[AHBR Minutes March 9, 2022 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that March 9, 2022, Minutes be approved as amended. The motion carried by the following vote:**

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

**VIII. Staff Update**

Mr. Sugar discussed Earth Week beginning on April 18th, congratulated Mr. Anzevino on his appointment as Hudson City Mayor and noted that demolition will soon begin on the Peg's Foundation project.

**This matter was discussed**

**IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that the meeting be adjourned at 8:26 p.m.. The motion carried by an unanimous vote.**

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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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 AHBR, Board of Zoning and Building Appeals, and Planning Commission.*