



# 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*  
*Shane Reid*  
*Karl Wetzel*

*Nicholas Sugar, City Planner*  
*Alicia Schrenk, Associate Planner*

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Wednesday, August 10, 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. Ray, Mr. Reid, Mr. Workley and Ms. Marzulla

**Absent:** 1 - Mr. Funyak

#### 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 Mr. Workley, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:**

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

##### A. [AHBR 22-737](#) **5697 Darrow Road**

Sign (Ground Sign - Bishop Financial Advisors)

**Attachments:** [5697 Darrow Rd \(revised 8.8.22\)](#)

**This item was approved on the Consent Agenda.**

- B.**        [AHBR 22-782](#)    **35 York Drive**  
Accessory Structure (Pergola, 256 SF)

Attachments:        [35 York Dr](#)

**This item was approved on the Consent Agenda.**

- C.**        [AHBR 22-771](#)    **102 Ravenna Street**  
Accessory Structure (Poolhouse, 280 SF)  
Accessory Structure (Detached Garage, 360 SF)

Attachments:        [102 Ravenna St](#)

**This item was approved on the Consent Agenda.**

**V.        Old Business**

- A.**        [AHBR 21-1223](#)    **132 Franklin Street (Historic District)**  
Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Attachments:        [132 Franklin St \(revised 8.8.22\)](#)

[132 Franklin - Original Approved by Board 11.10.21](#)

[Design Advisory Report 8.4.22](#)

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

Ms. Schrenk introduced the application by displaying the elevations, noting an advisory report from Naylor Wellman Preservation Consultants has been submitted, reviewing the June 14, 2022 site visit and reviewing the staff comments.

Mr. Anthony Frammartino, applicant, and the Board discussed the size and location of the dormer.

**Mr. Reid made a motion, seconded by Mr. Workley to approve the application conditioned on the dormer matching the other two dormers. The motion was approved by the following vote:**

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

**B. [AHBR 22-654](#) 245 North Main Street (Historic District)**

Commercial Alteration (Door Replacement)

**Attachments:** [245 N Main \(revised 8.5.22\)](#)[245 N Main \(revised 7.12.22\)](#)

Ms. Schrenk introduced the application by displaying an elevation of the proposed doors, describing the project and reviewing the staff comments.

Mr. Charlie Green, Construction Specialists, explained the desire to repair or replace the doorframe with like materials, install a nine-light wood door with applied grilles to the exterior of the glass and agreed to submit information to staff.

The Board, applicant, and staff discussed the size of the door, the doorframe materials and that a fiberglass door is not suitable for this location.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the submittal with the following conditions: A nine-light wood door with applied grilles or individual glass panes be used, bottom panels on the door and work with staff on the final materials and submittals.**

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

**C. [AHBR 22-659](#) 30 Aurora Street (Historic District)**

Accessory Structures (Fences, Arbor, Stone Wall)

Attachments: [30 Aurora St \(revised 8.2.22\)](#)  
[Design Review Advisory Report 8.8.22](#)  
[30 Aurora St \(revised 7.12.22\)](#)  
[30 Aurora St \(Original Approved Plans 2021\)](#)  
[30 Aurora St - Previous Staff Comments](#)

Ms. Schrenk introduced the application by displaying photos of and describing the project, noting the site visit on July 13, 2022, and the Design Review Advisory Report from Historic Preservation Consultant Naylor Wellman. Ms. Schrenk also reviewed the Preservation Report and staff comments.

Mr. Joseph Matava, Peninsula Architects, and Mr. David Thorn, DT Design, were present for the meeting. Mr. Thorn noted the desire to use materials common to the era which will enhance the neighborhood. Mr. Thorn then described the work to be done, displayed and described new drawings of the project and revisions made since the site visit including the front facade, a walkway and a boxwood border. Mr. Thorn also stated the existing walk is not historic to the structure and the large tree will require a curved sidewalk, which is not in keeping with the history of the property. The Board discussed the historic nature of the approach to the front of the house which should be maintained as recommended by the preservation consultant. Mr. Matava noted the proposed design restores the historic courtyard. The Board and applicant discussed using pea gravel and a fixed gate to create the appearance of an approach to the front of the house from the Green.

The Board discussed the height of the trellis, the large size of the requested expansion of the rear design area, the discovery that storm water could be tied into the street causing the increase in designed area and the necessity of a fence to screen the wall - possibly at the expense of the neighbors,

**Mr. Workley made a motion, seconded by Mr. Reid, to approve the application with the following conditions: The front landscaped area be modified to open the boxwood boarder to provide a gate visual element and a sidewalk path from the view of the square, contingent on site approval by Hudson Engineering and Land Development. The motion was approved by the following vote:**

**Aye:** 3 - Mr. Ray, Mr. Reid and Mr. Workley

**Nay:** 2 - Mr. Caputo and Ms. Marzulla

**VI. New Business**

- A.**        [AHBR 22-508](#)    **61 East Streetsboro Street (Historic District)**  
Fence (6' Wood Fence)  
*Attachments:*        [61 E Streetsboro St](#)
- Ms. Davey introduced the application by displaying the site plan and describing the project while noting a variance was granted from BZBA on July 21, 2022.
- Mr. Gary Klein, applicant, noted the finished side of the fence will face out.
- Mr. Ray made a motion to approve the application with the finished side facing out. Mr. Reid seconded the motion which was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Mr. Ray, Mr. Reid, Mr. Workley and Ms. Marzulla
- B.**        [AHBR 22-216](#)    **185 South Main Street**  
Accessory Structure (Detached Garage, 1200 SF)  
*Attachments:*        [185 S Main St](#)
- Ms. Schrenk announced this application was withdrawn.
- This matter was withdrawn from further consideration**
- C.**        [AHBR 22-728](#)    **305 Ravenna Street**  
Accessory Structure (Shed, 340 SF)  
*Attachments:*        [305 Ravenna St](#)
- Ms. Schrenk introduced the application by displaying the property and location of the proposed shed and reviewing the staff comments.
- Mr. Don Toth, applicant, stated he will install fenestration if the Board directs, however, he intends to place firewood on that wall. The Board discussed the merits of adding fenestration or faux fenestration to the wall.
- Mr. Workley made a motion, seconded by Mr. Reid, to approve the application with the addition of trimmed out faux windows. The application was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Mr. Ray, Mr. Reid, Mr. Workley and Ms. Marzulla
- D.**        [AHBR 22-720](#)    **4009 Deacon Ct**  
Addition (Deck Roof)  
*Attachments:*        [4009 Deacon Ct \(revised 8.22.22\)](#)
- No one was present for the meeting.
- The application was continued.**

E. [AHBR 22-758](#) **6644 Kingswood Drive**  
Addition (Deck Awning)

Attachments: [6644 Kingswood Dr](#)

Ms. Schrenk introduced the application by describing and displaying photos of the materials and reviewing the staff comments.

Mr. Jeff Osmond, Bright Covers, described the proposed materials which were approved on a Hudson project in December 2021 and his willingness to increase the size of the columns.

The Board discussed the location of the property and neighbors views of the project.

**A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved with the post increased in size to approximately six-inches by six-inches. The motion carried by the following vote:**

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

VII. **Other Business**

A. [AHBR 22-730](#) **5530 Stonecreek Way (Informal Review)**  
New Residential Construction (Single Story, One-Family Home)

Attachments: [5530 Stonecreek Way - Informal Discussion](#)

Ms. Schrenk introduced the informal discussion by displaying the site.

Mr. Joseph Myers, Myers Architect, Ms. Sara and Mr. Hector Garcia and Mr. Maher Holozada, were present for the meeting. Mr. Myers described the house and narrowing, sloping lot as being challenging. Mr. Myers also showed neighboring houses which are similar to the proposed.

The Board, applicant and staff reviewed neighboring homes, noted the stone terminates at inside corners, realized parts of the design are incomplete until the Board gives general approval to this design, discussed a potential deck and having two garage doors instead of three. The Board and applicant also discussed changing the side hip roofs to gable roofs, the overhang above the garage doors, possibly eliminating the man door to enlarge the space for three garage doors, that the neighborhood has developed over twenty-years with changing styles, neighbors have emailed the Board with positive comments about the proposed design and the height of the proposed home is about the same as another home in the neighborhood,

**This matter was discussed**

B. [AHBR 7-27-2022](#) **Minutes of Previous Architectural & Historic Board of Review**  
**Meeting: July 27, 2022**

Attachments: [AHBR Minutes July 27, 2022 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the July 27, 2022, Minutes be approved as amended. The motion carried by the following vote:**

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

**VIII. Staff Update**

The Board welcomed Ms. Amanda Davey to the meeting.

**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 9:24 p.m.**

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**John Caputo, Chair**

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**John Workley, Secretary**

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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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