



# City of Hudson, Ohio

## Meeting Minutes - Draft

### 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*

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Wednesday, October 12, 2022

7:30 PM

Town Hall  
27 East Main Street

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#### 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, Ms. Marzulla and Mr. Wetzel

**Absent:** 1 - 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. Marzulla, seconded by Mr. Ray, to approve the Consent Agenda. The motion carried by the following vote:**

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

##### A. [AHBR 22-1002](#) 5114 Darrow Road

Sign (Ground Sign - Hudson Beauty Collective)

Attachments: [5114 Darrow Rd](#)

**This AHBR application was approved on the Consent Agenda.**

##### B. [AHBR 22-987](#) 34 Stratford Road

Accessory Structure (Pavilion with Fireplace, 450 SF)

Attachments: [34 Stratford Rd \(revised 10.10.22\)](#)

**This AHBR application was approved on the Consent Agenda.**

**V. Old Business**

There was no Old Business.

**VI. New Business****A. [AHBR 22-888](#) 109 East Streetsboro Street (Historic District)  
Alteration (Replace Slate and Shingle Roofs)**

**Attachments:** [109 E Streetsboro St \(revised 10.7.22\)](#)  
[Design Review Advisory Report 10.12.22](#)  
[Certainteed Grand Manor Brochure](#)  
[Certainteed Carriage House Brochure](#)  
[109 East Streetsboro St \(9.14.22\)](#)

Mr. Hannan introduced the application by describing the history of the application, reminding the Board of the site visit and noting the Naylor-Wellman report which stated roof replacement is acceptable with compatible materials.

Mr. Kenny Romanini, Ken's Parkhill Roofing, stated slate shingles are approximately eight times the cost of asphalt while noting other homes in the area use asphalt. Mr. Romanini also noted roof deck material will be in addition to the shingles.

The Board, staff and applicant, noted: Replacing with like is confusing because there are multiple roofing types on the structure, the unknowns of the wood under the shingles which may need to be replaced, the shingle replacement options, the limited number of shingle colors available, concern that the proposed shingles will not mimic the look of the current slate, cost may be part of the Board's consideration and staff noted the preservation consultant is familiar with the replacement product.

**Mr. Ray made a motion, seconded by Mr. Funyak, to approve as submitted using the grand manor and carriage house roof patterns as the desired pattern, with staff having the responsibility to approve the color. The motion was approved by the following vote:**

**Aye:** 4 - Mr. Caputo, Mr. Funyak, Mr. Ray and Mr. Wetzel

**Nay:** 1 - Ms. Marzulla

**B. [AHBR 22-977](#) 252 North Main Street (Historic District)  
Alteration (Detached Structure, Replace with Metal Roof)**

**Attachments:** [252 N Main St \(Revised 10.10.22\)](#)

Mr. Hannan displayed photos and described the project.

Mr. Stuart Hamilton, applicant, displayed the roofing style and colors.

The Board, applicant and staff discussed the barn's distance behind the house and the unknown age of the barn and roof.

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

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

**C. [AHBR 22-992](#) 6721 Rosewood Trail**

Accessory Structure (Pavilion, 256 SF)

Attachments: [6721 Rosewood Tr \(revised 10.12.22\)](#)

[6721 Rosewood Tr \(10.5.22\)](#)

Ms. Davey introduced the application for an accessory structure which is already built by displaying the site plan and reviewing the staff comments.

Mr. Andrew Robinson and Ms. Julie Robinson, applicants, noted the pavilion contractor failed to secure the needed permit and described the structure.

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

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

**D. [AHBR 22-1004](#) 7273 Valley View Road**

Accessory Structure (Pool House, 576 SF)

Attachments: [7273 Valley View Rd \(revised 10.12.22\)](#)

Ms. Davey introduced the application by displaying the site plan, describing the project and noting the structure will be built where the existing detached garage is currently.

Mr. Jonathan Swegan, homeowner, was present for the meeting.

The Board, staff and applicant discussed the alignment of the windows which are not correct in the drawing.

**A motion was made by Mr. Wetzel, seconded by Mr. Funyak, that this AHBR Application be approved as amended with the windows aligned. The motion carried by the following vote:**

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

**VII. Other Business****A. [AHBR 9-28-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
September 28, 2022**

Attachments: [AHBR Minutes September 28, 2022 - amended draft 10.10.22](#)

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

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

**VIII. Staff Update**

Mr. Hannan discussed the Comprehensive Plan process and noted Mr. Workley is the AHBR member on the committee.

**IX. Adjournment**

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

Seeing no further business Mr. Caputo adjourned the meeting at 7:55 p.m.

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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**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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