



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
William Ray
Shane Reid
Karl Wetzel

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, August 24, 2022

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: 7 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Reid, Mr. Workley, Ms. Marzulla and Mr. Wetzel

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

Aye: 7 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Reid, Mr. Workley, Ms. Marzulla and Mr. Wetzel

- A. [AHBR 22-811](#) **130 W. Streetsboro Street**
Sign (Building Signs - Cleveland Eye Clinic)

Attachments: [130 W Streetsboro St \(revised 8.22.22\)](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 22-725](#) **2656 Bridgeton Drive**
Accessory Structure (Detached Garage, 684 SF)
Attachments: [2656 Bridgeton Dr](#)
 [2656 Bridgeton Dr \(Addition Plans approved on 7.27.22\)](#)

This AHBR application was approved on the Consent Agenda.
- C.** [AHBR 22-808](#) **41 Morning Song Lane**
Accessory Structure (Shed,180 SF)
Attachments: [41 Morning Song Ln](#)

This AHBR application was approved on the Consent Agenda.
- D.** [AHBR 22-720](#) **4009 Deacon Ct**
Addition (Deck Roof)
Attachments: [4009 Deacon Ct \(revised 8.22.22\)](#)

This AHBR application was approved on the Consent Agenda.
- E.** [AHBR 22-833](#) **112 Old Orchard Drive**
Addition (Second Story - Master Suite, 583 SF)
Alterations (Siding, Gutters, Shingles)
Accessory Structure (Detached Garage, 728 SF)
Attachments: [112 Old Orchard Dr \(revised 8.22.22\)](#)

This AHBR application was approved on the Consent Agenda.
- V.** **Old Business**
- VI.** **New Business**

A. [AHBR 22-724](#) 7273 Walters Road

Addition (Front Porch)

Alterations (Siding, Roofing, Shutters)

Attachments: [7273 Walters Rd \(revised 8.23.22\)](#)

Ms. Schrenk introduced the application by displaying the elevations, reviewing the work to be done and reviewing the staff comments.

Mr. Michael Megyesi, Pally Roofing discussed the standing seam metal roof.

The Board, applicant and staff discussed the proposed standing seam roofing location, material and size. The return on the left side and the use of board and batten siding were also discussed. Staff also noted clarification must be submitted regarding the use of stone or brick accents.

Mr. Workley made a motion to approve the application, seconded by Mr. Ray, with the following conditions: The main pitched portion of the roof to use shingles to match the existing roof, the metal shed detail be reduced down to only over the center columns and the return on the left side of the main pitch match the returns of the rest of the building pitches. The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Reid, Mr. Workley, Ms. Marzulla and Mr. Wetzel

VII. Other Business**A. [AHBR 8-10-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
August 10, 2022**

Attachments: [AHBR Minutes August 10, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the August 10, 2022 Minutes be approved as amended. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Reid, Mr. Workley, Ms. Marzulla and Mr. Wetzel

VIII. Staff Update

Ms. Schrenk noted she will bring the 2023 meeting calendar to the next Board meeting for approval and the Administrative Rules review for discussion.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned at 7:49 p.m. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Reid, Mr. Workley, Ms. Marzulla and Mr. Wetzel

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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