



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, September 13, 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, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Wetzel 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. Ray, to approve the Consent Agenda. The motion carried by the following vote:

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

A. [AHBR 23-623](#) 31 Church Street (Historic District)

Fence (Wood)

Attachments: [31 Church St AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 23-808](#) **410 N Main Street (Historic District)**
Sign (Ground, Markillie Cemetery)
Attachments: [Markillie Cemetery AHBR packet](#)

This AHBR application was approved on the Consent Agenda.
- C.** [AHBR 23-811](#) **165 Elm Street (Historic District)**
Fence (wood)
Attachments: [165 Elm St AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.
- D.** [AHBR 23-873](#) **5790 Hudson Drive**
Addition, (Office - Wentz Financial)
Attachments: [5790 Hudson Dr AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

- A.** [AHBR 23-708](#) **11 Atterbury Boulevard**
Awning (Brew Kettle)
Attachments: [11 Atterbury AHBR Packet](#)

Mr. Hannan introduced the application by reviewing the project, noting the application was tabled at the August 9, 2023 AHBR meeting, and reviewing the staff comments.

Mr. Curt Kassigkeit, Bright Covers, provided a sample of the roof material and explained the Bright Cover roof system, materials, warranty, fire resistance, and 4-to-12 pitch for water drainage.

The Board, applicant and staff discussed: The proposed expanded canopy area in the front of the building which may conflict with the structure as is, that the roofing material is not an approved roofing material, residential verses commercial use, that Bright Covers believes this to be the best roof cover for form and functional at this location, the existing industrial look of the building which may be complimented with the proposed cover, the varying opinions of Board members on the aesthetics of the canopy, the flexibility of the design, and that according to the LDC the awning should be referred to as an addition - which would not be permitted at this location.

A motion was made by Ms. Kenney, seconded by Mr. Wetzel, to approve this AHBR application. The motion failed by the following vote:
Aye: 2 - Ms. Kenney and Mr. Wetzel

Nay: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the application be denied. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

Nay: 2 - Ms. Kenney and Mr. Wetzel

B. [AHBR 23-773](#) 7679 N Mannheim Court

Covered Patio (Rear Yard)

Attachments: [7679 Mannheim Ct AHBR Packet](#)

Mr. Hannan introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Mark Mazurko, contractor, stated: The valley questioned in the staff report is the continuance of an existing valley, the roof is a 4 / 12 pitch, the rendering have an extra chimney which is an error, that a material change is taking place on the outside corners, and described where the stone banding and other wall materials will be used. The Board discussed two versions of the roof plans in drawings.

Ms. Kenney made a motion, seconded by Mr. Ray, to approve with the provision that only the back accent wall may have a different material. The motion was approved by the following vote:

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

VI. New Business

A. [AHBR 23-556](#) 2155 Middleton Road

Golf Cart Storage Barn (Country Club of Hudson)

Attachments: [2155 Middleton Road AHBR Packet](#)

Mr. Hannan introduced the application by noting approval was granted by the Planning Commission in August 2023.

Mr. Joe Matava, Peninsula Architects, described the proposed location, materials, the exposed blocks around the building, the purpose of the cupola and the proposed golf cart building design.

The Board, applicant and staff discussed the function of the windows and cupola for air movement, that cupolas will be installed on another golf course building, that the cupola air flow will be shut off during the winter, that the elevation key is incorrect regarding windows and louvers, that the City Solicitor has determined the structure is a principle structure - making the PC decision final, that the low pitch of the roof would make a dormer less attractive, and that a windowless wall of this length has not been previously been permitted. The Board and applicant discussed if the building is street facing, that the existing cart fencing will be removed, and that new steps will be built to the pro shop which must be included on the drawings.

Ms. Kenney made a motion, seconded by Mr. Ray, to approve the application with the condition that the non-functional louvered windows on the drawings become true windows. The motion was approved by the following vote:

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

B. [AHBR 23-806](#) 160 Parmalee Drive

Addition - Rear Sunroom

Attachments: [160 Parmalee Dr AHBR Packet](#)

Mr. Hannan introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Jerry Salupo, JS Designs and Renovations, clarified that there is no brick on the house, that the front post will be eight-inches, and that a gable roof will be installed.

Mr. Workley made a motion, seconded by Mr. Ray, to approve the application with the condition that a gable roof be installed as approved by staff. The motion was approved by the following vote:

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

C. [AHBR 23-814](#) 2376 Ebury Lane

Rear porch addition

Attachments: [2376 Ebury Ln AHBR Packet](#)

Mr. Hannan introduced the application by reviewing the staff comments and noting the location of the proposed awning is in the rear between two wing projections.

Mr. Mike Sheets, Bright Covers, was present for the meeting.

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, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Wetzel and Mr. Workley

D. [AHBR 23-830](#) 116 W. Streetsboro Street

Sign (AR Workshop)

Submitted by Mary Katherine Donnelly, AR Workshop

- a) *Staff notes this case went before the AHBR on 9/13/2023. The Board tabled the discussion in order for the applicant to pursue a different sign design more aligned with the sign plan, which requires individual letters.*
- b) *The applicant states the sign will be acrylic letters, individually attached to a metal frame and will be centered under the two lights.*
- c) *The Architectural Design Standards state signs should have a matte finish. Verify the sign will have a matte finish.*

Attachments:

[116 W. Streetsboro AHBR Packet - 10.11 Meeting](#)

[116 W. Streetsboro St AHBR Packet](#)

Mr. Hannan introduced the application by displaying a photo of the building and reviewing the staff comments.

Ms. Mary Katherine Donnelly, WR Workshop, discussed the size and style of the proposed sign.

The Board, applicant and staff discussed the need for individual letters according to the landlord's established sign plan and the Design Standard's intent for uniform elements on signs at a location.

At Ms. Donnelly's request the Board tabled the application.

This matter was continued

VII. Other Business**A. [AHBR 8-23-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
August 23, 2023**

Attachments:

[August 23, 2023 AHBR Minutes - Draft](#)

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the August 23, 2023, Minutes be approved as amended. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Wetzel 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 9:02 p.m.. The motion carried by an unanimous vote.

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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.