



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, October 13, 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, Mr. Funyak, Ms. Marzulla, Mr. Reid and Mr. Workley

Absent: 1 - 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 items on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 20-262](#) 185 Boston Mills Road

Alterations (Additions - Bedrooms, Sunroom, Bathroom)

Attachments: [185 Boston Mills Road \(Proposed Revisions\)](#)
[185 Boston Mills Rd - Final Approved Plans 6-10-2020](#)

Ms. Schrenk introduced the application by displaying the elevations, noting changes Mr. Dietz wishes to make to the prior AHBR approval and reviewing staff comments.

Mr. Raymond Dietz, homeowner, described the desired changes.

The Board, staff and Mr. Dietz discussed: The siding styles, the location of the stone on the front of the garage, the prior approval of non-conforming stone which could be replaced and the stone, as proposed, terminating at an outside corner.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the following conditions: 1) Remove the stone from the garage. 2) Allow batten board siding across the front renovation from corner to corner. 3) A new column at the entrance of wood with a stone base. The motion was approved by the following vote:

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

B. [AHBR 21-1104](#) 73 Division Street (Historic District)

Alteration (Shingle Replacement)

Attachments: [73 Division Street](#)

Ms. Schrenk introduced the application, displayed photos of the house and described the scope of the work, noting that the slate roof on the main mass will remain untouched.

Mr. Bill Buehl, A & B Roofing, staff and the Board discussed the reason for the new shingles.

Ms. Marzulla made a motion, seconded by Mr. Workley, that the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented. The motion carried by the following vote:

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

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

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

C. [AHBR 21-1120](#) 223 College Street (Historic District)

Alteration (Front Porch)

Submitted by Jason Boltz, Wheeler-Boltz Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes project was formally reviewed on October 13, 2021.*

b) *Staff recommends approval as resubmitted.*

Attachments: [223 College Street \(revised\)](#)

Ms. Schrenk introduced the application by displaying historic photos of the house, reviewing the historic brief and reviewing the staff comments.

Mr. Jason Boltz, Wheeler-Boltz Architects, noted the porch in the photo is one of many porches on the home through the years. Mr. Boltz stated the project is being redesigned with, a flat roof, more traditional porch, columns aligned to the window spacing and eliminating the columns closest to the house which will help the porch blend to the rest of the home.

The Board, applicant and staff discussed: 1) Using a flat or low sloped roof. 2) The columns being centered between the windows and doors. 3) Work be considered on the brick wall.

The application was continued.

This matter was continued

D. [AHBR 21-1061](#) 2073 E. Highgate Court

Addition (Sunroom)

Attachments: [2073 E Highgate Court](#)

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

Mr. Mark Kasunic, homeowner, described the partial wall as a place for a television and to assist with the flow of people.

The Board and applicant discussed the tempered glass and screens that will be used.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved with the addition of horizontal trim. The motion carried by the following vote:

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

E. [AHBR 21-1076](#) 7650 Holyoke Avenue

Addition (Master Bedroom, Bathroom & Screened Porch)

Attachments: [7650 Holyoke Avenue](#)

Ms. Schrenk introduced the application by displaying a site plan and reviewed the staff comments.

Mr. Eric Kuczek, J. Kapela Design & Construction, noted the rear roof has been extended to eliminate water issues and to accommodate the vaulted ceiling in the sunroom.

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

F. [AHBR 21-1077](#) 5807 Timberline Trail (Reserve at River Oaks, Phase II Lot 50)

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

Attachments: [5807 Timberline Trail](#)

Ms. Schrenk introduced the application by recommending approval as submitted.

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

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

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

G. [AHBR 21-1078](#) 5797 Timberline Trail (Reserve at River Oaks, Phase II, Lot 51)

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

Attachments: [5807 Timberline Trail](#)

Ms. Schrenk introduced the application by recommending approval as submitted.

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

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

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

H. [AHBR 21-1079](#) 6590 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 150)

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

Attachments: [6590 Kingswood Drive](#)

Ms. Schrenk introduced the application by reviewing the staff comments.

Mr. Gabriel Kirksey, Pulte Homes, described differences from house number 195.

The Board and applicant discussed potential changes to the house, if approved by the homeowner.

Mr. Workley made a motion, seconded by Mr. Anzevino, to approve as submitted with the homeowner having the option, in consultation with staff, to change the pitches of the roof. The motion was approved by the following vote:

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

I. [AHBR 21-1046](#) 53 First Street

New Commercial Structure (Peg's Foundation Cultural Campus)

Attachments: [Staff Memo to AHBR](#)
[Peg's Foundation Cultural Campus](#)

Mr. Sugar introduced the application by reviewing the previous informal review, noting Planning Commission approved the application with conditions, that BZBA will be approached for variances and stating that he recommends this be a discussion with the intent of another review at the next AHBR meeting.

Mr. Rick Keller, Peg's Foundation President, and Ms. Penny Freeze, Board Member of Peg's Foundation, were present for the meeting. Mr. Keller explained the purpose and mission of Peg's Foundation as being centered around mental health. Mr. Keller also described the history of the Foundation resulting in this application which will honor Peg and her love for Hudson by creating this legacy project.

Mr. Joe Matava, Peninsula Architects, reviewed the master plan of the project, the proposed buildings, gardens, pathways through the property, the art gallery and the scale of the buildings in relation to the Baldwin-Buss House. Also described was the use of spaces inside and around the buildings and described the Baldwin-Buss House as the center of the project.

Mr. Chris Miller, and Ms. Kara Smith, John Milner Architects, Chad's Ford Pennsylvania, described historic projects their firm has led. Mr. Miller noted his firm has been charged to restore the Baldwin-Buss House as it was in the early 19th century. Using historic photos of the house Mr. Miller described the evolving architecture of the house and its setting in downtown Hudson. Ms. Smith described the restoration of the exterior of the house and the research done to establish a chronology of the house.

Mr. Matava and Mr. Nathan Bailey, Peninsula Architects, described the design of the proposed building and examples of how historic structures and new buildings have been designed to compliment each other.

Mr. Matava displayed renderings and relationships of the building elevations from various streets, lines of sight, materials to be used and the roof which was modified following the September AHBR Informal Review.

The Board, applicant and staff discussed: The importance of the Baldwin-Buss house being the center of the project, the completeness of the design with each building complimenting the others, reexamining the greenery around the parking area, making the entryway more prominent, pathways from the parking lot to the Baldwin House, that the two story building facade is in line with the facades on neighboring streets, the height of the proposed building takes away from the Baldwin-Buss House and windows in the Baldwin-Buss House that can be repaired.

Mr. Sugar noted the variances which may be needed and requested input from the AHBR Board regarding the LDC requirement for a front entrance and the requirement that the building have a continuous wall plane along the front right-of-way. Mr. Matava stated the design of the building is for the main entrance be near the parking area and that a door on First Street will not align with how the building will be used or approached.

The Board and applicant discussed the topography of the area, the possibility of the 'look' of an entryway on the west elevation, the location of the mechanicals and associated screening.

The Board determined to do a site visit.

This matter was discussed

VII. Other Business

A. [AHBR 9-8-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 8, 2021.

Attachments: [AHBR Minutes September 8, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the September 8, 2021 Minutes be approved. The motion carried by the following vote:

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

B. [AHBR 9-22-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 22, 2021

Attachments: [AHBR Minutes September 22, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the September 22, 2021 Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

Ms. Schrenk discussed the next meeting.

This matter was discussed

IX. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 9:45.

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.

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