



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

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, June 22, 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. Funyak, Mr. Ray, Mr. Workley and Ms. Marzulla

Absent: 1 - 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

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the Consent Agenda be approved. The motion carried by the following vote:

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

A. [AHBR 22-556](#) 74 North Oviatt Street (Historic District)

Alteration (Shingle Replacement)

Attachments: [74 N Oviatt Street \(revised 6.22.22\)](#)

This AHBR agenda item was approved on the Consent Agenda.

B. [AHBR 22-586](#) 139 Franklin Street (Historic District)

Alteration (Garage Shingle Replacement)

Attachments: [139 Franklin Street](#)

This AHBR agenda item was approved on the Consent Agenda.

C. [AHBR 22-584](#) 118 West Streetsboro Street

Signs (Building Sign - Splott Graphics)

Attachments: [118 West Streetsboro Street \(revised 6.22.22\)](#)

[Additional Photos 6.21.22](#)

This AHBR agenda 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: [Design Advisory Report 6.17.22](#)

[132 Franklin Street \(proposed revised 6.3.22\)](#)

[132 Franklin Street \(previous\)](#)

[Pella Lifestyle Windows Spec Sheet](#)

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

Ms. Schrenk introduced the application by describing the project, noting the Historic Preservation report was included in the reports to the Board and a site visit was conducted on June 14, 2022.

Mr. Anthony Frammartino, owner, the Board and staff discussed the Historic Preservation consultant's report. The south side addition's height was discussed, the previously approved drawings were reviewed and Mr. Frammartino agreed to bring revised elevations to the next AHBR meeting.

The Board and applicant agreed to table the application.

This matter was continued

B. [AHBR 22-294](#) **56 College Street (Historic District)**
Accessory Structure (Detached Garage 850 SF)

Attachments: [56 College St \(Revised 6.22.22\)](#)
 [56 College St - Revised Plans 6.14.22](#)
 [56 College St - Revised Renderings 6.14.22](#)
 [56 College Street \(Revised 5.18.22\)](#)
 [56 College St - Design Review Advisory Report 05.4.22](#)
 [Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)
 [56 College Street \(previous\)](#)
 [Renderings](#)

Ms. Schrenk introduced the application by displaying photos of the house and noting Mr. Miller will provide additional comments on the project.

Mr. Joe Matava and Mr. Quinn Miller, Peninsula Architects, described revisions to the plans as requested by AHBR at the June 14, 2022 meeting and described the large glass window which will provide light to the second floor, noted the existing screenings of the structure, and stated his opinion is the proposed work is an improvement to the house and will contribute to the historic nature of the neighborhood.

The Board, applicant and staff discussed the changes following the June 14, 2022 AHBR meeting, the possibility of three transom windows on the other dormer, the proportions of the dormers, the proposed window introducing a new architectural element and that elements of the out building mimic the main structure,

Mr. Workley made a motion, seconded by Mr. Ray, to approve as submitted with the north dormer to be discussed with staff in an attempt to match the south dormer proportions.

Aye: 3 - Mr. Funyak, Mr. Ray and Mr. Workley

Nay: 2 - Mr. Caputo and Ms. Marzulla

VI. New Business

A. [AHBR 22-595](#) 35 South Oviatt Street

Commercial Demolition (Commercial Building & Residential Garage - Hudson Equipment)

Attachments: [33 S. Oviatt Street](#)

Ms. Schrenk introduced the application by displaying the location and describing the properties which are not in the Historic District.

Mr. Nate Bailey, Peninsula Architects, Mr. Chris Gurreri, Hudson Community Living Company and Mr. George Roth, Augere Construction, were present for the meeting.

The Board agreed there is no historic significance to the buildings.

Ms. Marzulla made the following finding, seconded by Mr. Funyak. The AHBR finds the proposed structures for demolition at 35 North Oviatt Street do 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 Finding was approved by the following vote:

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

B. [AHBR 22-537](#) 6406 Ridgeline Drive

Addition (Metal Patio Awning)

Attachments: [6406 Ridgeline Drive \(revised 6.17.22\)](#)

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

Ms. Diane DeLong, homeowner and Ms. Patty Clark, builder, stated the existing roof structure demands the proposed roof type and the metal roof will add value as opposed to shingles.

The Board, staff and applicant discussed the steel roof not matching the existing house, Ms. Clark noted the shed roof will be designed as the rest of the house except metal roofing in stead of shingles. The design of the patio and foundation were also discussed.

Mr. Workley made a motion, seconded by Mr. Ray, to approve with a sided triangular rake edge to match the rest of the house. The motion was approved by the following vote:

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

C. [AHBR 22-587](#) 162 South Main Street

Accessory Structure (Detached Garage, 354 SF)

Attachments: [162 South Main Street](#)

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

Mr. Susan and Mr. Chris Schenkenberger, homeowners, noted the garage front facade will mimic the front of the existing house, agreed to terminate the proposed stone at an inside corner and to move the proposed windows to satisfy the fenestration requirements,

Mr. Workley made a motion, seconded by Mr. Ray, to approve with the windows on the side and the rear adjusted to satisfy the fenestration requirements and the stone on the front be wrapped around the entire structure. The motion was approved by the following vote:

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

D. [AHBR 22-484](#) 16 Baldwin Street (Historic District)

Addition (Deck, Powder Room)

Attachments: [16 Baldwin Street](#)
[Design Review Advisory Report](#)

Ms. Schrenk introduced the application by displaying the elevations, reviewing the staff comments and noting this is a 1923 Craftsman mail order home.

Mr. Funyak recused himself from this application.

Mr. Bill Gotts, discussed the staff comments including, the purpose of using a portion of the porch to increase the size of the master bedroom, the use of typical windows, raising of the roof and the desire to make the first floor all one level for ease of use.

The Board, staff and applicant discussed the resulting size of the porch, the need to have a site visit, the purpose of a double door on the front elevation, the replacement windows and cedar as the siding material.

The Board decided to do a site visit.

This matter was continued

E. [AHBR 22-322](#) 6598 Meadow Farm Drive

Addition (Patio Room)

Attachments: [6598 Meadow Farm Drive](#)

Ms. Schrenk introduced the application by reviewing the staff comments

Mr. Ryan Bell, Patio Enclosures, noted the roof has been changed to shingles and the roof height has been raised in order to align the gutters.

The Board, staff and applicant discussed this being a replacement for an existing three-season room and the use of full height tempered glass in the proposed patio.

Mr. Ray made a motion, seconded by Mr. Funyak, to approve with the use of a shingled roof and gutters aligned with the existing structure. 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 6-8-2022](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: June 8, 2022**

Attachments: [AHBR Meeting June 8, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the June 8, 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

VIII. Staff Update

Ms. Schrenk noted a new Board member has been appointed by Council

IX. Adjournment

A motion was made by Mr. Workley, seconded by Mr. Ray, that the meeting be adjourned at 8:40 p.m.. 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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