



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

John Workley, Secretary

John Funiyak

William Ray

Karl Wetzel

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, September 28, 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: 5 - Mr. Caputo, Mr. Funiyak, Mr. Ray, Mr. Workley and Ms. Marzulla

Absent: 1 - Mr. Wetzel

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

Ms. Marzulla moved, seconded by Mr. Workley, to approve the Consent Agenda. The motion was approved by the following vote:

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

- A. [AHBR 22-935](#) **2155 Middleton Road (Country Club of Hudson)**
Accessory Structures (Redesigned Wading Pool & Pavilion, 1040 SF)

Attachments: [2155 Middleton Road Submittal](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business**A. [AHBR 22-724](#) 7273 Walters Road**

Addition (Front Porch)

Alterations (Siding, Roofing, Shutters)

Attachments: [7273 Walters Rd \(revised 9.20.22\)](#)
[7273 Walters Rd \(revised 8.23.22\)](#)
[Proposed Metal Roof Spec Sheet](#)

Ms. Schrenk introduced the application by displaying elevations and photos of proposed addition and existing structure, noted the items AHBR approved at the August 24, 2022 meeting, detailed the additional items presented for approval in this application and reviewed the staff comments.

Mr. Michael Megyesi, Pally Roofing and Mr. Paul Coblenz, requested reconsideration of the application while displaying photos of a house in the area with a standing seam roof.

While the Board feels the large expanse does not fit with the design of the house, after reviewing the previous AHBR approval Mr. Sugar noted staff believes this request is permissible under the building code.

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

Aye: 4 - Mr. Caputo, Mr. Funyak, Mr. Ray and Ms. Marzulla

Nay: 1 - Mr. Workley

B. [AHBR 22-914](#) 6708 Kingswood Drive

Addition (Accessory Dwelling Unit, 846 SF)

Attachments: [6708 Kingswood Dr \(revised 9.28.22\)](#)
[6708 Kingswood Dr \(revised 9.20.22\)](#)

Ms. Schrenk introduced the application by displaying renderings of the accessory addition and noted the staff comment regarding the foundation material has been resolved.

Mr. Mark Wilcox, applicant, was present for the meeting.

The Board had no questions or comments.

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

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

- C. [AHBR 22-916](#) **2205 E. Streetsboro Street**
Demolition (House & Garage, 79 Years Old)
Attachments: [2205 E. Streetsboro Submittal](#)
- Ms. Schrenk introduced the application by noting the structure is approximately 79 years old and not in the Historic District.
- The applicant was not present.
- Ms. Marzulla made the following Finding, seconded by Mr. Workley. The AHBR finds the proposed structure for demolition at 2205 E. Streetsboro Street does or does not have Historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings. The Board voted as follows to confirm the Finding:**
- Aye:** 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla
- D. [AHBR 22-940](#) **897 Ridgewood Blvd**
Accessory Structure (Detached Garage, 506 SF)
Attachments: [897 Ridgewood Blvd](#)
- Ms. Schrenk introduced the application by displaying the site plan, describing the project and reviewing the staff comment and recommendations.
- Mr. Brian Ridge, Diamond Ridge Construction, agreed to use trim to match the house.
- Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the condition that revised plans showing detailing to match the house will be to staff. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla
- E. [AHBR 22-867](#) **2612 E. Blackthorn Circle**
Addition (Single Car Garage Bay Addition, Office)
Attachments: [2612 E Blackthorn Circle \(revised 9.19.22\)](#)
- Ms. Schrenk introduced the application by displaying the elevations of the addition and reviewing the staff comments.
- Mr. Matt Powers, Powers Construction Group, stated he has submitted revised elevations with a fenestration in the area of concern and labeled the drawings to satisfy the staff comments.
- A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be . The motion carried by the following vote:**
- Aye:** 5 - Mr. Caputo, Mr. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla

F. [AHBR 22-886](#) 1785 Stoney Hill Drive

Addition (Master Bedroom & Bathroom, 720 SF)

Attachments: [1785 Stoney Hill Dr](#)
[Right Elevation Revision](#)

Ms. Schrenk introduced the application by displaying the elevations and reviewing the staff comments.

Mr. Owen Roddy, Impact Remodeling and Design, displayed a photo of a neighboring roof which is similar to the proposed roof, agreed to feather in the new siding, stated the addition window was smaller because it is in a bathroom, agreed to revise the elevations to show a foundation under the fireplace and noted the details of the proposed addition will match the existing house.

Mr. Workley made a motion, seconded by Mr. Ray, to approve, conditioned on all materials matching the rest of the house, a foundation be shown under the fireplace and the siding on the back elevation be feathered into the existing siding. The motion was approved by the following vote:

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

G. [AHBR 22-730](#) 5530 Stonecreek Way

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

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

Ms. Schrenk introduced the application by displaying the site plan, noting the Board informally reviewed the application on August 10, 2022, and reviewing the staff comments.

Mr. Joseph Myers, Myers Architect, Ms. Sara Holozada, Mr. Hector Garcia and Mr. Maher Holozada were present for the meeting. Mr. Myers detailed changes to the structure following comments from the Board's informal review.

The Board had no questions or comments.

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, Mr. Workley and Ms. Marzulla

H. [AHBR 21-1351](#) 116 W. Streetsboro Street

Commercial Exterior Alterations (Façade Renovations)

Attachments: [ACME Revised Elevations Submitted 9.21.22](#)
 [Previously Approved Elevations](#)
 [Previously Approved Product Spec Sheets](#)

Ms. Schrenk introduced the application by displaying renderings of the project.

Mr. Greg Ernst, AoDK, noted the mansard on the west side of the facade will remain instead of being replaced and described changes to the trellis.

The Board, staff and applicant discussed the requested changes, the parapet, the color of various items and replacing the entire metal roof.

Mr. Workley made a motion, seconded by Mr. Funyak, to approve the updated changes to the renderings. The motion was approved by the following vote:

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

VII. Other Business

A. [AHBR 22-822](#) 35 South Oviatt Street (Informal Discussion)

Commercial New Construction (Residential Development - Hudson Community Living)

Attachments: [Hudson Community Living \(AHBR Informal Discussion - revised\)](#)
 [Hudson Community Living \(AHBR Informal Discussion\)](#)
 [HCL - Unit A - 1 - Photo](#)
 [HCL - Unit A - 4 - Photo](#)

Mr. Sugar introduced this residential development for adults with special needs and noted the application went before Planning Commission on September 12, 2022.

Mr. Chris Gurerra, Mr. George Roth and Mr. Joe Matava, introduced the application by describing the need for this development in Hudson. This plan is designed as a pocket neighborhood with a campus setting. Mr. Gurerra described the function of the various components as well as items designed to meet ADA requirements. The staffing, maintenance free design of the rentals, financing, charitable foundation for resident financial assistance and intake process were discussed while noting there are already more interested parties than room in the proposed development.

Mr. Matava described how the elements and flow of the development influence the programming for residents including the buffering and front facing garages which are needed to allow the density required to meet the needs of the community and maintain financial stability. The Board and applicant discussed modifications to the site plan subsequent to the September Planning Commission meeting.

The applicants described the layout of a typical apartment which in some cases will have room for a college interns or caregiver while noting Hudson Community Living is prohibited from hiring caregivers, which will be secured by individual families as needed. Mr. Matava then displayed and explained the renderings of the proposed structures and open spaces.

The Board, staff and applicant discussed the effect of a private drive which is regulated under both zoning and architectural standards. Mr. Sugar noted staff feels the intended use of this development should be considered when the front facing garages are reviewed. The Board stated decisions made concerning this special needs development would not be seen as a precedent for others desiring a front facing garage. Visitor parking was discussed using the map to show parking locations while noting not every unit has a garage. Mr. Gurerra described the buffer area and the fencing while the Board voiced appreciation for the variety of structures and placement of the units so there are not rows of garage doors. The HVAC units, trash arrangements, pervious surface path materials and fencing around the ponds were also discussed.

The Board noted this is not a typical residential development, this is for a community of adults with special needs the Board desires to generally support this conceptual presentation.

Overall the Board felt the development is on the right track.

B. [AHBR 9-14-2022](#) Minutes of Previous Architectural & Historic Board of Review**Meeting: September 14, 2022****Attachments:** [AHBR Minutes September 14, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the September 14, 2022, Minutes be approved as amended. The motion carried by the following vote:

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

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

Ms. Schrenk noted the a vote is to take place on the Amendments and Hudson Engineering issues will receive more enforcement going forward.

A motion was made by Mr. Funyak, seconded by Mr. Workley, that the Amendments to the Architectural and Historic Board of Review Administrative Rules be adopted. The motion carried by the following vote:

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

VIII. Staff Update

Mr. Sugar noted the Industrial Design Subcommittee needs to meet prior to the Planning Commission meeting on October 10, 2022, noted the Comprehensive Plan Steering Committee process and that following positive feedback from AHBR Board members the contract with Naylor-Wellman will be continued.

This matter was discussed

IX. Adjournment

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

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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