



# 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*

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Wednesday, June 9, 2021

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, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

**Absent:** 1 - Mr. Anzevino

#### 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. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

##### A. [AHBR 21-583](#) **6290 Stone Road**

Accessory Structure (Shed)

**Attachments:** [6290 Stone Road](#)

**This application was approved on the Consent Agenda.**

**B. [AHBR 21-594](#) Westhaven Drive (Vacant Lot)**

Sign (Ground)

**Attachments:** [Westhaven Drive](#)**This application was approved on the Consent Agenda.****V. Old Business**

There was no Old Business.

**VI. New Business****A. [AHBR 21-618](#) 48 Clinton Street**

New Commercial Construction (Smiths Curated)

**Attachments:** [48 Clinton Street](#)  
[Comparison Document](#)  
[Previously Approved Plans](#)

Mr. Sugar introduced the application by noting this was previously approved by AHBR in September 2020, displaying the location of the building, noting changes from the previous approval and reviewing the staff comments.

Mr. Jeff Gibbon, Gibbon Architecture, noted he was hired to do a review of the previously approved application. Mr. Gibbon described the new details he recommended as noted in the comparison chart provided by Mr. Sugar and reviewed options for the building and requested Board opinions. Mr. Gibbons described the building side-by-side including the size and style of the windows, moving the door to allow room for a display area,

The Board and Mr. Gibbon discussed making the single door on the side a double-door or the facade of a double-door. The Board also discussed the options presented by Mr. Gibbon and favored one of the first two options presented.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application as submitted: 1) With the single side door either having a sidelight or a matching double door, to be coordinated with staff. 2) Option one and two as presented by Mr. Gibbon were both approved. The motion was approved by the following vote:**

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

**B. [AHBR 21-310](#) 38 Division (Historic District)  
Addition (Breezeway & Kitchen)**

**Attachments:**     [38 Division Street \(Informal\)](#)  
                          [38 Division Street 6-9-21](#)  
                          [Revised elevations and material options submitted 6-9-21](#)

Mr. Jeffrey Goodman, Ultimate Home Remodeling, noted the recommendation from the informal review to use a wood door and wood siding feathered into the existing siding were both approved by the owner.

Mr. Goodman and the Board discussed using cedar for the breezeway, eliminating the large window and using Pella Architectural Windows for the addition. Mr. Goodman also noted the footprint of the structure will not be enlarged by the addition and using a dormer above the garage to change the roof pitch.

Mr. Workley, representing the Historic District Subcommittee made a motion to waive the two week waiting period and approve the application as submitted with the following conditions: Pella Architectural windows, wood doors, eight inch pine lap siding to be feathered into the existing siding, the use of a roof dormer on the garage.

**Mr. Workley, made a motion, seconded by Ms. Marzulla that the Historic District Subcommittee waive the two week waiting period and approve the application as submitted with the following materials being used: 1) Pella Architectural windows. 2) Wood doors. 3) Eight inch pine lap siding to be feathered into the existing siding. 4) A roof dormer on the garage. The motion was approved by the following vote:**

**Aye:** 5 - Mr. Caputo, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

**Recused:** 1 - Mr. Funyak

**A motion was made by Mr. Morris, seconded by Mr. Reid, that the recommendation of the Historic District Subcommittee be accepted and approved. The motion carried by the following vote:**

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

**C. [AHBR 21-564](#) 56 Library Street  
Sign (Alteration to Existing Multi-tenant Ground Sign)**

**Attachments:**     [56 Library Street](#)

Mr. and Mrs. James Lang described the desire to have a more durable sign as displayed in the photos they displayed. The Langs also distributed samples of the modular materials and agreed to perennial landscaping.

The Board and applicants discussed modifications to the existing sign which will have a matte finish, the use of materials common to the building and the size and material of the removable panels.

**Mr. Morris made a motion, seconded by Mr. Funyak, to approve as submitted with the following conditions: 1) A sign plan using alternate white on black and black on white tenant signs from top to bottom. 2) The addition of landscaping. The motion was approved by the following vote:**

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

**D. [AHBR 21-599](#) 40 Owen Brown Street (Historic District)**

Alterations (Window Replacements)

Attachments: [40 Owen Brown Street 6/9/2021](#)

[40 Owen Brown Street - Site Visit Photos 6-16-21](#)

Mr. Sugar introduced the application by displaying photos of the house and noting the number of wood and vinyl windows to be replaced. Mr. Sugar also noted that a previous owner did not receive approval to install vinyl windows and reviewed the Secretary of the Interior's Standards.

The applicants discussed the mismatched windows and grids and their lack of knowledge of the window issues in the home, (male speaker not in front of microphone could not be heard). The applicants also noted some of the wood windows will not open and the cost difference between installing vinyl and wood windows.

Chair Caputo noted AHBR has never approved vinyl windows in the historic district. (Male speaker not in front of microphone could not be heard). The Board expressed sympathy for the predicament of the applicants and noted the need for the Board to adhere to the Secretary of the Interior's Standards.

The Board decided to conduct a site visit. (Male speaker not in front of microphone could not be heard).

**This matter was continued**

- E. [AHBR 21-637](#) 263 North Main Street (Historic District)**  
Addition & Alterations (Detached Garage)  
Submitted by Daniel V., Payne & Payne Builders - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) The Architectural and Historic Board of Review held a site visit on June 16, 2021 and evaluated existing siding, doors, windows, roof, dormers and severity of rear shop addition.*
  - b) Staff notes if detached garage is proposed as an accessory dwelling unit, this needs to be reflected on floor plan.*
  - c) If the severity of deterioration requires replacement/rebuild, wood materials should be proposed for siding and garage doors to match existing.*
  - d) Verify proposed material for rear dormer addition and if mullions would match.*
  - e) Verify if simulated divided lites are proposed at new windows.*
  - f) Submit specification sheet for Garage Doors proposed.*
  - g) To remain on the agenda, revised elevations to be submitted on Monday, June 21, 2021.*

**Attachments:** [263 North Main Street 6-9-2021](#)

Mr. David Payne, Payne and Payne Builders, introduced the garage renovation by displaying the site plan, photos of the surrounding area, elevations, damaged lap siding and describing the proposed work and materials to be used. Mr. Payne also displayed photos of fire damage.

The Board and Mr. Payne discussed the possibility of replacing the windows throughout the house because of inoperability and the applicants desire to take down the back of the structure and rebuild it with pine siding. The Board also discussed whether the proposed aluminum garage door should be replaced with a wood door.

The Board decided to conduct a site visit.

**This matter was continued**

- F. [AHBR 21-600](#) 5698 Hudson Drive**  
Demolition (House & Garage)

**Attachments:** [5698 Hudson Drive](#)

The applicant was not present for the meeting.

Mr. Sugar introduced the application by describing the house which is in an industrial district and noted the applicant is working through the Planning Commission for a development. Mr. Sugar also stated the house has no historical or architectural significance.

**Ms. Marzulla made the following recommendation pertaining to the demolition, seconded by Mr. : The AHBR finds the proposed structures for demolition at 5698 Hudson Drive does not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.**

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

**G. [AHBR 21-519](#) 5839 Londonairy Blvd (Bridgewater Place, Lot 18)**  
New Residential Construction (Two-Story, Single Family Home)

**Attachments:** [5839 Londonairy Blvd](#)

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

Mr. Tony Lunardi, LDA Builders, Inc., was present for the meeting and requested an allowance of the three materials on the front elevation and described the stone on the side of the house. Mr. Lunardi also noted: All the trim will be four-inch, the homeowner is willing to make the proposed hip-roof into a gable roof, is willing to break the large fenestration with a 30 by 30 inch fixed gable window, the columns in the back will be increased in size to 10 inch by 10 inch and the right side elevation steps will be drawn in to be full the full width of the door.

The Board, staff and Mr. Lunardi discussed the stone on the right side and the need for this stone to continue to the back of the house or removing the stone from the right side and increasing the size of the window. The Board proposed using a shed roof in the rear of the house.

**Mr. Workley made a motion, seconded by Ms. Marzulla to approve the application with the following conditions: 1) To remove the stone on the right elevation. 2) To increase the window to 30 inches by 60 inches. The steps be drawn in. 4) Four-inch trim be used around the garage doors. The rear columns be increased to ten-inches by ten-inches. 5) The rear roof may be a gable or a shed style. 6) A thirty-inch by thirty-inch window will be added on the rear of the garage where there is inadequate fenestration. The motion was approved by the following vote:**

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

**H. [AHBR 21-566](#) 6403 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 139)**  
New Residential Construction (Two-Story, Single Family Home)

**Attachments:** [6403 Ridgeline Drive](#)

Ms. Schrenk introduced the application by stating staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes was present for the meeting.

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

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

**I. [AHBR 21-567](#) 6646 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 175)**  
New Residential Construction (Two-Story, Single Family Home)

**Attachments:** [6646 Rosewood Trail](#)

Ms. Schrenk introduced the application by stating staff recommends approval as submitted.

Mr. Gabe Kirksey, Pulte Homes was present for the meeting.

**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, Ms. Marzulla, Mr. Morris, Mr. Reid and Mr. Workley

**J. [AHBR 21-570](#) **6574 Walnut Court (Reserve at River Oaks, Phase IV, Lot 192)**  
New Residential Construction (Two-Story, Single Family Home)**

**Attachments:** [6574 Walnut Court \(revised\)](#)

Ms. Schrenk introduced the application by questioning a look-alike with number 191 and reviewing the staff comments.

Mr. Gabe Kirksey, Pulte Homes was present for the meeting and noted another differentiating factors being the porch roof and requested more consideration.

The Board, staff and Mr. Kirksey discussed the differences between the houses.

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

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

**VII. Other Business**

**A. [AHBR 5-26-21](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: May 26, 2021****

**Attachments:** [AHBR Minutes May 26, 2021 - Revised Draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Funyak, that May 26, 2021, Minutes be approved as amended. The motion carried by the following vote:**

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

**VIII. Staff Update**

Mr. Sugar noted this is Mr. Morris's final meeting for this term on AHBR and he anticipates having a redline edition of the proposed LDC changes at the next meeting.

**adjourned. unanimously.**

**IX. Adjournment**

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

**Seeing no further business Chair Caputo adjourned the meeting at 9:35 p.m.**

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**John Caputo, Chair**

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**Arthur Morris, 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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