



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Jeffrey Anzevino
John Funyak
Shane Reid
John Workley

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, May 26, 2021

7:30 PM

Via Video-Conference & Live-Stream

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. Morris, Mr. Reid and Mr. Workley

III. Election of Historic District Subcommittee Members

No additional AHBR members were elected or appointed to the Historic District Subcommittee.

This matter was discussed

IV. Public Comment

There were no public comments.

V. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Morris, to approve the Consent Agenda. The motion carried by the following vote:

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

- A. [AHBR 21-576](#) **51 South Main Street, Suite 2**
Sign (Building, Projecting Sign - Alex Denver Photography)

Attachments: [51 S. Main Street, Suite 2](#)

This AHBR Application was approved on the Consent Agenda.

VI. Old Business**A. [AHBR 21-433](#) 150 Aurora Street (Historic District)
Alterations (Siding and (2) Window Replacement)**

Attachments: [Design Review Advisory Report Follow Up 5/14/2021](#)
[Reveal Variability for 150 Aurora St](#)
[150 Aurora Street](#)
[Site Visit Photos 5-5-21](#)
[Design Review Advisory Report 5/7/2021](#)

Ms. Schrenk introduced the application by discussing the siding size and material reveal and reviewing the updated advisory report from Ms. Naylor Wellman, Preservation Consultant.

Mr. Lawrence Folta, Folta Construction, was present for the meeting.

The Board and applicant reviewed the size of the proposed Hardie-Board and discussed the appropriateness of using Hardie-Board instead of repairing the original wood siding after removing the existing aluminum siding overlay.

Mr. Morris made a motion that the Historic District Subcommittee recommend that a Certificate of Appropriateness be granted for the plans as presented, the motion was seconded by Mr. Workley. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mr. Morris, Mr. Reid and Mr. Workley

Nay: 1 - Ms. Marzulla

Abstain: 2 - Mr. Anzevino and Mr. Funyak

A motion was made by Mr. Funyak, seconded by Mr. Workley, that the recommendation of the Historic District Subcommittee to AHBR be approved. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Mr. Morris, Mr. Reid and Mr. Workley

Nay: 1 - Ms. Marzulla

B. [AHBR 21-116](#) 30 Morning Song Drive

Addition & Alteration (Sunroom, Stone & Siding)

Attachments: [30 Morning Song Drive \(Revised\)](#)

Ms. Schrenk introduced the application by displaying the revised front elevation and reviewing the staff comments.

Mr. Daniel Castro, Prench Bros. Siding, explained the six-by-six column being used as the transition between the stone and siding.

The Board and Mr. Castro discussed the front elevation and the possibility of siding or a vent in the gable area instead of stone and the column projecting beyond the stone.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the option on the front elevation gable area to have stone or siding and a vent, with agreement from staff. The Board also established the condition that the columns adjacent to stone be a minimum of six-inches to establish an inside corner and that the skylights be confirmed as being flat. The motion was approved by the following vote:

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

VII. New Business**A. [AHBR 21-336](#) 1335 Connecticut Woods Drive**

Accessory Structure (Detached Garage)

Attachments: [1335 Connecticut Woods Drive](#)

Ms. Schrenk introduced the application by displaying the elevations, noting that BZBA granted a variance for the application on May 20, 2021 and reviewing the staff comments.

Mr. Greg Chaplin and Mr. Rick Lariman and the Board discussed the intent to have the new garage match the existing garage roof, the proportion of the dormer being smaller than the garage door, widening the dormer to include the entire side of the garage, eliminating the dormer and eliminating the gable.

Mr. Morris made a motion, seconded by Ms. Marzulla, to approve the application with the elimination of the gable over the north elevation of the garage. The motion was approved by the following vote:

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

B. [AHBR 21-575](#) 7660 Ranett Avenue

Accessory Structure (Detached Garage)

Attachments: [7660 Ranett Ave \(Revised\)](#)

Ms. Schrenk introduced the application by displaying elevations of the project, updating material details and reviewing the staff comments.

Mr. Denins and Ms. Eliene Turkovich noted white vinyl siding will be used.

The Board and Mr. Turkovich discussed enclosing then entire garage, matching the look of the house and the window sizes.

A motion was made by Mr. Morris, seconded by Mr. Workley, that this AHBR Application be approved as amended in the revised drawings presented to AHBR. The motion carried by the following vote:

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

C. [AHBR 21-333](#) 7333 Wellfleet Drive

Addition (Three Season Room)

Attachments: [7333 Wellfleet Drive](#)

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

Ms. Kimberly Glasko and Mr. Jerred Glasko described the double-hung windows, corrected the depicted windows and questioned if grids could be allowed.

The Board and the applicants discussed material details.

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

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

D. [AHBR 21-446](#) 94 Ravenna Street (Historic District)

Addition (First Floor Master Bedroom & Front Porch)

Attachments: [94 Ravenna Street \(Revised\)](#)

Ms. Schrenk introduced the application by displaying elevations, noting BZBA granted a side-yard setback variance on May 20, 2021 and reviewing the staff comments.

Mr. David Ferek, applicant, and the Board discussed the need for simulated divided lite widows, the window cladding, the wood front door, the tongue and groove Douglas Fir to be used on the porch and the block foundation with a sandstone veneer to be used on part of the house.

Mr. Morris made a motion, seconded by Mr. Workley, to issue a Certificate of Appropriateness for the application with the following conditions: 1) Simulated divided liite grids on the exterior of the windows. 2) Aluminum cladding on the windows if the windows are not full wood. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

Abstain: 2 - Mr. Anzevino and Mr. Funyak

A motion was made by Mr. Workley, seconded by Mr. Anzevino, that the recommendation of the Historic District Subcommittee to AHBR be approved. The motion carried by the following vote:

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

E. [AHBR 21-290](#) 6416 Kingswood Drive (Reserve at River Oaks, Phase II, Lot 85)

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

Attachments: [6416 Kingswood Drive \(Revised\)](#)

Ms. Schrenk introduced the application by displaying elevations of the project and noting staff recommends approval as revised.

Mr. Gabe Kirksey, Pulte Homes was present for the meeting.

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

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

F. [AHBR 21-293](#) 6613 Rosewood Trail (Reserve at River Oaks, Phase 4, Lot 170)

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

Attachments: [6613 Rosewood Trail](#)

Ms. Schrenk introduced the application by displaying elevations of the project and noting staff recommends approval as revised.

Mr. Gabe Kirksey, Pulte Homes was present for the meeting.

The Board and applicant discussed details of the proposed house and look-alikes.

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

VIII. Other Business

A. [AHBR 5-12-2021](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: May 12, 2021

Attachments: [AHBR Minutes May 12, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the May 12, 2021 Minutes be approved as amended. The motion carried by the following vote:

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

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

Attachments: [2021 LDC Update - AHBR Memo](#)

Mr. Sugar discussed the June meeting which will be in Town Hall.

Mr. Hannan explained the process and requested Board feedback for revising the Land Development Code Draft Legislation as seen in the attachment. The Industrial Design Committee was also discussed.

The Board and Mr. Hannan discussed the process leading to the discussed changes, concern with the definition of minor changes that may be approved administratively and applications that may not need to come before the Board, especially like-for-like changes.

This matter was discussed

IX. Staff Update

Staff comments were included in the Land Development Code Update discussion.

X. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 9:28 p.m.

John Caputo, Chair

Arthur Morris, 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.