



# City of Hudson, Ohio

## Meeting Minutes - Final

### Architectural & Historic Board of Review

*John Caputo, Chair*

*Allyn Marzulla, Vice Chair*

*John Workley, Secretary*

*John Funyak*

*William Ray*

*Karl Wetzel*

*Nicholas Sugar, City Planner*

*Alicia Schrenk, Associate Planner*

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Wednesday, October 26, 2022

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

#### 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, to approve the Consent Agenda. The motion carried by the following vote:**

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

##### A. [AHBR 22-1003](#) 219 North Main Street, Suite B (Historic District)

Signs (Projecting Sign, Ground Sign - All Brides Beautiful)

Attachments: [219 N Main St Ste B 10.21.22](#)

This AHBR item was approved on the Consent Agenda.

##### B. [AHBR 22-1055](#) 130 Aurora Street (Historic District)

Fence (6' Lattice Wood Cedar with 7' Attached Arbor)

Attachments: [130 Aurora St](#)

This AHBR item was approved on the Consent Agenda.

**V. Old Business**

There was no Old Business.

**VI. New Business****A. [AHBR 22-1079](#) 109 East Streetsboro Street (Historic District)  
Alteration (Replace Slate Roof)**

**Attachments:** [E-Mail to the Board from M. Willer 10.21.22](#)  
[Grand Manor Spec Sheet 10.21.22](#)  
[Landmark Series Spec Sheet 10.21.22](#)  
[Historic Preservation Report 10.12.22](#)

Mr. Sugar introduced the application by describing and presenting photos of the project, noting the Board previously approved a shingle style, which mimics slate with a shadow edge and the applicant is now requesting a replacement shingle, which does not have the slate look shadow edge, because of supply chain issues.

. Also noted was the preservation consultant did not recommend the proposed product be used.

Mr. Ken Romanini and Ms. Lewis noted the approved Carriage House product, which mimics the scalloped shape slate design which is a current accent on the existing roof, will not be available until the first quarter of 2023,, however the Grand Manor shingle may be available in November.

The Board noted a preference for the Grand Manor shingle for the entire roof and agreed waiting until 2023 is unreasonable. Mr. Romanini noted there are no other available shingles with the Carriage House look and that retrofitting scalloped shingles at a later date is not practical, however he promised to continue to check on the availability status until installation time.

**A motion was made by Mr. Ray, seconded by Mr. Workley, that this AHBR Application be approved as amended with the use of Grand Manor shingles. The motion carried by the following vote:**

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

**B. [AHBR 22-1032](#) 53 Milford Drive**

Exterior Alterations (Entryway, Doors & Windows - GreenValley Brewing)

Attachments: [53 Milford Dr](#)

Mr. Sugar introduced the application by describing and displaying photos, the site plan of the project, the proposed entryway and reviewing the standards and staff comments while noting the Applicant will come back to the Board at another time for the Signage Plan

Mr. Greg Ernst, AoDK Inc., noted the entire building will be painted including the trim around the front windows. Mr. Ernst also described the materials and look of the sides of the building as well as the landscaping.

The Board, applicant and staff discussed the darker gray paint color, the roof plantings, the vertical and horizontal entryway materials,

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

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

**C. [AHBR 22-1043](#) 5633 Virginia Court**

Addition (Second Floor Addition, Bedrooms & Fitness Room, 484 SF)

Attachments: [5633 Virginia Ct \(revised 11.7.22\)](#)  
[5633 Virginia Ct \(revised 10.24.22\)](#)  
[Addendum \(received 10.24.22\)](#)  
[Front Elevation Comparison](#)

Mr. Sugar introduced the application by displaying photos, and elevations and describing the staff comments.

Mr. Kent Whitley, applicant, stated the higher height of the building was to give separation between the house and addition. The Board noted additions are to be subordinate to the main mass of the house.

The Board, staff and applicant discussed adding a detail to break up the large massing on addition roof.

The application was tabled to allow time for revisions.

**This matter was continued**

**VII. Other Business**

A. [AHBR 6326](#) **25 John Clark Lane [Informal Review]**  
New Residential Construction (Two-Story, Single-Family Home)

Attachments: [25 John Clark Ln \(Informal\)](#)

Mr. Sugar introduced the application by displaying the site plan, describing the house to be demolished and reviewing the staff comments regarding the proposed setback of the house.

Mr. John Carse, representing the owner of the property, noted if the requested setback is not granted, the existing house, which is set back further than the requested 75' new setback

The Board, applicant and staff discussed the reason for setting the house further back from the road, viewed the existing and surrounding houses and noted the existing trees will be preserved.

The Board expressed general approval for the requested 75-foot setback.

**This matter was discussed**

**B. [AHBR 21-1046](#) 53 First Street (Historic District) [Informal Review]**

Commercial Exterior Alteration (Baldwin-Buss House)

**Attachments:** [Baldwin-Buss House - Exterior Report from Peninsula Architects 10.18.22](#)  
[Baldwin-Buss Exterior Photos 10.21.22](#)  
[Baldwin-Buss House Approved Elevations 8.1.22](#)  
[Baldwin-Buss House Elevations - March 9, 2022 Meeting Photos 3.3.22](#)  
[Staff Memo to AHBR - October 13, 2021 Meeting](#)

Mr. Sugar introduced the application by describing the previous Board decisions regarding the siding of the Baldwin-Buss House and the request to discuss new considerations.

Mr. Joe Matava, Peninsula Architects, noted over the past couple of months the Baldwin-Buss House has been deconstructed which has led to greater understanding of the original structure. Mr. Matava also noted the west side siding and structural elements were found rotted and some crumbled during removal which led to the preservation report and recommendation for going forward. Mr. Matava also stated his opinion that new siding is needed on the north and west sides to protect the structure.

The Board, applicant and staff discussed making a site visit with Naylor-Wellman Historic Preservationists, that this is a 100-percent replacement of the north and west sides of the house, the reason the east side is to be preserved is the risk of harming the structure if the east siding is removed and the fact that the east side is not in as poor of condition as the other sides. Mr. Matava described the work being done at present on the house has a goal of preserving as much material as possible, however some of the materials cannot be reused. Mr. Matava also noted that when materials were discovered that were unsound or unsafe they were removed and restored in kind. Staff and the Board expressed a desire to have conversation regarding elements that were eliminated which were not part of the approved submittal. The Board noted seeing holes in the foundation with Mr. Matava noting the foundation was not structurally sound, therefore the present foundation will be replaced with concrete and a stone veneer.

The Board determined to conduct a site visit.

**This matter was discussed**

**C. [AHBR 10-12-2022](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 12, 2022**

**Attachments:** [AHBR Minutes October 12, 2022 - draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the October 12, 2022, Minutes be approved as amended. The motion carried by the following vote:**

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

**VIII. Staff Update**

Mr. Sugar noted the Comprehensive Plan process will begin on December 7, 2022.

**This matter was discussed**

**IX. Adjournment**

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 8:33 p.m.. The motion carried by an unanimous vote.

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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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