



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 Funyak
William Ray
Shane Reid

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, September 8, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

Present: 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 2 - Mr. Funyak and Mr. Reid

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 were no items on the Consent Agenda.

V. Old Business

There was no Old Business on the agenda.

VI. New Business

A. [AHBR 21-986](#) 36 South Main Street

Sign (Building Signs - Yours Truly Restaurant)

Attachments: [36 South Main Street \(revised\)](#)

Ms. Schrenk introduced the application by displaying the position of the signs on the building and reviewing the staff comments.

Mr. Doug Lieblich discussed the positions of the signs and the sign types.

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

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

B. [AHBR 21-996](#) 89 First Street, Suite 202 (Historic District)

Signs (Building, Projecting Signs - Country Cabin Décor)

Attachments: [89 First Street, Suite 202 \(revised\)](#)

Ms. Schrenk introduced the application by reviewing the staff comments.

Mr. Herbert Dudley informed the Board of the size of the size of the signs noting the thickness is three-millimeters for the main building sign. However, on July 12, 2018, a half-inch thick, raised MDO sign was approved by the Board. Staff informed the Board that raised lettering is not required by the code.

Mr. Workley made a motion, seconded by Mr. Ray, 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:

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Ray and Mr. Workley

Nay: 1 - Ms. Marzulla

Mr. Ray moved, Seconded by Mr. Anzevino, to accept and approve the recommendation of the Historic District Subcommittee. The motion was approved by the following vote:

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Ray and Mr. Workley

Nay: 1 - Ms. Marzulla

C. [AHBR 21-1000](#) 245 North Main Street (Historic District)

Sign (Building Sign - Kinetic)

Attachments: [245 North Main Street \(revised\)](#)

Ms. Schrenk introduced the application by reviewing the staff report and displaying the signable area of the building..

Mr. David Wilkes, Hi-Lite, presented new information regard the height of the building and windows. Mr. Wilkes also stated the owners would like the registered logo with the submitted proportions and that the submitted materials are plastic, which are not allowed in the Historic District.

The Board discussed approving an aluminum sign.

Ms. Marzulla made a motion, seconded by Mr. Ray, that the two-week waiting period be waived and the application be approved with the stipulation that aluminum be used instead of plastic.

The motion was approved by the following vote:

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

Mr. Workley moved, Seconded by Mr. Ray to accept and approve the recommendation of the Historic District Subcommittee. The motion was approved by the following vote:

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

D. [AHBR 21-1019](#) 219 North Main Street (Historic District)

Sign (Building Sign - Feather & Elm)

Attachments: [219 Main Street, Suite A \(revised\)](#)

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

Mr. James Vacey, Signature Sign Company, stated the height of the sign has been reduced to meet the seventy-percent allowable window coverage. The Board and Mr. Vacey discussed the effect of making the sign smaller.

Ms. Marzulla made a motion, seconded by Mr. Workley, that the Historic District Subcommittee waive the two meeting waiting period and issue a Certificate of Appropriateness with the condition that in consultation with City staff, the sign be reduced in size. The motion was approved by the following vote:

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

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

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

E. [AHBR 21-1015](#) 52 Aurora Street (Historic District)

Fence (3' Azek Picket Fence)

Attachments: [52 Aurora Street](#)
 [52 Aurora Street - Materials Submitted by applicant 1 of 3](#)
 [52 Aurora Street - Materials Submitted by applicant 2 of 3](#)
 [52 Aurora Street - Materials Submitted by applicant 3 of 3](#)

Ms. Schrenk introduced the application by the proposal by displaying the site plan, photos of the present house and fence and reviewing the staff comments.

Ms. Erin Poskocil, homeowner, described the deteriorating state of the existing fence and the professional recommendation to use Azek instead of wood. Ms. Poskocil also stated the Azek will look and feel like real wood and will be custom made for this project.

Ms. Poskocil noted Hudson locations where Azek has been approved as replacement material in the past. The Board requested a sample of the material, the attachment method of a picket to the rail and a drawing of the fence and gate assembly to be installed.

The Board continued the application.

This matter was continued

F. [AHBR 21-947](#) 27 Roslyn Avenue

Additions & Alterations (Master Bedroom, Sitting Room, Office, Covered Porch)

Attachments: [27 Roslyn Avenue](#)
 [27 Roslyn Avenue - Renderings](#)

Ms. Schrenk introduced the application by displaying photos, describing the project, noting that revised drawings have been submitted and reviewing the remaining staff comments.

Mr. Quinn Miller, Peninsula Architects, stated when the specifications for the projects materials arrive, they will be sent to staff. The Board and Mr. Miller discussed the meeting of the brick to the existing foundation and that the new materials will match the existing.

Mr. Workley made a motion, seconded by Mr. Anzevino, that the application be approved with two conditions: 1) Photos of the foundation be submitted to staff. 2) Specifications be submitted to staff which show the proposed materials match the existing. The motion was approved by the following vote:

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

G. [AHBR 21-870](#) 6908 Stow Road

Additions & Alterations (Master Bedroom, Front Porch)

Attachments: [6908 Stow Rd](#)

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

Mr. Evan Tomcor, CPK Construction, verified the proposed Azek trim will match the existing wood trim boards, discussed the roof pitches, described the various additions to the home and discussed with the Board the front eyebrow window.

Mr. Workley made a motion to approve the application, seconded by Ms. Marzulla, with the following conditions: 1) Material specification be submitted to staff which show they match the existing materials. 2) The foundation match the existing foundation. 3) Work with staff on the front door. The motion was approved by the following vote:

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

H. [AHBR 21-1017](#) 6372 Lost Woods Lane

Additions & Alterations (Master Suite, Family Room, Porch)

Attachments: [6372 Lost Woods Lane](#)

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

Ms. Rebecca Pantuso, Pantuso Architecture, displayed a photo of the existing house showing the stone, described the purpose of pulling the porch and mass forward, noted the (un shown) detached garage to the right of the house will bring balance to the project, explained the additional stone is to enhance the existing stone and the existing pool area in the rear of the home makes the total project more difficult.

The Board and Ms. Pantuso discussed matching the existing stone, the use of stone or siding for the gables, the projection on the front of the house, panels on the rear of the sunroom and the setting of the home on a cul-de-sac with little traffic.

Mr. Workley made a motion, seconded by Mr. Ray, to approve, subject to: 1) In consultation with staff deciding if the screen enclosure should be devoid of stone. 2) Verifying the stone terminates at inside corners. The motion was approved by the following vote:

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

I. [AHBR 21-955](#) 6634 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 176)

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

Attachments: [6634 Rosewood Trail](#)

Ms. Schrenk introduced the application by describing the application, displaying the elevations and stating staff recommends approval as submitted.

Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.

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

- J.** [AHBR 21-956](#) **6559 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 164)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6559 Rosewood Trail](#)
- Ms. Schrenk introduced the application by describing the application, displaying the elevations and stating staff recommends approval as submitted.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley
- K.** [AHBR 21-957](#) **5817 Timberline Trail (Reserve at River Oaks, Phase II, Lot 49)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [5817 Timberline Trail](#)
- Ms. Schrenk introduced the application by describing the application, displaying the elevations and stating staff recommends approval as submitted.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- 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:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley
- L.** [AHBR 21-958](#) **6610 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 178)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6610 Rosewood Trail](#)
- Ms. Schrenk introduced the application by describing the application, displaying the elevations and stating staff recommends approval as submitted.
- Mr. Gabriel Kirksey, Pulte Homes, was present for the meeting.
- A motion was made by Mr. Anzevino, seconded by Mr. Ray, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

VII. Other Business

A. [AHBR 5662](#) 88 North Main Street - Informal (Historic District)

Alterations (Exterior, Doors, Windows - Kepner's Tavern)

Attachments: [88 N Main Street \(Informal\)](#)

Ms. Schrenk introduced the informal discussion.

Mr. Kevin Arnold, applicant, described the project by displaying and describing the proposed project.

The Board and Mr. Arnold discussed the flower boxes, the arches not fitting, liking the dark lettering, the half-glass folding doors, the problem of making such dramatic changes to the windows, new installations projecting up to four-feet onto the sidewalk, cafe seating on the sidewalk, the applicants inability to find relevant historical pictures of the building, the Board believing this is an improvement to the building, the rebuilding of the front door area and the use of square paneling on the lower half of the building.

Mr. Sugar noted how the Secretary of the Interior's Standards are to be applied and the option of using a historic preservation consultant for advice prior to having formal drawings made.

Mr. Arnold discussed the purpose of the remodel as making the establishment more open and inviting to downtown customers.

This matter was discussed

B. [AHBR 8-25-21](#) Minutes of Previous Architectural & Historic Board of Review Meeting: August 25, 2021

Attachments: [AHBR Minutes August 25, 2021 - draft \(revised\)](#)

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

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

VIII. Staff Update

Mr. Sugar: 1) Requested the Industrial Design Committee members meet on Monday, September 13, 2021. 2) Noted the Historic District meeting was delayed.

This matter was discussed

IX. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 9:58 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.