



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, November 8, 2023

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 Ms. Marzulla, seconded by Mr. Workley, that the Consent Agenda be approved. The motion carried by the following vote:

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

A. [AHBR 23-1026](#) 85 South Main Street

Sign (Awaken Bake)

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

This matter was approved on the Consent Agenda.

V. Old Business

B. [AHBR 23-1007](#) 29 Division Street (Historic District)

Alterations (Windows)

Attachments: [29 Division St. AHBR Packet](#)
[29 Division St. AHBR Packet 11.8.23](#)

Ms. Krickovich noted the application was before AHBR on October 25, 2023, and reviewed the revised windows.

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

VI. New Business**A. [AHBR 23-1028](#) 200 N Main Street (Historic District)**

Sign (Revival)

Attachments: [200 N. Main AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the proposed sign and reviewing the staff comments.

Mr. Justin Dotson, Sign Company, noted a matte finish and dimensional lettering will be on the hanging sign.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with raised lettering. The motion carried by the following vote:

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

B. [AHBR 23-1048](#) 150 N. Main (Historic District)

Sign (Favorite Sister)

Attachments: [150 N. Main AHBR Packet](#)

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

Ms. Emily Westlake, business owner, noted this hanging sign will be the only sign and will have a matte finish.

A motion was made by Mr. Funyak, seconded by Ms. Marzulla, that this AHBR Application be approved as amended to have a matte finish. The motion carried by the following vote:

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

C. [AHBR 23-1046](#) 37 E. Main Street (Historic District)

Alteration & Addition (Windows, Doors, & Porch & Dormer Addition)

Attachments: [37 E. Main AHBR Packet](#) [12.13.23 Meeting](#)
[37 E. Main AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan and elevations, described the project, reviewed the staff comments and recommended a site visit. Ms. Krickovich also stated the Historical Society provided photos of the house which will be sent to the Board members.

Ms. Bridget Tipton, noted the building has doors with no function that create security concerns, that Pella Reserve Windows will be used, that doors from the 1937 renovation are still in use, that windows from the 1964 renovation are proposed to be removed, and the connector piece to the adjoining house is not original to the structure. The Board and applicant discussed details of the house and the year changes were made to the structure.

The Board decided to conduct a site visit.

D. [AHBR 23-968](#) 362 Londonairy Circle

Addition (Sunroom, 272sqft)

Attachments: [362 Londonairy Cir. AHBR Packet](#)

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

Mr. Brad Chochola, homeowner, noted the existing back of the house is now concrete block, and he is willing to wrap the 4 x 4 posts below the deck to look more substantial,

The Board, applicant and staff discussed using block or screening to soften the look of the cement block.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved as amended with the columns wrapped to six-inches by six-inches, and adding landscaping around the perimeter of the block structure. 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 6967](#) **1101 Barlow Road (Ellsworth Meadows Golf Course) [Informal Review]**
New Construction (Clubhouse)

Attachments: [Ellsworth Meadows AHBR Packet](#)

Ms. Krikovich introduced the application for an informal review and describing the project.

Mr. Jim Wallace, Perspectus Architecture, noted there has been numerous revisions to the project which are included in the application. Mr. Wallace also described the layout of the two buildings with the connector, other layouts that were examined prior to the submitted design, the materials to be used, and presented an overview of the project as a whole.

The Board, applicant and staff discussed: That the existing proshop will remain, having the brick water table all one height, that the roof height is to screen mechanical equipment, that the front dormer may be too modern, that the 18th green and the proposed building will be approximately the same grade, that the cart path will be lower than the floor of the building to minimize distractions from the carts, the possibility of redesigning the turn-around for easier truck access, that wetlands around the building cause limitations regarding building placement, using board and batten instead of the varying the height of the brick, the walls without fenestration, the lack of uniform windows which the applicant deems necessary for the function of the building, the need for site lines of expensive equipment to help prevent theft, that this building will be seen from Barlow Road even though it will be 350 to 400 feet off Barlow Road, how the building will function during different seasons of the year, the possibility of placing wood columns on the back wall, the limitations on the number of materials types used on the project, that the pitch of the dormer might be lowered and the windows in the dormer are a different style than the rest of the windows, that the dormer is used to highlight the main entrance, and that a common canopy design should be considered.

B. [AHBR 10-25-23](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:**
October 25, 2023.

Attachments: [October 25, 2023 AHBR Minutes - Draft](#)

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the October 25, 2023, 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

Staff noted, the 2024 AHBR calendar will be presented at the next meeting, and that the Comprehensive Plan Committee is still meeting.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned at 8:48 pm. The motion carried by the following vote:

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

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