



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, July 28, 2021

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

Absent: 1 - Mr. Funyak

III. Public Comment

There were no public comments.

IV. Consent Applications

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

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

A. [AHBR 21-834](#) 5650 Williamsburg Circle

Accessory Structure (Shed)

Attachments: [5650 Williamsburg Circle \(revised\)](#)

This application was approved on the Consent Agenda.

B. [AHBR 21-840](#) **200 Laurel Lake Drive, Villa 108**
Addition (Sunroom)

Attachments: [200 Laurel Lake Drive, Villa 108 \(revised\)](#)

This application was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 21-637](#) **263 N Main Street (Historic District)**
Alterations (Garage)

Attachments: [263 North Main Street](#)
[Site Visit Photos 6-16-21](#)
[263 North Main Street 6-9-2021](#)
[263 N Main](#)

Ms. Schrenk introduced the application by noting the site visit on June 16, 2021, displaying elevations of the proposed work and reviewing the staff comments.

Mr. David Manheart, Payne and Payne Builders, and Mr. Ryan Furmick, homeowner, described the windows to be replaced and noted they are inoperable and not energy efficient.

The Board and applicants discussed the items to be replaced, the difficulty repairing the sealed/fix windows which are rotted and possibly beyond repair and described the replacement windows which will be the same wood model as installed in the house.

Ms. Marzulla noted a site visit was conducted on June 16, 2021, and now recommends the Historic District Subcommittee grant a Certificate of Appropriateness based on the discussion at the AHBR meeting regarding: 1) Which windows will be replaced with the same wood model as installed in the house.. 2) The Dutch Lap siding be repaired and only about 15 percent replaced. 3) The garage doors will be wood, Wayne Dalton model number 7102. The recommendation was seconded by Mr. Workley and was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

Abstain: 2 - Mr. Anzevino and Mr. Ray

A motion was made by Mr. Anzevino, seconded by Mr. Ray, that the recommendation of the Historic District Subcommittee be approved. The motion carried by the following vote:

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

B. [AHBR 21-839](#) 63 Owen Brown Street (Historic District)

Alterations (Siding Replacement)

Attachments: [63 Owen Brown Street](#)
 [Design Review Advisory Report](#)

Ms. Schrenk introduced the application by noting the application was approved by AHBR on September 9, 2020 for siding repair, this application is to reconsider to replace the siding. Ms. Schrenk also reviewed the staff notes.

Mr. Keith Morris, homeowner and Mr. Robert Cogdeill, Roberts Construction, displayed photos and video of the failing siding on this 1835 home and other places where caulk was used for repair. Mr. Cogdeill stated that in the repair process of opening the walls, the full extent of the damage became evident damage to the structure of the home. Mr. Cogdeill also stated he estimates that approximately 85 percent of the siding will need to be replaced, which makes repair of the other 15 percent not cost effective. He also noted that much of the trim may be saved, the columns are mismatched and inappropriate temporary repairs were made throughout the structure. Mr. Cogdeill also noted the difficulty and probable damage as the lap siding is removed.

The Board determined to conduct a site visit and requested a historic consultant be present.

This matter was discussed

**C. [AHBR 21-777](#) 5634 Brookshire Drive (Nottingham Gate Estates, Phase V, Lot 27)
New Residential Construction (Two-Story, Single Family Home)**

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

Mr. Tony Lunardi, LDA Builders, and Nick Quinn, homeowner, discussed the orientation of the home and the difficulty of moving the driveway over the storm sewer on Brookshire Drive. Mr. Lunardi also discussed the other staff comments.

The Board, staff and Mr. Lunardi discussed the lack of consistent siding around the mass as a recurring issue, the step near the patio door and the difficulty of the sloped backyard. Staff noted additional study of the landscaping going through the easement is needed and the approval by the homeowners association. The Board also discussed the offset door on the front porch, the windows which are close to the corner, the dormers on the rear, and the front column spacing.

The Board determined to table the application to the August meeting.

VII. Other Business

A. [AHBR 7-14-2021](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: July 14, 2021

Attachments: [AHBR Minutes July 14, 2021 - draft](#)

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the July 14, 2021 Minutes be approved. The motion carried by the following vote:

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

VIII. Staff Update

Mr. Sugar reported Planning Commission accepted the recommendations from AHBR for the 2021 LDC update. These recommendations will be forwarded to City Council.

IX. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 8:41 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.

* * *