



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 Funiyak

William Ray

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, August 11, 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. Funiyak, 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 was no Old Business.

V. Old Business

A. [AHBR 21-839](#) 63 Owen Brown Street (Historic District)

Alterations (Siding Replacement)

Attachments: [63 Owen Brown Street](#)
 [Design Review Advisory Report](#)

Ms. Schrenk introduced the application by describing the scope of the renovations and reviewing the staff notes.

Mr. Keith Morris, homeowner, and Mr. Robert Cogdeill, Roberts Construction, noted the goal is to replace damaged and rotted materials, some of which are known and some which may not be identified until the project develops. Mr. Cogdeill also noted he will keep as much of the original structure as is possible and when replacements are needed, will replace with like materials to look as original.

The Board and applicant discussed the history of the house, desired changes, drawings of the existing house as well as the trim used around the windows.

Ms. Marzulla recommended that the Historic District Subcommittee issue a Certificate of Appropriateness with regards to the siding replacement using premium grade cedar siding with 4.5 inch reveal and trim as needed provided the replacement trim will look similar to the previous window trim. Mr. Workley seconded the motion which was approved by the following vote:

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

Abstain: 1 - Mr. Anzevino

Mr. Funyak made a motion, seconded by Mr. Anzevino, to accept and approve the recommendation of the Historic District Subcommittee. The motion was approved by the following vote:

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

VI. New Business**A. [AHBR 21-883](#) 252 North Main Street (Historic District)**

Alteration (Shingle Replacement)

Attachments: [252 North Main Street](#)

Ms. Schrenk introduced the application by displaying the site and reviewing the staff notes.

Mr. Stuart Hamilton, applicant was present for the meeting.

Ms. Marzulla made a recommendation, seconded by Mr. Workley, that the Historic District Subcommittee waive the two-week waiting period and issue a Certificate of Appropriateness. The motion was approved by the following vote:

A motion was made by Mr. Anzevino, seconded by Mr. Workley, that the recommendation of the Historic District Subcommittee be accepted and 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 21-887](#) 1 East Main Street (Historic District)

Alteration (Door Replacements)

Attachments: [1 E Main Street \(revised\)](#)

Ms. Schrenk introduced the application by displaying photos of the structure and reviewing the staff comments,

Mr. John Kissick, contractor, noted the doors were replaced with the exact same doors as previously installed which were custom made. Mr. Kissick also stated the existing doors were beyond repair and described other damage to the structure.

The Board and Mr. Kissick discussed the lack of a permit for the work leading to the previously purchased steel doors, researching photos of the original doors, additional work planned for the building and the planned rear doors and arched window not fitting with the historic building.

The Board determined to table the application.

VII. Other Business**A. [AHBR 5637](#) 132 Franklin Street (Historic District) [Informal Discussion]**

Additions (Garage, Front Porch, Second Floor, etc.)

Attachments: [132 Franklin Street \(Informal\)](#)[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Mr. Anthony Frammartino, homeowner, and Mr. Bill Gotz, contractor described the project including: 1) The stairs to the second floor being inadequate. 2) The inside roof rafters being too low. 3) The attached garage and bedroom above. 4) Not increasing the footprint of the house because of permeable land.

The Board and applicants discussed: 1) The current house compared to the proposed house as displayed by Ms. Schrenk with the proposed being starkly different. 2) The east elevation being too much of a change from the Cape Cod style. 3) The infill of the porch being a problem. 4) The development of the second floor being too much. 5) The proposed application resulting in the loss of the historic character of the house.

Mr. Sugar noted the preservation brief from the Secretary of the Interior as referenced in the staff report and stated the proposed design eliminates the 1923 design and historic reference of the house.

The Board also discussed the double doors on the front of the house and the proportions of the proposed design in relation to the historic house.

This matter was discussed

B. [AHBR 7-28-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 28, 2021**Attachments:** [AHBR Minutes July 28, 2021 - draft](#)

A motion was made by Mr. Workley, seconded by Mr. Anzevino, that the July 28, 2021 Minutes be approved as amended. The motion carried by an unanimous vote.

VIII. Staff Update

The Board and staff discussed: 1) When to recuse oneself from the discussion or vote. 2) The steel door at 1 East Main Street. 3) Permit history and asking questions of staff ahead of meetings.

IX. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 8:33 p.m.

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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