



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Jeffrey Anzevino

John Funyak

Shane Reid

John Workley

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Wednesday, May 12, 2021

7:30 PM

Via Video-Conference & Live-Stream

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. Morris and Mr. Reid

Absent: 1 - Mr. Workley

III. Public Comment

There were no public comments.

IV. Consent Applications

There were no items on the Consent Agenda.

V. Old Business

A. [AHBR 21-356](#) 6208 Wessington Drive

Deck (Pavilion)

Attachments: [6208 Wessington Drive](#)

Ms. Schrenk introduced the application by displaying photos of the location, house and site plan. Ms. Schrenk also noted the type of stone and skirting.

Mr. Christopher Maurer and Mr. Jeff Taylor, Red House Studio, were present for the discussion.

The Board and applicant discussed the selection of stone and the color.

Ms. Marzulla made a motion to approve the Sawgrass Field Rubble Stone, seconded by Mr. Funyak. The motion was approved by the following vote:

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

B. [AHBR 21-433](#) 150 Aurora Street (Historic District)

Alterations (Siding and (2) Window Replacement)

Attachments: [Design Review Advisory Report Follow Up 5/14/2021](#)

[Reveal Variability for 150 Aurora St](#)

[150 Aurora Street](#)

[Site Visit Photos 5-5-21](#)

[Design Review Advisory Report 5/7/2021](#)

Ms. Schrenk introduced the application by reviewing the site visit and the preservation consultant's comments.

Mr. Lawrence Folta, Folta Construction, discussed the consultant's comments point by point, some of the alternatives and associated costs.

The Board and applicants: Discussed the prior use of Hardie-Board in the Historic District and changing the dimensions of the Hardie-Board as diminishing the history of the house and in conflict with the Secretary of the Interior Standards. Board members reviewed the standards and questioned if the proposed improvements are reasonable allowances because of the high cost of removing all the nails and believing the Hardie-Board will closely match the existing look.

The applicant noted the existing damage to the aluminum siding and their desire to upgrade the house.

Mr. Reid recommended granting a Certificate of Appropriateness for a seven-inch siding reveal, Pella windows as submitted, trim board around the edges and the garage siding to match the main house with existing wood siding removed. The motion failed for lack of a second.

The application was continued to allow the consulting company to comment on the proposed changes.

This matter was continued

VI. New Business

- A.** [AHBR 21-528](#) **120 North Hayden Parkway**
Signs (Ground Signs - McDowell, East Woods & Evamere School Buildings)
Attachments: [120 N Hayden Pkwy](#)
- Mr. Hannan introduced the application by displaying renderings of the signs.
- Mr. John Peterson, GPD Group, described and displayed the Central Campus Plans and the proposed lighted brick monument signs with caps.
- The Board, staff and Mr. Peterson discussed the directional light for the signs and the proposed plantings.
- A motion was made by Mr. Morris, 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. Morris and Mr. Reid
- B.** [AHBR 21-214](#) **2155 Middleton Road**
New Commercial Structure (Indoor Golf Facility - Country Club of Hudson)
Attachments: [2155 Middleton Road](#)
- Mr. Hannan introduced the application by displaying the elevations and reviewing the staff comments.
- Mr. Joe Matava described the 3000-square foot golf training facility which is intended to be used year round and has received Planning Commission approval. Mr. Matava also described the style of the facility noting its 200-foot distance from the nearest Country Club building.
- The Board and Mr. Matava discussed the lack of fenestration on the rear of the building, the Planning Commission conditions for additional landscaping along the buffer area and the lack of fenestration on the right side of the south elevation.
- A motion was made by Mr. Reid, seconded by Mr. Morris, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Morris and Mr. Reid
- C.** [AHBR 21-411](#) **6535 Sherborne Lane**
Addition (Second Floor Bedroom)
Attachments: [6535 Sherborne Lane \(Revised\)](#)
- Ms. Schrenk introduced the application by displaying the site plan, describing the project and noting staff recommends approval as submitted.
- Mr. Todd Clarke, Clarke Design LLC., requested the option that Azek or similar material be allowed on the dormers.
- The Board and Mr. Clark discussed the height of the dormer in relation to the ridgeline.
- A motion was made by Mr. Morris, seconded by Mr. Funyak, that this AHBR Application be approved. The motion carried by the following vote:**

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

D. [AHBR 21-410](#) **283 Bicknell Drive**

Addition (Second Floor Master Suite)

Attachments: [283 Bicknell Drive \(Revised\)](#)

Ms. Schrenk introduced the application by describing the existing siding.

Mr. Todd Clarke, Clarke Design LLC., described the project and the proposed materials.

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

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

E. [AHBR 21-476](#) **19 North Oviatt Street (Historic District)**

Alteration (Shingle Replacement)

Attachments: [19 N Oviatt Street](#)

Ms. Schrenk introduced the application by displaying photos of the location and noting staff recommends approval.

Mr. Bill Buehl, A & B Roofing, described the project and materials.

The Board and Mr. Buehl noted this is a full roof replacement.

Ms. Marzulla stated the Historic District Subcommittee recommends waiving the two-meeting review period and granting a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the recommendation. The motion was approved by the following vote:

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

Abstain: 2 - Mr. Anzevino and Mr. Funyak

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

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

F. [AHBR 21-181](#) 145 Aurora Street (Historic District)

Attachments: [145 Aurora Street](#)
[145 Aurora St - Previous Approved Plans 8-8-2018](#)
[Preservation Brief 14: Additions to Historic Buildings](#)

Ms. Schrenk introduced the application by displaying the elevations and describing the original AHBR approval from August 8, 2018. Since that approval staff noted and Ms. Schrenk described the deviations from the 2018 approval and well as reviewing the Secretary of the Interior's Standards for historic homes and reviewed the staff comments.

Mr. David Fike, Fike Builders, reviewed the purposes of the deviations from the 2018 approval and explained items in this application.

The Board, staff and Mr. Fike discussed the original approved foundation as being veneer to match existing and noted there are three different foundation materials with brick being on the east side of the house. Also discussed was the design and placement of the windows on the addition, replacing the siding back to the gutter on the side of the house, that four-inch trim is used around the building, the original design of the house, replacing the siding on the entire side of the house and tooting the siding in to match the existing siding. Mr. Fike also stated he will install the railing and stoop.

Ms. Marzulla stated the Historic District Subcommittee recommends a change on the west elevation to remove new siding and tooting it into the existing siding and installing the stoop and railing. Mr. Morris seconded the recommendation which was approved by the following vote:

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

Abstain: 2 - Mr. Anzevino and Mr. Funyak

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

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

G. [AHBR 21-468](#) 252 North Main Street (Historic District)

Alteration (Rear Enclosed Porch Roof Replacement)

Attachments: [252 N Main Street \(Revised\)](#)

Ms. Schrenk introduced the application by displaying the site plan, reviewing the project and materials.

Mr. Stuart Hamilton, homeowner, noted the hip roofs on the house and stated the current flat roof is leaking and in need of repair.

Ms. Marzulla made a motion that the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented, Mr. Morris seconded the motion. The motion was approved by the following vote:

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

Abstain: 2 - Mr. Anzevino and Mr. Funyak

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

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

H. [AHBR 21-319](#) 26 Colony Drive

Accessory Structure (Detached Garage)

Attachments: [26 Colony Drive \(Revised\)](#)

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

Mr. Mark Tullio, homeowner, stated the drawings are in error and there is no roof or trim board above the garage doors as depicted, it is flat siding. Mr. Tullio also described the project and stated the materials will match the existing materials.

The Board and applicant discussed the siding, corner boards and the 70-foot distance between the existing house and proposed garage,

A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved with a note that the siding will be continuous around the garage door up through the gable with no trim. The motion carried by the following vote:

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

I. [AHBR 21-116](#) 30 Morning Song Drive

Addition & Alteration (Sunroom, Stone & Siding)

Attachments: [30 Morning Song Drive \(Revised\)](#)

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

Mr. Daniel Castro, Pence Bros. Siding, explained the areas of stone and vinyl.

The Board, staff and applicant discussed the material changes not being on inside corners.

This matter was continued

J. [AHBR 21-440](#) 5513 Timberline Trail (Reserve at River Oaks, Phase III, Lot 136)

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

Attachments: [5513 Timberline Trail](#)

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

Mr. Gabe Kirksey, Pulte Homes, noted the differences between the compared houses and suggested further changes.

This matter was continued

- K.** [AHBR 21-441](#) **6697 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 163)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6697 Kingswood Drive](#)
- Ms. Schrenk introduced the application, displayed the house elevations and reviewed the staff comments.
- Mr. Gabe Kirksey agreed to add shutters as mentioned in the staff comments.
- The Board and Mr. Kirksey discussed the storm sewer easement that is not on the site plan.
- Mr. Morris made a motion to approve with the addition of shutters on the second floor window, Ms. Marzulla seconded the motion. The motion was approved by the following vote:**
- Aye:** 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid
- L.** [AHBR 21-442](#) **6591 Walnut Court (Reserve at River Oaks, Phase IV, Lot 187)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6591 Walnut Court](#)
- Ms. Schrenk introduced the application, displayed the house elevations and stated staff recommends approval as submitted.
- A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid
- M.** [AHBR 21-443](#) **6629 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 172)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6629 Rosewood Trail](#)
- Ms. Schrenk introduced the application, displayed the house elevations and noted staff recommends approval.
- The Board and applicant discussed the side egress window, which is not depicted on the elevation, and the side setback rules.
- A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that this AHBR Application be approved with staff confirming allowed features within the side yard setback. The motion carried by the following vote:**
- Aye:** 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid
- N.** [AHBR 21-444](#) **5579 Timberline Trail (Reserve at River Oaks, Phase III, Lot 130)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [5579 Timberline Trail](#)
- Ms. Schrenk introduced the application, displayed the house elevations and noted staff recommends approval.
- A motion was made by Mr. Morris, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid

VII. Other Business

Mr. Hannan discussed bringing proposed Land Development Code updates to AHBR at the next meeting for review. Mr. Hannan also asked the Board to think through other LDC changes members might recommend.

Mr. Hannan also discussed how future meeting will be conducted and that at this point the state is requiring in person meetings beginning in July.

The Board and staff discussed adding a line for staff comments in the minutes.

A. [AHBR 21-310](#) **38 Division Street (Historic District) [Informal]** Additions (Breezeway & Kitchen)

Attachments: [38 Division Street](#)

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

Mr. Jeffrey Goodman, Ultimate Home Remodeling, described the project as not moving outside the current footprint of the existing house, noting that wood plank siding can be feathered into the existing siding and stating the proposed breezeway siding will be as suggested by the Board.

The Board and applicant discussed wood siding as preferred and a preference for a wood door as opposed to steel.

This matter was discussed

B. [AHBR 4-28-2021](#) **Minutes of Previous Architectural & Historic Board of Review** **Meeting: April 28, 2021**

Attachments: [AHBR Minutes April 28, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Morris, that the April 28, 2021 Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid

VIII. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 10:45 p.m.

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funiyak, Ms. Marzulla, Mr. Morris and Mr. Reid

John Caputo, Chair

Arthur Morris, 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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