



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, November 10, 2021

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

Absent: 1 - Mr. Funyak

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

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

Ms. Marzulla made a motion to approve the Consent Applications, the motion was seconded by Mr. Workley and approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

A. [AHBR 21-1234](#) 1 Christine Drive

Sign (Ground Sign - Lake Christine Subdivision)

Attachments: [1 Christine Drive \(revised\)](#)

This application was approved on the Consent Agenda.

B. [AHBR 21-1236](#) 2741 Last Valley Lane

Accessory Structure (Detached Garage)

Attachments: [2741 Last Valley Lane](#)

This application was approved on the Consent Agenda.

V. Old Business**VI. New Business****A. [AHBR 21-1015](#) 52 Aurora Street (Historic District)**

Fence (3' Azek Picket Fence)

Attachments: [52 Aurora Street - Fence Elevation \(11/10/2021\)](#)
[52 Aurora Street \(from 9/8/2021\)](#)
[52 Aurora Street - Materials Submitted by applicant 1 of 3 \(from 9/8/2021\)](#)
[52 Aurora Street - Materials Submitted by applicant 2 of 3 \(from 9/8/2021\)](#)
[52 Aurora Street - Materials Submitted by applicant 3 of 3 \(from 9/8/2021\)](#)

Mr. Sugar introduced the application by describing the project and its location, noted this was discussed on September 8, 2021, showed a sample of the fence to the Board and he reviewed the staff comments.

Ms. Erin Poskocil, applicant, noted the new fence and gate will look the same as the existing fence with modern materials.

The Board and applicant discussed the custom design and construction of the fence, the use of the existing posts with new sleeves and caps and the attachment of the fencing to the post. The Board expressed concern that lesser materials will be used instead of the approved materials.

Mr. Workley recommended, seconded by Mr. Reid, that the Historic District Subcommittee waive the two-week waiting period and the application be approved with the following condition: The post cap be a complete sleeve over with no holes for attachment. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Mr. Ray accepted the recommendation of the Historic District Subcommittee and recommended approval, Mr. Anzevino seconded the motion which was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

B. [AHBR 21-1182](#) 212 Aurora Street (Historic District)

Alterations (Window Replacement)

Attachments: [212 Aurora Street](#)
 [212 Aurora St - Site Visit 12-2-21](#)
 [212 Aurora Street - Design Advisory Report](#)

Ms. Schrenk introduced the application by displaying the elevations, reviewing the staff comments and noting no documents regarding the existing wood windows have been submitted.

Mr. Michael Wherry, Renewal by Anderson, stated the existing windows have rot and other defects and the proposed windows are a composite with a wood appearance. The Board noted the proposed window type was examined previously and deemed not acceptable in the Historic District. The Board discussed the necessity of a site visit and requested the windows to be replaced be designated on the elevations. The Board also requested information regarding the proposed bay window and suggested the applicant bring a sample of the proposed window and alternative windows to the site visit.

This matter was discussed

C. [AHBR 21-1212](#) 7897 Winterberry Drive

Accessory Structure (Detached Garage)

Attachments: [7897 Winterberry Drive \(revised 11-10-21\)](#)
 [7897 Winterberry Drive \(11-5-21\)](#)

Ms. Schrenk introduced the application by noting the drawings have been revised and staff recommends approval as submitted with the addition of fenestration on the right side.

Mr. Patrick Green, homeowner, was present for the meeting.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with edge board and trim to match the house. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

D. [AHBR 21-1121](#) 5881 Eastham Way

Addition (Sunroom)

Attachments: [5881 Eastham Way \(revised\)](#)

Ms. Schrenk introduced the application, reviewed the elevations and stated staff recommends approval as submitted.

Ms. Marzulla moved, seconded by Mr. Workley, to approve as submitted with confirmation that the trim will match the house. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

E. [AHBR 21-1232](#) 1751 Hines Hill Road

Addition & Accessory Structure (Master Bedroom Suite, Great Room, Detached Garage)

Attachments: [1751 Hines Hill Road \(revised 11-9-21\)](#)
 [1751 Hines Hill Road \(11-5-21\)](#)

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

Mr. Justin Kapela, J. Kapela Design and Construction, displayed the various samples he brought, (Mr. Kapela spoke away from the microphone and could not be heard).

The Board, applicant and staff discussed historical examples of mixing roof styles, the different styles of siding and the requirement that some details of the accessory structure match the house. Mr. Kapela requested that two additional columns be added to the front of the house.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the addition of two columns on the front of the structure. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

F. [AHBR 21-1223](#) 132 Franklin Street (Historic District)

Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Attachments: [132 Franklin Street \(revised 11-10-21\)](#)
 [132 Franklin Street \(11-5-21\)](#)
 [Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Ms. Schrenk introduced the application by displaying revised elevations of the home and reviewed the staff comments.

Mr. Anthony Frammartino and Mr. William Gotts, noted that they have incorporated feedback from the previous Board meeting.

The Board, applicant and staff discussed the gable, a possible window addition, the siding on the gables, that wood siding will be required and the type of windows to be used.

Ms. Marzulla recommended, seconded by Mr. Workley, that the Historic District Subcommittee approve the application with the following conditions: Wood siding be used, the windows type be approved by staff and a double window be used on the east elevation dormer. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

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

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

VII. Other Business

A. [AHBR](#)
[10-27-2021](#)

**Minutes of Previous Architectural & Historic Board of Review
Meeting: October 27, 2021**

Attachments: [AHBR Minutes October 27, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that the October 27, 2021 Minutes be approved as amended. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

VIII. Staff Update

Mr. Sugar discussed the Heritage Home Program through Cleveland Restoration which is for any house over 50 years old. Following evaluation by staff, because of the low number of site and technical visits, in cooperation with Hudson Heritage Association, other options may be developed.

The Board and staff discussed using third parties for window and home evaluations.

IX. 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 8:17 p.m.

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.