



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
Karl Wetzel

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, November 16, 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: 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla

Absent: 1 - 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. Funyak, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla

A. [AHBR 22-1102](#) 168 Hudson Street (Historic District)

Fence (6' Wood Privacy Fence)

Attachments: [168 Hudson Street](#)

This AHBR application was approved on the Consent Agenda.

B. [AHBR 22-1108](#) 226 College Street (Historic District)

Fence (Black Aluminum Fence, 497')

Attachments: [226 College St](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 22-1043](#) 5633 Virginia Court

Addition (Second Floor Addition, Bedrooms & Fitness Room, 484 SF)

Attachments: [5633 Virginia Ct \(revised 11.7.22\)](#)
[5633 Virginia Ct \(revised 10.24.22\)](#)
[Addendum \(received 10.24.22\)](#)
[Front Elevation Comparison](#)

Mr. Sugar introduced the application by displaying and explaining the revised elevations.

Mr. Kent Whitley, architect, noted the roof has been lowered while still allowing for a cathedral ceiling.

The Board noted additions are not permitted to be higher than the main mass of the house.

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

Aye: 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla

VI. New Business

There was no New Business.

VII. Other Business

A. [AHBR 22-1110](#) 91 North Oviatt Street (Historic District) [Informal Review] [Informal](#)

Addition (Living Room, 300 SF)

Attachments: [91 N Oviatt St \(Informal revised 11.15.22\)](#)
[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Mr. Sugar introduced the informal review by displaying and describing the site plan and elevations for the rear and upstairs additions. Mr. Sugar noted the plans meet the Secretary of the Interior's standards.

Ms. Nicole Davis, architect, and Ms. Carrie Rodstrom, owner, described the small addition on the rear of the house and noted the existing house foundation is a combination of brick and barn stone with the new addition matching the foundation it is attached to.

The Board was positive toward the proposed design.

This matter was discussed

B. [AHBR 22-1113](#) 110 E. Streetsboro Street (Historic District) [Informal Review]

Additions (Master Suite, Garage, Breezeway, 1243 SF)

Attachments: [110 E. Streetsboro Street \(Informal\) - Revised 11.15.22](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Mr. Sugar introduced the application by displaying alternative elevations of the home while noting the proposed designs meet the the Secretary of the Interior's standards. Mr. Sugar also reviewed the staff recommendations.

Mr. Patrick Macoska, architect, and Ms. Stacy Clark, owner, described the various designs options. Mr. Macoska also noted each of the design alternatives will maintain the original trim style and explained the recessed garage door design.

The Board, staff and applicant discussed the possibility of making the sixteen-foot wide door look like two carriage doors, that design "B" with shutters is preferred by most Board members and the possibility of raising the colonnade area to match the other side.

This matter was discussed

C. [AHBR 22-1114](#) 6922 E. Hunting Hollow Lane [Informal Review]

Addition (Gymnasium, 2500 SF)

Attachments: [6922 E. Hunting Hallow Ln \(Informal\) - Revised 11.15.22](#)

Mr. Sugar introduced the application by displaying elevations of the rear gymnasium addition and reviewed the staff report.

Mr. Patrick Macoska, architect, and Ms. Leigh Ann Leugers, homeowner, noted the attempt to make this large addition subordinate to the main mass by mimicking elements of the main mass and lowering the structure. Mr. Macoska explained the lack of windows on the end is due to the intended use of the building and glare. Ms. Leugers noted the woods in the rear of the house that will block the neighbors view of the proposed structure.

The Board discussed the connector area revision with an additional window added, the possibility of making the middle section of the rear wall wider with the addition of columns to meet the fenestration requirements and the possibility of a faux window to provide the required fenestration on the end of the structure.

This matter was discussed

D. [AHBR 10-26-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 26, 2022

Attachments: [AHBR Minutes October 26, 2022 - Draft \(Revised\)](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the October 26, 2022, Minutes be approved as amended. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funiyak, Mr. Ray, Mr. Workley and Ms. Marzulla

VIII. Staff Update

Mr. Sugar noted an email sent to the Board regarding the Baldwin-Buss house which will be on the December agenda.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 8:19 p.m.. The motion carried by an unanimous vote.

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.