



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, April 24, 2024

7:30 PM

Town Hall
27 East Main Street

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. Ray and Mr. Wetzel

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. Kenney, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:

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

[AHBR 24-287](#) **15 High Street (Historic District)**

Alteration (Shingle Replacement)

Attachments: [15 High Street AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

[AHBR 24-343](#) **2361 Leeway Drive**

Accessory Structure (Pavilion)

Attachments: [2361 Leeway Dr. AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

[AHBR 24-311](#) **7631 Bendleton Drive**

Alteration (Window Replacement)

Attachments: [7631 Bendleton Drive AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

[AHBR 24-135](#) **1727 Mayflower Lane**

Addition (Attached Garage)

Attachments: [1727 Mayflower Ln. AHBR Packet 4.24.24 Meeting](#)
 [1727 Mayflower Lane AHBR Packet 4.10.24 Meeting](#)
 [1727 Mayflower Lane AHBR Packet 2.28 Meeting](#)

Ms. Krickovich introduced the application by noting the proposal was previously before AHBR, explained the revisions, and reviewed the staff comments and recommendations.

Mr. Jeff Raggets, applicant, and the Board discussed since the submitted elevations do not match the description, the Board cannot see what the finished project will look like. The Board also discussed the second story living space above the attached garage and applicant also discussed the height of the proposed door and that Mr. Raggets is requesting the exceptional circumstances exception be invoked by the Board to allow this door.

The Board noted that a front facing garage door is not permitted, the submitted elevations do not show an acceptable look, and that the application as is, does not warrant granting an exception.

Ms. Marzulla made a motion, seconded by Mr. Ray, to deny the application based on the Architectural Design Standards which state, "New buildings and alterations shall respect the existing context and framework. The design on any building shall be judged in reference to its site and character of the surroundings, not as an independent object." The Architectural Design Standards also state, "Attached garages shall not face the street except for new developments with a front yard depth of 130 feet or more" The motion to deny was approved by the following vote:

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

AHBR 24- 195 172 Aurora Street (Historic District)

Alteration, Addition & Accessory Structures

Attachments:[172 Aurora Street AHBR Packet 5.8.24 Meeting](#)[172 Aurora Perspectus Report](#)[172 Aurora Street AHBR Packet 4.10.24 Meeting](#)

Ms. Krickovich introduced the application by displaying the elevations, noting a site visit was conducted by the Board and the historic consultant, and reviewing the revision applicant submitted by the applicant.

Mr. Justin Kapela, J Kapela Design, and Mr. Dave Morehead, homeowner, noted agreement with the staff report items: Reusing the existing siding, trim and shutters whenever possible, leaving the 1913 addition as is, and rebuilding the east wall to look as it exists presently. Mr. Sugar noted the difficulty of monitoring the assessment of the wood to be removed and reinstalled. Mr. Kapela explained the process to be used for siding removal and a willingness to work with City staff in the evaluation and restoration process.

The Board, applicant and staff discussed the applicant and staff working together on the siding process, the need for sheathing to be installed for the long-term good of the structure, that parts of the siding are not historic, and that the work must be done with care to preserve the existing siding.

The applicants discussed areas of disagreement with the historic consultant: 1) The need to replace the windows. 2) The style of the windows in the historic photos and what is appropriate for the remodel that differentiates the later addition. 3) The movement of two windows on the original portion of the house. 4) The additions on the rear of the house, one of which was done in the 1970s and will be removed and rebuilt. 5) The number and style of the windows on the east side of the rear addition. 6) The existing garage was not the original garage and the proposed garage will be an improvement. 7) The style of the pool house. 8) The double freeze board on the east side. 9) The windows on the east and west sides which are not historic.

Mr. Sugar reviewed the items to be updated on the drawing prior to the Board voting.

This matter was continued to allow the applicant to submit new drawings.

VI. New Business

[AHBR 24-345](#) 30 Ravenna Street

Sign (Wall & Ground Sign)

Attachments: [30 Ravenna AHBR Packet](#)

Ms. Krickovich introduced the application by describing the sign request and reviewing the staff comments.

Mr. Mark Loboda, Loboda Monuments, described the proposed sign design.

The Board, applicant, and staff discussed the existing and proposed signs, and that a laminated matte finish will be used.

A motion was made by Ms. Kenney, seconded by Mr. Wetzel, that this AHBR Application be approved with a white background and matte finish. The motion carried by the following vote:

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

[AHBR 24-325](#) 89 E. Streetsboro Street (Historic District)

Alteration (Window Replacement)

Attachments: [89 E. Streetsboro St. AHBR Packet](#)

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

Ms. Suzanne Kim, owner, and Ms. Cindy Boggs, were present for the meeting.

The Board, applicant and staff discussed documentation regarding the need to replace the existing windows with Pella Reserve windows while retaining all the exterior trim and wood. Ms. Boggs also noted that exterior storm windows have been added which will be removed if the application is approved and that she believes the look of the new windows will be similar to the other existing windows.

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

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

[AHBR 24-358](#) 2078 Ravenna Street

Accessory Structure (Detached Garage)

Attachments: [2078 Ravenna St. AHBR Packet](#)

Ms. Krickovich introduced the application by noting a variance for this application was approved by BZBA on October 19, 2023, displaying the elevations, and reviewing the staff comments and Design Standards.

Ms. Rebecca Pantuso, Pantuso Architects, agreed to comply with the staff comments regarding fenestration.

The Board, staff and applicant discussed: The type, location, and style of windows added for fenestration, and the distance of the proposed barn from the road.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with a window in the rear peak and two transom windows on the rear of the structure. The motion carried by the following vote:

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

[AHBR 24-359](#) 19 Warrensburg Circle

Addition (Second story living space)

Attachments: [19 Warrensburg Cir. AHBR Packet](#)

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

Mr. Nate Bailey, Hara Architects, discussed staff's recommendation regarding stepping the addition back and the alignment of the windows.

The Board, applicant and staff discussed the setback and alignment of the windows.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with the windows being in alignment with the front of the facade. The motion carried by the following vote:

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

[AHBR 23-858](#) 166 Ravenna Street

Accessory Structure (Detached Garage)

Attachments: [166 Ravenna AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, noting a variance was granted by BZBA on April 18, 2024, noting revised elevation drawings have been submitted, and reviewing the staff comments.

Mr. Temurjon Akhadov, applicant, was present for the meeting.

The Board, applicant and staff discussed the rear overhang and the lack of fenestration.

A motion was made by Ms. Kenney, seconded by Mr. Ray, that this AHBR Application be approved as amended with fenestration added to the rear and an overhang added to the left side. The motion carried by the following vote:

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

VII. Other Business

[AHBR 4-10-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 10, 2024.

Attachments: [April 10, 2024 AHBR Minutes - Draft](#)

A motion was made by Mr. Ray, seconded by Mr. Wetzel, that the April 10, 2024 minutes be approved as submitted. The motion carried by the following vote:

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

VIII. Staff Update

Mr. Sugar updated the Board on the Comprehensive Plan update process with public meetings and City Council.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this be adjourned at 9:20 p.m. The motion carried by the following vote:

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

John Caputo, Chair

Allyn Marzulla, Board Member

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.

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