



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

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, April 27, 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: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and 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. Workley, to approve the Consent Agenda. The motion carried by the following vote:

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

A. [AHBR 22-127](#) 5713 Abbyshire Drive

Accessory Structure (Pavilion with Fireplace)

Attachments: [5713 Abbyshire Drive](#)

This AHBR Application was approved on the Consent Agenda.

B. [AHBR 22-306](#) 1701 Groton Drive

Accessory Structure (Detached Garage 720 SF)

Attachments: [1701 Groton Drive](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business**A. [AHBR 22-221](#) 16 Clinton Street
Signs (Projecting Sign - Stir Studio Kitchen)**

Attachments: [16 Clinton Street](#)

Ms. Schrenk introduced the application by displaying the site plan, photos of the sign and noting the staff comments.

Ms. Charlie Denk owner, noted this sign is the company branding and his desire to maintain a consistent look, the arched store front causing difficulty in designing an attached wall sign and the lack of a typical sign type in the area.

The Board, applicant and staff discussed the type of letters which are matt finished dimensional and the Board's desire to maintain the marquee, which may become an amendment to the current application.

Ms. Marzulla made a motion, seconded by Mr. Funyak, to approve the application as submitted with the condition to submit the proposed marquee design to staff for approval. The motion was approved by the following vote:

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

**B. [AHBR 22-142](#) 7535 Valley View Road
Fence (6' Vinyl Privacy Fence)**

Attachments: [7535 Valley View Road](#)

Ms. Schrenk introduced the application by displaying the site plan, photos of the property, the vinyl fence and reviewing the staff comments.

Mr. William Santos, applicant, noted his confusion regarding the LDC requirements for fences in the front, side and rear of the property and his belief that the fence is designed to be entirely in the rear yard. Ms. Schrenk noted part of the proposed fence is near the road and the LDC allows a three-foot fence near the road.

Mr. Funyak made a motion, seconded by Mr. Workley, to approve the application conditioned by moving the fence approximately twenty-three- feet from the edge of the road. The motion was approved by the following vote:

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

C. [AHBR 22-294](#) **56 College Street (Historic District)**
Accessory Structure (Detached Garage 850 SF)

Attachments: [56 College Street](#)
[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)
[56 College St - Design Review Advisory Report 05.4.22](#)

Ms. Schrenk introduced the application by displaying the site plan, describing the multiple projects in the application, noted a site visit was conducted on April 21, 2022, and reviewed the staff comments.

Mr. Joseph Matava and Mr. Quinn Miller, Peninsula Architects, were present for the meeting.

Chair Caputo recommended the Board request guidance from the Historic Preservation consultant.

Mr. Matava and the Board discussed information the Board would like for the next meeting and a timeline for the next steps in this project.

This matter was continued

D. [AHBR 21-1373](#) **107 Cheshire Road**
Addition (Recreation Space, Storage)

Attachments: [107 Cheshire Drive](#)
[Additional Photos 4.27.22](#)

Ms. Schrenk introduced the application by displaying and describing the two projects which are part of the application, displaying the site plan and reviewing the staff comments.

Ms. Nicole Davis, NRD Design, was present for the meeting.

The Board, applicant and staff reviewed a photo of the front of the house.

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

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

E. [AHBR 22-351](#) 222 Ravenna Street

Addition (Master Bedroom & Bathroom 760 SF)

Attachments: [222 Ravenna Street](#)

Ms. Schrenk introduced the application by displaying the site plan, describing the project, reviewing the staff comments and noting that Ms. Corpus submitted information that all windows will match.

Ms. Tracy Corpus, applicant, noted the correct window was not inserted into the drawing, the recent submission will show all windows will match. Regarding the removal of the window causing a wall without fenestration, Ms. Corpus explained the reasons for the blank wall.

The Board and applicant discussed options for the lack of fenestration including a transom, a corner window or filling in the window while leaving the impression of the window along with the actual header. The Board also discussed the back wall of the great room that also lacks fenestration and the possibility of a transom window being inserted.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved with the following conditions: 1) The window being removed be in filled with brick and the header left in place. 2) A transom window be added to the rear wall of the great room. The motion carried by the following vote:

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

F. [AHBR 22-292](#) 1425 Middleton Road

New Residential Construction (One-Story, Single Family Home)

Attachments: [1425 Middleton Road](#)

Ms. Schrenk introduced the application by describing the project, displaying the site plan, elevations, photos and reviewing the staff comments.

Ms. Mindy English and Mr. Jeff Conser, Schumacher Homes, were present for the meeting.

The Board, applicant and staff discussed Schumacher Homes view of the location of the front of the house - where the living area of the house is, the purpose of the bump-out and other design features. Staff noted the Board has always viewed the front of the house as being the furthest out mass of the house. Staff noted the house is 142-feet from the road.

Regarding the wall with a lack of fenestration, Ms. Schrenk presented staff options including a transom window and a regular size window. Mr. Cosner described the locations of vertical siding which on the present elevation does not terminate on an inside corner. The various roof pitches and window placement and sizes were discussed.

Mr. Ray made a motion, seconded by Mr. Funyak, to approve the application with the following conditions, the vertical be changed to terminate at an inside corner, two windows be added (with or without a transom window) to the wall with a lack of fenestration. The motion was approved by the following vote:

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

Nay: 1 - Mr. Workley

VII. Other Business

A. [AHBR 4-13-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 13, 2022

Attachments: [AHBR Minutes April 13, 2022 - Revised 4.25.22](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the April 13, 2022, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

Ms. Schrenk displayed a memo and summarized the changes to the LDC which affect the AHBR. Discussion ensued regarding the memo and Ms. Schrenk noted the document will be reviewed by the City Solicitor and brought back to the Board.

A. [AHBR 6055](#) Amendments to the Architectural and Historic Board of Review Administrative Rules

Attachments: [Memo to AHBR - Administrative Rules 4.22.22](#)

[AHBR Administrative Rules 2022 Draft 4.22.22](#)

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Funyak, that this be adjourned at 8:43 p.m. The motion carried by the following vote:

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

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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