



# 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*

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Wednesday, August 25, 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. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

**Absent:** 1 - Mr. Funyak

#### 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. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

- A. [AHBR 21-935](#) **46 Ravenna Street, Suite A1**  
Sign (Building Sign - Orange Rose Apothecary)

**Attachments:** [46 Ravenna Street](#)

**This AHBR Application was approved on the Consent Agenda.**

- B.**        [AHBR 21-959](#)    **5833 Darrow Road**  
Sign (Building Sign - The Hive Salon)  
*Attachments:*        [5833 Darrow Road](#)  
  
This AHBR Application was approved on the Consent Agenda.

- C.**        [AHBR 21-951](#)    **2320 Woodacre Drive**  
Addition (Screened Porch)  
*Attachments:*        [2320 Woodacre Drive](#)  
  
This AHBR Application was approved on the Consent Agenda.

**V.        Old Business**

There was no Old Business.

**VI.       New Business**

- A.**        [AHBR 21-931](#)    **19 East Main Street (Historic District)**  
Alteration (Shingle & Gutter Replacement)  
*Attachments:*        [19 East Main Street](#)  
  
Mr. Sugar introduced the application by describing the project and noting the shingles and gutters will match the existing and reviewed the staff comments.  
  
Mr. Tom Laba, Jilek Roofing and Mr. Ed Romito, Johnson/Romito Funeral Home, noted the existing gutters are the same style as the proposed gutters but six-inches instead of five-inches and unpainted, the new gutters will be painted to match the columns.  
  
**Ms. Marzulla made a recommendation, seconded by Mr. Workley, that the Historic District Subcommittee waive the two-meeting review period and grant a Certificate of Appropriateness for the plans as presented with the condition that the downspouts be painted to match the posts. The motion carried by the following vote:**

**Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

- B.**        [AHBR 21-787](#)    **151 Keswick Drive**  
Accessory Structure (Shed)  
*Attachments:*        [151 Keswick Drive](#)  
  
Mr. Sugar introduced the application by noting this application would normally be an administrative approval, however since the shed is made of plastic and is 79 square feet, which is a large structure, it must incorporate some elements common to the main structure. If this was under 79 square feet, resin materials would not be allowed.

The applicant was not present for the meeting. The Board discussed the use of plastic and the lack of incorporating common elements to the house. Mr. Sugar and the Board agreed to consider this an informal review with comments relayed to the applicant.

**This matter was discussed**

- D.**        [AHBR 21-950](#)    **2236 Victoria Pkwy**  
Addition (New Entry, Mudroom, Bathroom & Laundry Room)  
*Attachments:*        [2236 Victoria Pkwy](#)
- Mr. Sugar introduced the application by displaying the site plan, describing the project and reviewing the staff comments.
- Mr. Jeff Foster, Payto Architects, explained the scope of the project, noted the work will not be visible from neighboring properties, explained the purpose of the proposed roof and stated the exterior materials will match the existing vinyl with some windows reused and new windows to match.
- The Board and applicant noted the pitch of the roof is reduced in order to keep the gutter line across the back, described the windows and noted the proposed roof is rolled black asphalt.
- A motion was made by Mr. Workley, seconded by Mr. Reid, that this AHBR Application be approved noting the proposed roof is rolled asphalt. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley
- E.**        [AHBR 21-934](#)    **1769 Edgar Drive**  
Additions & Alterations (Garage, Kitchen, Workshop, Exterior)  
*Attachments:*        [1769 Edgar Drive](#)
- Mr. Sugar introduced the application by displaying the site plan, describing revisions to the plans as suggested by staff and reviewed the staff comments.
- Mr. John Bolovan, owner, described the rebuilt rear of the house, the work on the ridge, gable and doors.
- The Board and applicant discussed using a window to address the fenestration issue and the shed roof that meets the existing roof.
- A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved with corner boards on all corners and a window added on the west elevation. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley
- F.**        [AHBR 21-829](#)    **6562 Walnut Court (Reserve at River Oaks, Phase IV, Lot 193)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6562 Walnut Court](#)
- Mr. Sugar introduced the application by displaying elevations and the floor plan.
- Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.
- The Board and applicant discussed the offset front door.
- A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

- G.**        [AHBR 21-830](#)    **6671 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 182)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [6671 Kingswood Drive](#)
- Mr. Sugar introduced the application by displaying elevations and the site plan.
- Mr. Gabriel Kirksey, Pulte Homes was present for the meeting.
- A motion was made by Mr. Anzevino, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley
- H.**        [AHBR 21-831](#)    **5557 Timberline Trail (Reserve at River Oaks, Phase III, Lot 128)**  
New Residential Construction (Two-Story, Single Family Home)  
*Attachments:*        [5557 Timberline Trail](#)
- Mr. Sugar introduced the application by displaying elevations and the site plan.
- Mr. Gabriel Kirksey, Pulte Homes, discussed using a garden elevation which was submitted to staff. The Board agreed that Mr. Kirksey would coordinate this with staff.
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved and that the applicant work with staff on windows to allow a garden elevation. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley
- VII.    Other Business**
- A.**        [AHBR 8-11-2021](#) **Minutes of Previous Architectural & Historic Board of Review**  
**Meeting: August 11, 2021**  
*Attachments:*        [AHBR Minutes August 11, 2021 - draft](#)
- Mr. Sugar noted edits for the minutes and added detail to the 63 Owen Brown approval.
- A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this Minutes be approved as amended. The motion carried by the following vote:**
- Aye:**    6 -    Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley
- VIII.   Staff Update**
- The Board discussed how to mic applicants who stand near the screens.
- IX.    Adjournment**
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this be adjourned. The motion carried by an unanimous vote.**
- Seeing no further business, Chair Caputo adjourned the meeting at 8:08 p.m.**

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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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