



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Françoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, January 10, 2024

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. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

Absent: 1 - Ms. Kenney

III. Election of Officers & Industrial Design Committee

Ms. Marzulla nominated Mr. Workley for the position of Secretary, Mr. Ray seconded the motion. Mr. Workley was elected by a unanimous vote.

Mr. Workley nominated Ms. Marzulla for the position of Vice-Chair, Mr. Funyak seconded the motion. Ms. Marzulla was elected by a unanimous vote.

Ms. Marzulla nominated Mr. Caputo for the position of Chair, Mr. Workley seconded the motion. Mr. Caputo was elected by a unanimous vote.

Chair Cupato appointed Ms. Marzulla and Mr. Workley to the Industrial Design Subcommittee.

Elections and appointments took place.

IV. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board.

Ms. Amy McCormick, 142 S. Main Street, commented in support of the application for a new door at Temple Beth Shalom because of recent hostilities against Jewish people and her interest in the historic architecture and safety for the citizens of Hudson.

This matter was discussed

V. Consent Applications

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

Aye: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

A. [AHBR 23-1024](#) **90 Aurora St. (Historic District)**

Fence (6' wood, rear yard)

Attachments: [90 Aurora St. AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

VI. Old Business

There was no Old Business.

VII. New Business

A. [AHBR 23-1136](#) **29 Division St. (Historic District)**

Alteration (Patio Doors)

Attachments: [29 Division St. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the patio door, explaining the project and reviewing the staff comments.

Mr. Jared Crowe, Alair Homes, described the deterioration of the existing replacement door which is not original to the house and is part of an addition. The applicant confirmed the proposed patio doors will have simulated divided lights.

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

Aye: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

B. [AHBR 23-1132](#) 50 Division Street (Historic District)

Alterations (Door)

Submitted by James Field

- a) This case went to the AHBR on January 10, 2023. The Board continued the project so that the applicant could have more time to explore cost estimates for a door material that would be more appropriate for the Historic District.*
- b) The applicant has submitted additional documentation in response to the AHBR request.*

Attachments:[50 Division Street Staff Report 3.13.24 Meeting](#)[50 Division St. AHBR Packet](#)[50 Division ST. AHBR Packet 2.28.24 Meeting](#)[50 Division St. AHBR Packet - 2.14.2024 Meeting](#)

Ms. Krickovich introduced the application by showing photos of the existing doors, and reviewing the staff comments.

Mr. James Field, and Mr. Eric Chupak, Temple Beth Shalom, were present for the meeting. In order to provide context to the request Mr. Field reviewed an email from December 26, 2023, which threatened members of the synagogue. He then presented a security review of the temple, noted FEMA grants for security upgrades, noted this addition was built in 1955 and stated he believes the existing door is off-the-shelf and not historical, stated the requested door was recommended by the Jewish Federation and the Hudson Police Department, noted a wood door with a steel core would be approximately \$20,000 instead of approximately \$3000 for the proposed door, and reviewed other threats against synagogues in the area.

The Board, applicant and staff discussed: A wood laminated steel core door, that the cost factor may be considered by AHBR, that the lower level ground floor windows are a security concern, the protective film over the windows and that replacement of the windows on the addition may be considered at some point, how the building looks in historical photos, the Board's desire to see a quote and specifications for a metal core wood clad door, that the building is built on the property line which creates setback issues for new construction, that the proposed doors closely match the front doors, that a door with no window makes answering the door more difficult, and the nature of the safety glass.

The Board decided to continue the meeting to the following AHBR meeting and requested the applicant bring in a quote for a steel core wood door.

This matter was continued

C. [AHBR 23-1108](#) 7446 Hudson Park Dr.

Additions (Second floor bathroom, screened rear porch)

Attachments: [7446 Hudson Park Dr. AHBR Packet](#)

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

Ms. Steffany Wechter, homeowner, noted that brick to match will be used on the chimney, the skirting will be made to match, and that the drawings will be corrected.

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be approved as amended with the drawings resubmitted to staff showing a brick to match chimney and the skirting corrected. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

D. [AHBR 24-2](#) 14 Stokes Lane

Addition & Alterations (Second floor, 533sqft)

Attachments: [14 Stokes Lane AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the elevations, describing the project and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, and Mr. Scott Verlinger, homeowner, noted: The staff comment regarding shutters will be complied with, the low slope addition roof is intended to respect the existing house with the roof material not being seen, the siding will blend into the existing siding, the alignment of the windows on the side is difficult because it is in the owners bathroom with other fixtures.

The Board, staff and applicant discussed the different size of the window in the bathroom, the possibility of using an irregular window, the lack of fenestration, moving the window into the closet, moving the sink and window location, that the membrane roof is flat, that the dormer might be lowered a few inches, that the house is not visible from the Rt. 91, and that the roof will be mechanically attached.

A motion was made by Mr. Workley, seconded by Mr. Ray, that this AHBR Application be approved as amended with the sink and window on the east elevation switched. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

VIII. Other Business**A. [AHBR 12-13-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: December 13, 2023.**

Attachments: [December 13, 2023 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the December 13, 2023, Minutes be approved as submitted. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

IX. Staff Update

There were no staff updates.

X. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned at 8:38 pm. 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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