



# 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, September 14, 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 22-840](#) **7697 N. Mannheim Court**  
Accessory Structure (Pavilion, 288 SF)

**Attachments:** [7697 Mannheim Court](#)

**This AHBR item 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 East Streetsboro Street](#)

Ms. Schrenk introduced the application displaying photos of the property, describing the project and reviewing the staff comments including a recommendation that staff conduct a site visit.

The applicant was not present.

The Board decided to conduct a site visit.

**This matter was discussed**

**B. [AHBR 22-883](#) 33 East Streetsboro Street (Historic District)  
Addition (Screened Porch)**

**Attachments:** [33 E Streetsboro Street \(revised 9.12.22\)](#)

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

Mr. Allan Sveda, applicant, was present for the meeting.

The Board, applicant and staff discussed the proposed roofing material as having never been approved for use in the historic district. Mr. Sveda noted the proposed translucent material will bring additional light into the porch area. The Board and applicant discussed alternatives including the use of a skylight, which the Board described as not in keeping with a historic house in the historic district.

**Ms. Marzulla made a motion, seconded by Mr. Wetzel, to approve the screened-in porch as designed with the exception that the roof be shingled. The motion was approved by the following vote:**

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

**VII. Other Business****A. [AHBR 8-24-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
August 24, 2022**

**Attachment:** [AHBR Minutes August 24, 2022 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the August 24, 2022, Minutes be approved. The motion carried by the following vote:**

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

**B. [AHBR 2023](#) 2023 Architectural & Historic Board of Review Meeting Schedule**

Attachments: [2023 AHBR Meeting Schedule - draft](#)

A motion was made by Mr. Ray, seconded by Mr. Wetzel, that 2023AHBR meeting schedule be approved as presented. The motion carried by the following vote:

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

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

- *Staff introduced the AHBR Administrative Rules updates to the Board on April 27, 2022.*

Attachments: [Memo to AHBR - Administrative Rules Update \(revised 9.6.22\)](#)

[AHBR Administrative Rules 2022 Redline Draft \(revised 9.6.22\)](#)

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

[AHBR Administrative Rules 2022 Draft 4.22.22](#)

Chair Caputo noted all members have been presented with the proposed AHBR revised rules. Discussion took place regarding Section 9.4, the City of Hudson Engineering Review. Ms. Schrenk noted a vote will be taken on the proposed AHBR revised rules at the September 28, 2022 meeting.

**VIII. Staff Update**

Ms. Schrenk requested the Board's comments regarding a renewal of the Historic Preservation consultant's contract. The Board appreciated the work of the current consultant.

Chair Caputo recognized this was Mr. Reid's final meeting on the Board and expressed appreciation for his work.

**IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Wetzel, that the meeting be adjourned at 7:49 p.m.. The motion carried by the following vote:**

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

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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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