



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, September 27, 2023

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, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 2 - Ms. Kenney 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: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

A. [AHBR 23-897](#) 1812 Haymarket Way Accessory Structure (Pavilion, 384 sq ft)

Attachments: [1812 Haymarket Way AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 23-684](#) 7322 Arborwood Drive

Addition (352 Sqft Garage Expansion)

Attachments: [7322 Arborwood Dr. AHBR Packet - 9.27.2023](#)

[7322 Arborwood Dr. AHBR Packet](#)

Ms. Kirckovich introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Len Huddleston, builder, staff, and the applicant discussed: The revisions to the application, the reasons an exemption might be made including the design fits the neighborhood, and that the HOA does not allow for a detached garage.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved as submitted; noting the design with a forward mass fits the general design of houses in the neighborhood and meets the zoning requirements of the home owners association . The motion carried by the following vote:

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

VI. New Business**A. [AHBR 23-890](#) 94 Owen Brown Street**

Demolition (Former Windstream Building)

Attachments: [94 Owen Brown AHBR Packet](#)

Ms. Kirckovich introduced the application by displaying the site plan, describing the requested demolition and noted that the building does not have historical significance.

A motion was made by Mr. Ray, seconded by Mr. Workley, to find that the proposed building does not have historical significance. The motion carried by the following vote:

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

B. [AHBR 23-786](#) 5928 Stow Road

Accessory Structure (Barn)

Attachments: [5928 Stow Road AHBR Packet](#)

Ms. Kirckovich introduced the application by displaying the elevations, and reviewing the staff comments.

Mr. Brian McCort, applicant, the Board and staff discussed: The appropriateness of placing windows in this type of building, the possibility of faux windows on the building, reasons for exceptions to the LDC, that solar panels will be used to provide for lighting, the surrounding properties, buffering and fencing, that this building is in response to a unique situation, and that the location of the barn is far off the road.

A motion was made by Mr. Funyak, seconded by Mr. Workley, that since the proposed accessory structure is hundreds of feet off the road and is in response to a unique situation, that the application be approved as submitted. The motion carried by the following vote:

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

D. [AHBR 23-828](#) 5840 Nicholson Drive

Addition (612sqft Bed & Bath)

Attachments: [5840 Nicholson Dr. AHBR Packet](#)

Ms. Kirckovich introduced the application by displaying the site plan, elevations and reviewing staff comments.

Mr. Jim Dombroski, applicant, the Board, and staff discussed: The proposed sixty-foot continuous wall without a bump-out or setback, the practical difficulties of the land, and the possibility of moving at least one wall to create a bump-out.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved with the following conditions: The bathroom wall be adjusted by at least-eight inches and a survey showing the proper setbacks be submitted to staff. The motion carried by the following vote:

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

E. [AHBR 23-912](#) 272 W. Streetsboro Street

Addition (825 sqft In-law suite with rear screen porch)

Attachments: [272 W. Streetsboro AHBR Packet](#)

Ms. Kirckovich introduced the application by displaying the revised site plan, and reviewing the staff comments.

Mr. Chris Zanin, contractor, and Jeff Switzer, homeowner, stated the existing foundation block will be matched to the extent possible. Also discussed: The difficulty of arranging the bedroom furniture if the window is placed in the center of the wall, the existing mismatched windows - some with and some without grids, the small size of the kitchen window making grids difficult, moving the windows in the rear of the house, and the view of the side of the house from the street.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the mudroom and bathroom windows matching, the bedroom window moved closer to the porch, the foundation to match the existing house, and the kitchen window to match the existing and be either a casement or double hung window. The motion was approved by the following vote:

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

VII. Other Business**[AHBR 9-13-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 13, 2023.**

Attachments: [September 13, 2023 AHBR Minutes - Draft](#)

A motion was made by Mr. Ray, seconded by Mr. Funyak, that the September 13, 2023, Minutes be approved. The motion carried by the following vote:

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

VIII. Staff Update

Ms. Kirckovich noted there are applications for the October 11, 2023, meeting.

A motion was made by Ms. Marzulla, seconded by Mr. Funyak, that this be adjourned at 8:22 p.m.. The motion carried by an unanimous vote.

IX. Adjournment

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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