



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funiak
Françoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, December 13, 2023

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

Absent: 2 - Mr. Funiak and Mr. Ray

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

There were no Consent Applications.

V. Old Business

A. [AHBR 23-1046](#) 37 E. Main Street

Alterations & Addition (Windows, Doors, Porch & Dormer Addition)

Attachments: [37 E. Main AHBR Packet](#) [12.13.23 Meeting](#)
[37 E. Main AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the revised plans, noting that AHBR reviewed the application on November 8, 2023 and conducted a site visit on November 14, 2023, and reviewed the staff comments.

Ms. Bridget Tipton, architect, described the revisions to the porch roof and columns, noted the mix of shingles on the existing house, and that the dormer will be slate and porch roof will be asphalt.

The Board, applicant and staff discussed the new porch roofing, the chimney not being centered in the drawing, the need to use Hudson Historic Society for further reference on the columns, that new asphalt shingles are to match the style of the existing slate shingles, that the porch was removed during the 1938 revision, and that staff may review and approve the final design of the columns.

A motion was made by Ms. Kenney, seconded by Mr. Workley, that this AHBR Application be approved with staff approving the column design and asphalt shingles that are to mimic the existing slate shingles. The motion carried by the following vote:

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

B. [AHBR 23-973](#) 1221 Barlow Road

Demolition (1,200sqft Barn)

Attachments: [1221 Barlow Road AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the barn, noting the board heard the application on October 25, 2023, and conducted a site visit on November 1, 2023, and that it is not a historic landmark.

Mr. Dave Mitchell, LTC Realty Development, stated no person or party has come forward to move the barn, and that the barn will remain available until April 2024 if the City will not fine the company for not renovating the barn.

The Board discussed if the barn has or does not have historical significance and discussed the definition of historical significance in relation to the LDC.

Mr. Mitchell later in the meeting clarified that the finding of historic significance will not hinder his application to demolish the structure.

Ms. Marzulla made the following finding, seconded by Ms. Kenney: That the AHBR finds the proposed structure for demolition at 1221 Barlow Road does have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of the building. The Board voted by the following to agree with the finding.

Aye: 3 - Mr. Caputo, Ms. Kenney and Ms. Marzulla

Nay: 2 - Mr. Wetzel and Mr. Workley

VI. New Business

A. [AHBR 23-1067](#)1101 Barlow Road (Ellsworth Meadows Golf Course)

New Construction (Clubhouse)

Attachments: [1101 Barlow Rd. AHBR Packet 12.13.2023 Meeting](#)
 [1101 Barlow Rd. AHBR Packet 11.8.2023 Meeting](#)

Ms. Krickovich introduced the application by describing the project, noted an informal review with AHBR was conducted on October 25, 2023, and reviewed the revised plans and staff comments.

Mr. Jim Wallis, Prospectus Architecture, described how revisions and clarifications suggested by the AHBR were met, how the porches were made more consistent around the structure, how fenestrations were added for LDC compliance except for behind the golf simulators, displayed the materials to be used, used a PowerPoint to show the site plan in relation to Barlow Road, and described the window which was made smaller,

The Board, applicant, and staff discussed the improved design, the golf simulator wall and the use of stone with relief to satisfy the fenestration requirements which is appropriate because of the lack of visibility from the road and the needed indoor golf simulators, and that the renderings make the foundation design look acceptable.

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

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

B. [AHBR 23-1089](#)6598 Stone Road

Demolition (Single-Family Dwelling 1,232sqft)

Attachments: [6598 Stone Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site, describing the two demolitions, and noting the house is not historically marked nor in the historic district.

Mr. Quinn Miller, Peninsula Architects was present for the meeting.

Mr. Workley made the following finding, which was seconded by Ms. Marzulla: The AHBR finds the structure at 6598 Stone Road does not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.

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

C. [AHBR 23-1059](#)30 John Clark Lane

Accessory Structure (1,156sqft Detached Garage)

Attachments: [30 John Clark Ln. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, describing the project and reviewing the staff comment.

Mr. Richard Liptak, applicant, described the use of the structure as being for arts and crafts and automobile garage.

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

D. [AHBR 23-1039](#)730 Terex Road

Accessory Structure (768sqft Pole Barn)

Attachments: [780 Terex Rd. AHBR Packet](#)

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

Mr. Bill Young, applicant, the Board and staff, noted the setback makes the design suitable.

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

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

E. [AHBR 22-1171](#)5972 Stow Road

Accessory Structure (288sqft Shed)

Attachments: [5972 Stow Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the site, noting the structure is already in place, that the roof structure of the shed does not match the house, and noted a lack of fenestration.

Mr. John Ott, applicant, noted windows will be added to satisfy the fenestration issues, that T 111 is on the shed and the back of the existing house, and that eventually vinyl siding will be installed to the shed and house.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application conditioned on windows being added as approved by staff to satisfy the fenestration comment. The motion was approved by the following vote:

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

VII. Other Business

A. [AHBR 2024](#) 2024 Architectural & Historic Board of Review Meeting Schedule.

Attachments: [2024 AHBR Calendar - Draft](#)

The Board discussed the AHBR meeting on February 14, 2023.

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the proposed AHBR schedule be approved. The motion carried by the following vote:

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

B. [AHBR 11-8-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: November 8, 2023.

Attachments: [November 8, 2023 AHBR Minutes - Draft](#)

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the November 8, 2023, Minutes be approved. The motion carried by the following vote:

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

VIII. Staff Update

Ms. Krickovich noted the deadline for applications was moved to the Monday prior to an AHBR meeting because of the changes to the AHBR administrative rules.

This matter was discussed

IX. Adjournment

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this be adjourned at 8:33 p.m. The motion carried by the following vote:

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

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