



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Jeffrey Anzevino
John Funyak
William Ray
Shane Reid

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, October 27, 2021

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

Mr. Ray was appointed to the Historic District Subcommittee.

Present: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 2 - Mr. Anzevino and Mr. Reid

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, that the Consent Agenda be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

A. [AHBR 21-1118](#) 178 W. Streetsboro Street

Sign (Building Sign - AAA Travel & Insurance)

Attachments: [178 W Streetsboro Street](#)

This item was approved on the Consent Agenda.

- B.** [AHBR 21-967](#) **79 Fox Trace Lane**
Accessory Structure (Detached Garage)

Attachments: [79 Fox Trace Ln](#)

This item was approved on the Consent Agenda.

V. Old Business

- A.** [AHBR 21-1120](#) **223 College Street (Historic District)**
Alteration (Front Porch)

Attachments: [223 College Street \(revised\)](#)

Ms. Schrenk introduced the application by displaying the elevations, noting the application was previously reviewed by AHBR on October 13, 2021 and recommending approval as submitted.

Mr. Jason Boltz, Wheeler-Boltz Architects, noted the revisions to the previous plan and explained what would be demolished and what would be built new.

The Board and Mr. Boltz discussed the flared columns.

Ms. Marzulla made a motion, seconded by Mr. Funyak, that the Historic District Subcommittee issue a Certificate of Appropriateness. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

Mr. Ray moved to accept and approve the recommendation of the Historic District Subcommittee, Mr. Workley second the motion which was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VI. New Business

- A.** [AHBR 21-1156](#) **45 North Oviatt Street (Historic District)**

Attachments: [45 North Oviatt Street \(revised\)](#)

Ms. Schrenk introduced the application by displaying the site plan and noting staff recommends approval.

Mr. Derek Kuryla, KGK Gardening & Design Corporations, described the project.

The Board, staff and Mr. Kuryla discussed the style of the materials.

Ms. Marzulla made a motion, seconded by Mr. Workley, that the Historic District Subcommittee waive the two-week waiting period and issuing a Certificate of Appropriateness. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

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

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

B. [AHBR 21-937](#) 35 York Drive

Accessory Structure (Detached Garage)

Attachments: [35 York Drive \(revised\)](#)

[Additional House & Landscaping Wall Photos](#)

Ms. Schrenk introduced the application by displaying renderings of and explaining the project, noted the project received variances from BZBA on October 21, 2021, and reviewed the staff comments.

Mr. Quinn Miller, Mr. Joe Matava (unable to be heard), Peninsula Architects, Mr. Neil Messner and Ms. Messner (who was unable to be heard) homeowners, discussed the intent of the project, the reason for the hip roof, the materials being consistent with existing materials and the reuse of existing landscaping materials.

The Board, staff and applicants discussed maintaining the existing retaining wall substantially as is, the windows matching existing windows, the roof pitch, the gate material, the brick around the garage will match the house foundation brick, the brick around the gate that will match the fireplace brick, the posts, a clipped gable on the front of the roof and the project being similar to garages and roofs in the neighborhood.

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: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

C. [AHBR 21-1124](#) 1919 Christine Drive (Lake Christine, Lot 2)

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

Attachments: [1919 Christine Drive](#)

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

Mr. Tony Lunardi, LDA Builders, discussed the staff comments and the possibility of using faux shutters.

The Board, staff and applicants discussed: The window locations and sizes, the dormer without a fenestration, using a transom window in the dormer, alternatives to the rear dormer and roof style.

Mr. Workley made a motion, seconded by Mr. Ray, that the stairs match the door width, the bedroom windows be moved to allow shutters on both sides, the master bathroom windows be reduced to four-feet, and the dormer have a transom window with a shed roof. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VII. Other Business

A. [AHBR 10-13-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 13, 2021

Attachments: [AHBR Minutes October 13, 2021 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the October 13, 2021, Minutes be approved as amended. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

B. [AHBR 2022](#) 2022 Architectural & Historic Board of Review Meeting Schedule

Attachments: [AHBR 2022 Meeting Calendar](#)

Adding a second March 2022 meeting was discussed.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the 2022 AHBR meeting schedule be approved as presented. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VIII. Staff Update

Ms. Schrenk noted: 1) An upcoming site visit for the Baldwin-Buss project and their return to AHBR on December 8, 2021. 2) Questions regarding Planning Commission authorizing demolition of buildings. 3) The Fox Trace Lane approval. 4) District 6 and 8 Charter changes as they affect AHBR. 5) 140 Main Street signage coming before AHBR.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned at 8:10 p.m. 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.