



# City of Hudson, Ohio

## Meeting Minutes - Draft

### 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*

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Wednesday, December 8, 2021

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:** 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Reid and Mr. Workley  
**Absent:** 1 - Mr. Ray

#### 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

Chair Caputo noted Consent Applications have been reviewed by Board members and staff and have been found ready for a Certification of Appropriateness.

**Ms. Marzulla made a motion, seconded by Mr. Workley to approve the Consent Agenda.**

**The motion was approved by the following vote:**

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

- A. [AHBR 21-1252](#) **56 Library Street**  
Signs (Projecting Sign - Mad Tea Nutrition)  
Attachments: [56 Library Street](#)

The AHBR application was approved on the Consent Agenda.

- B. [AHBR 21-1269](#) **6488 Canterbury Drive**

Accessory Structure (Detached Garage)

Attachments: [6488 Canterbury Drive](#)

**The AHBR application was approved on the Consent Agenda.**

## V. Old Business

### A. [AHBR 21-1182](#) 212 Aurora Street (Historic District)

Alterations (Window Replacement)

Attachments: [212 Aurora Street](#)

[212 Aurora St - Site Visit 12-2-21](#)

[212 Aurora Street - Design Advisory Report](#)

Ms. Schrenk introduced the application by displaying photos of the windows, describing the project, noting the site visit on December 2, 2021, and that Naylor Wellman Preservation Consultants submitted recommendations to the Board.

Mr. Michael Wherry, Renewal by Anderson, commented on the preservation brief and discussed the proposed window and cladding options.

The Board, applicant and staff discussed the placements of grids on the exterior of the glass windows or in-between the glass, alternatives to using aluminum for the cladding and the comparison of the proposed Renewal by Anderson composit window to the previously approved Pella Reserve wood window in the Historic District. Mr. Wherry stated: Interior grids can be used, the proposed windows will match the existing windows better than any of the competitors and different ways are used to measure the glass are used by different competitors. Also discussed was the state of disrepair of the existing windows, Additional front elevation vinyl windows, the lack of benefit to the homeowner if repaired and the high cost of replacing additional front elevation wood windows.

The Board also discussed the profile of the window with Mr. Wherry showing and describing the joint types, the permanently applied grills, the loss of glass area which will be approximately three-eighths of an inch on each side and the bottom if the proposed window is used, however, the existing vinyl windows with storm windows, have less visible glass than the proposed windows. The Board also noted the existing original wood windows look bad and it will be better to replace as many as possible on this 1960 built home.

Mr. Wherry also described and discussed the proposed bay (garden) window replacement.

**Mr. Workley made a motion, seconded by Mr. Reid, that the Historic District Subcommittee recommends granting a Certificate of Appropriateness for the plans with the following conditions: 1) Document the condition of the existing windows. 2) Document the approved window is similar to the previously approved Pella Architectural Reserve window. 3) The mode will be repaired or replaced to look like the existing brick mold. Mr. Workley also noted this house is from the 1960 era, not the typical historic era which come before AHBR. The motion carried by the following vote:**

**Aye:** 2 - Mr. Reid and Mr. Workley

**Nay:** 1 - Ms. Marzulla

**Abstain:** 3 - Mr. Anzevino, Mr. Caputo and Mr. Funyak

**A motion was made by Mr. Funyak, seconded by Mr. Anzevino, to approve the**

**recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

**Aye:** 5 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Mr. Reid and Mr. Workley

**Nay:** 1 - Ms. Marzulla

## VI. New Business

### A. [AHBR 21-1267](#) 245 North Main Street (Historic District)

Sign (Projecting Sign - Windstream Kinetic)

**Attachments:** [245 North Main Street](#)

Ms. Schrink introduced the application by displaying the sign and noting staff recommends approval as submitted.

Mr. David Wilkes, Hi Lite Maintenance, was present for the meeting.

**Ms. Marzulla recommended, seconded by Mr. Workley, the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented. The motion carried by the following vote:**

**Aye:** 3 - Ms. Marzulla, Mr. Reid and Mr. Workley

**Abstain:** 2 - Mr. Anzevino and Mr. Caputo

**Mr. Reid made a motion, seconded by Mr. Anzevino, that the recommendation of the Historic District Subcommittee be accepted and approved. The motion was approved by the following vote:**

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

### B. [AHBR 21-1242](#) 2329 Red Coach Lane

Accessory Structure (Pool House)

**Attachments:** [2329 Red Coach Lane](#)

No one was present for the application.

**This matter was continued.**

### C. [AHBR 21-1314](#) 160 Aurora Street (Historic District)

Alteration (Door Replacement)

**Attachments:** [160 Aurora Street](#)

[160 Aurora St - House Photos](#)

Ms. Schrenk introduced the application by displaying photos, describing the project and reviewing the staff comments including the required use of a wood or wood clad door.

Mr. and Mrs. William Cloyd stated they would like to install a fiberglass door because: They cannot get calls back from contractors, the door is not a standard size therefore no 'off the shelf' door will not fit without extreme changes to the structure and because of supply issues the wait is three or four months.

The Board and applicants discussed the style and size of the proposed door.

**Ms. Marzulla made a motion, seconded by Mr. Workley, that the Historic District recommend issuing a Certificate of Appropriateness for the door as submitted noting the Board recognized the custom size, supply chain difficulties, that no glass is used in the door and the door will be painted white to look like wood. The recommendation was approved by the following vote:**

**Aye:** 3 - Ms. Marzulla, Mr. Reid and Mr. Workley

**Abstain:** 2 - Mr. Anzevino and Mr. Caputo

**A motion was made by Mr. Anzevino, seconded by Mr. Reid, to accept and approve the recommendation of the Historic District Subcommittee. The motion carried by the following vote:**

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

**D. [AHBR 21-1315](#) 7843 Alexandra Drive**

Alteration (Deck Awning)

Attachments: [7843 Alexandra Drive](#)

Mr. Funiyak arrived during this application.

Ms. Schrenk introduced the application by describing the project and reviewing the staff comments.

Mr. Daniel Berrias, homeowner and Mr. Jeff Oslin, Bright Covers, described the panels as being made of polycarbonate and distributed samples of the proposed material.

The Board discussed the height in relation to the grade of the property, the location of the awning on the house, the uniqueness of the property, the deck on the rear of the house, the deck attachment to the house, that architects and engineers have approved the plans and the column style to be used.

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

**Aye:** 5 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla and Mr. Reid

**Nay:** 1 - Mr. Workley

**E. [AHBR 21-1247](#) 32 Owen Brown (Historic District)**

Addition (Bathroom)

Attachments: [32 Owen Brown Street](#)

[32 Owen Brown St - Product Spec Sheets](#)

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

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

Mr. Paul Booth, homeowner and Mr. Richard Brawn described the exterior project to enlarge a 1977 addition to this 1854 build house and noted all the materials will match the existing house.

The Board, applicant and staff discussed the foundation.

**Ms. Marzulla made a motion, seconded by Mr. Workley, that the Historic District**

**recommend waive the two-meeting waiting period and issue a Certificate of Appropriateness for the application as submitted . The recommendation was approved by the following vote:**

**Aye:** 3 - Ms. Marzulla, Mr. Reid and Mr. Workley

**Abstain:** 3 - Mr. Anzevino, Mr. Caputo and Mr. Funyak

**Mr. Anzevino made a motion, seconded by Mr. Reid, to accept and approve the recommendation of the Historic District Subcommittee. The motion was approved by the following vote:**

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

**F. [AHBR 21-1240](#) 6776 Pheasants Ridge**

Addition (Two-Story Addition with Attached Garage)

**Attachments:** [6776 Pheasants Ridge](#)

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

Ms. Diane Rubin-Schuld, Alair Homes, described the remodel.

The Board, staff and applicant discussed the size of the lot, the distance to the neighbors, the style of the resulting house and the dormers.

**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. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Reid and Mr. Workley

**G. [AHBR 21-1322](#) 5697 Darrow Road**

Alterations (Windows, Siding, Metal Roof)

**Attachments:** [5697 Darrow Road](#)

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

Mr. William Gotts, W.C. Gotts Design, described the front entrance change as dressing up the area and matching the existing stone color.

**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. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Reid and Mr. Workley

**H. [AHBR 21-1309](#) 2531 Deer Hollow**

Addition (Garage Addition)

**Attachments:** [2531 Deer Hollow](#)

[2531 Deer Hollow - House Photos](#)

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

Mr. David Pelligra, DP Architects Inc., noted the owner is buying twenty-feet of additional property and the garage already protrudes.

The Board, applicant and staff discussed the rear entry of the garage, the exceptional nature of the house, additional work to be done, the difficulty of reconfiguring the entrances to the garage bays and additional landscaping which is not shown on the drawings.

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

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

**Nay:** 1 - Mr. Workley

**I. [AHBR 21-1321](#) 1662 Goshen Drive**  
Addition & Accessory Structure (Living Room Addition & Detached Garage)  
***Attachments:*** [1662 Goshen Drive](#)

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

Mr. Rick Hawksley, Architect, described the two parts of the project and noted the materials will match the existing house.

The Board, applicant and staff discussed the homeowners willingness to inset the addition if the Board so directs.

**A motion was made by Mr. Workley, seconded by Mr. Reid, that this AHBR Application be approved as amended with a one-foot inset to the addition. The motion carried by the following vote:**

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

**J. [AHBR 21-1270](#) 241 Ravenna Street**  
New Residential Construction (Two-Story, Single Family Home)  
***Attachments:*** [241 Ravenna Street](#)

Ms. Schrenk introduced the application by describing and displaying elevations of the proposed house and reviewing the staff comments.

Ms. Tracy Corpus described the difficulty of lowering the first-floor, the pitch of the roof and the height of the sides of the house being similar to the neighboring houses.

The Board and applicant discussed the front setback being increased however the proposed setback matches the neighboring houses, the style of the house being different from the neighboring houses, the required 75-foot rear setback, that all the materials will be real and that Ravenna Street has a variety of house styles.

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

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

## VII. Other Business

- A. [AHBR 21-1278](#) **652 Boston Mills Road [Informal Review]**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:* [652 Boston Mills Road](#)

Ms. Schrenk introduced the application by reviewing the staff comments and noting a wetlands variance will be required from BZBA.

Mr. George Conner, homeowner, stated there will not be a masonry chimney. The Board, staff and applicant discussed: Acceptable exterior walls for the chimney, the size of the wing in relation to the main mass, alternative foundation materials, the house stands alone in the area and is 100-feet off the road. Mr. Conner noted this is a preliminary plan which will be adjusted by an architect.

**This matter was discussed**

- B. [AHBR 11-10-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: November 10, 2021**  
*Attachments:* [AHBR Minutes November 10, 2021 - draft](#)

**A motion was made by Mr. Anzevino, seconded by Mr. Funyak, that the November 11, 2021 minutes be approved. The motion carried by the following vote:**

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

## VIII. Staff Update

Mr. Hannan discussed: 1) Plans to renew the Cleveland Restoration Society contract and begin looking for new ways to advise residents on technical issues for future years. 2) The Historic District Expansion application which the State Preservation Office has accepted regarding Elm Street and Roslyn Drive and forwarded it to the National Park Service. When/if this is approved City Council and the Planning Commission will be the next steps in the process. 3) The Historic District Subcommittee process which was presented to but not yet approved by City Council.

Ms. Marzulla discussed a webinar by the State historic Preservation Office and recommended using Nathan Bevil, who is the contact for Certified Local Governments, as another resource for AHBR and Community Planning Department for any questions regarding Historic Preservation in our community. Contact: NBevil@OhioHistory.org.

**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.**

**Seeing no further business, Chair Caputo adjourned the meeting at 9:47 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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