



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, February 14, 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. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 1 - 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 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. Kenney, Ms. Marzulla, Mr. Ray and Mr. Workley

D. [AHBR 24-50](#) **5 Atterbury (Everbowl)** Sign (Wall Sign)

Attachments: [5 Atterbury AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

C. [AHBR 23-1135](#) **95 Bard Drive (Hudson Yard Townhouses)**

Signs (Ground Signs)

Attachments: [95 Bard Drive AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. **Old Business**

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

Alterations (Door)

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 describing the project, noting it was before the Board on January 10, 2024, and was updated subsequent to the staff review.

Mr. James Field, Co-President, Temple Beth Shalom, described the proposed door and custom made doors with costs estimates of between \$10 and \$14 thousand dollars, for which the FEMA grant is insufficient. Mr. Field also noted that Anderson does not make a wood door that is entry resistant.

The Board, applicant and staff discussed: 1) A wood door in front of the proposed door and the associated difficulties of the installation as well as other wooden storm doors in the area. 2) Other grants that have been explored. 3) That the FEMA grant is for terrorism purposes only. 4) That the unique situation for this door may permit some exception to the Design Standards. 5) That because this is in the Historic District, exceptions should not be made to the LDC and this door has been denied to another church and various residences. 6) The unique threats toward Temple Beth Shalom. 7) The distinction between the historic portion of the building and the more recent addition. 8) The description of the proposed door. 9) Information related to window upgrades. 10) The desire for a comprehensive security plan. 11) The Board's concern with setting a precedent by allowing a metal door in the historic district. 12) The rise of antisemitism. 13) Many Board members speaking favorably of a wooden storm door in front of the proposed door.

The applicant's requested the Board to table the application for a month to explore the possibility of adding a wooden storm door.

This matter was continued

VI. **New Business**

A. [AHBR 24-58](#) **51 S. Main Street (Nona's)**
Sign (Wall Sign)

Attachments: [51 S. Main St AHBR Packet](#)

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

Ms. Jessie Obert, business owner, stated the sign will be centered on the building and requested the use of a composite material with a matte finish.

The Board, applicant and staff noted the owner's sign plan requires MDO material, however, the applicant may request the owner update the sign plan.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved with the following conditions: 1) The backing material be MDO. 2) A contingency to coordinate with the property owner to update the sign plan to allow a composite material which is to be confirmed by staff. 3) A matte finish be used. The motion carried by the following vote:

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

B. [AHBR 24-57](#) **85 S. Main Street (Berkshire Hathway)**
Sign (Wall Sign)

Attachments: [85 S. Main AHBR Packet](#)

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

The applicant agreed to a matte finish and to provide a monument sign.

A motion was made by Ms. Kenney, seconded by Mr. Funyak, that this AHBR Application be approved with a matte finish and the applicant supplying a monument sign. The motion carried by the following vote:

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

E. [AHBR 24-97](#) **358 Atterbury Blvd**
Addition (704sqft Great Room)

Attachments: [358 Atterbury Blvd AHBR Packet](#)

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

Mr. Nate Bailey, Hara Architects, stated the intent is to match the existing house with wood siding, asphalt shingles, and matching stained wood.

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

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

F. [AHBR 24-76](#) 259 S. Main Street

Addition (392sqft Master Suit)

Attachments: [259 S. Main St AHBR Packet](#)

The applicant was not present.

This matter was continued

G. [AHBR 24-65](#) 136 Hudson Street (Historic District)

Addition (1,763sqft bedroom, laundry, family room & screen porch)

Attachments: [Perspectus Report - 136 Hudson Street - 3.8.2024](#)

[136 Hudson St. AHBR Packet](#)

[136 Hudson Street Material Specifications](#)

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

Mr. Fred Margulies, designer, described the owners purposes for the redesign, referenced historical photos which reflect the desired front door area, noted parts of the ceiling are lower than a normal ceiling, and displayed the many different roof lines of the existing house and the proposed small flat roof. The applicant described the redesigned window plan which allows better viewing from inside the house.

The Board, applicant and staff discussed: 1) The proposed roofing which has a flat roof that is not visible from the street, and if the flat roof conforms to the design requirement that changes be subtle and retain the essential character of the main mass. 2) That the proposed garage door change is more functional than the two existing doors, but must have a wood appearance and may be made to mimic the look of two doors. 3) That the proposed addition windows are a significant departure from the existing and do not leave any room on the corner of the house. 4) The lack of fenestration on the rear wall. 5) The possibility of adjusting the windows to match each other.

The Board decided to conduct a site visit.

This matter was continued.

I. [AHBR 24-94](#) 146 Hudson Street (Historic District)

Addition (161sqft Sunroom)

Attachments: [146 Hudson St. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the existing house, describing the project and reviewing the staff comments.

The Board, applicant and staff, discussed the door style which will essentially match the existing windows and the casement around the door,

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

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

VII. Other Business

A. [AHBR 7077](#) Council Annual Check-in - CONTINUED

Attachments: [Memo to AHBR](#)

Staff noted Ms. Kenney submitted suggested revisions to the document including why a particular historic consultant was chosen. The Board also discussed future objectives for the AHBR.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this document be approved and that Mr. Caputo present it to Council. The motion carried by the following vote:

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

B. [AHBR 1-24-2024](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 24, 2024.

Attachments: [January 24, 2024 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the January 24, 2024, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

There were no staff updates.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:12 p.m.. The motion carried by the following vote:

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

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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