



City of Hudson, Ohio

Meeting Minutes - Final

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, June 23, 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

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

Absent: 1 - Mr. Funyak

III. Election of Secretary

A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, to nominate Mr. Workley for the position of Secretary. The motion carried by the following vote:

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

IV. Appointment of Industrial Design Subcommittee Member

Ms. Marzulla was appointed as the Board representative to the Industrial Design Subcommittee.

V. Public Comment

There were no public comments.

VI. 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 21-691](#) **1650 Middleton Road**
Accessory Structure (Detached Garage)

Attachments: [1650 Middleton Road](#)

This AHBR Application was approved on the Consent Agenda.

VII. Old Business

- A. [AHBR 21-599](#) **40 Owen Brown Street (Historic District)**
Alterations (Window Replacements)

Attachments: [40 Owen Brown - Design Review Advisory Report 6/21/2021](#)

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

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

[Preservation Brief #9 - Windows](#)

Ms. Schrenk introduced the application by noting: 1) A site visit was conducted by Board members on June 16, 2021. 2) The Historic Preservation Consultant's report from Naylor Wellman was received and concurred with the staff report.

Mr. Zach Bauer, Pella Windows and Gunton Corporation and Mr. Dennis Winger, homeowner, discussed the consultant's knowledge of when the vinyl windows were installed and the unknowns of the house as originally built. Mr. Winger also discussed his contact with the Department of the Interior which stated the local review Board may grant variances to the guidelines.

Mr. Bauer stated that if the application is denied, only the three wood windows will be replaced and the owners will leave the existing vinyl windows as is for now.

Board members noted the decision has been made to follow the recommendation of the Secretary of the Interior to require historically accurate repairs and replacement materials.

Ms. Marzulla recommended, seconded by Mr. Workley, that the Historic District Subcommittee grant a Certificate of Appropriateness to: 1) Replace the existing wood windows marked as 10, 15 and 20 on the application with Pella Wood Reserve Windows, one-over-one. 2) Deny the vinyl window replacements. The motion carried by the following vote:

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

Abstain: 2 - Mr. Anzevino and Mr. Ray

A motion was made by Mr. Anzevino, seconded by Mr. Workley, that the recommendation of the Historic District Subcommittee be approved. The motion carried by the following vote:

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

VIII. New Business

A. [AHBR 21-697](#) **205 North Main Street (Historic District)**
Alteration (Commercial Shingle Replacement)

Attachments: [205 North Main Street](#)

Mr. Sugar introduced the application by displaying photos of the three-tab shingles and questioning the color of the proposed shingles.

Bill Buehl, roofer, stated this is an insurance replacement which will only pay for replacing part of the roof and stating the proposed shingles will be matched to the existing shingles.

The Board discussed the type of shingles proposed for the roof.

Ms. Marzulla recommended, 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. The motion carried by the following vote:

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

Abstain: 2 - Mr. Anzevino and Mr. Ray

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

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

B. [AHBR 21-702](#) **26 Keswick Drive**
Addition (Covered Deck)

Attachments: [26 Keswick Drive](#)
[Example Photos of Comparable Installed Projects](#)

Ms. Schrenk introduced the application by displaying photos of the project and reviewing the staff comments.

Mr. Irudhayaraj Premraj, homeowner, and Mr. Kevin Waugh, Bright Horizon Group, were present for the meeting. Mr. Waugh described the project and materials and noted he finds customer satisfaction is enhanced by using the proposed products and design.

The Board and Mr. Waugh discussed the attachment to the roof, products to be used, the side elevation and using larger posts.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the beams and column to match the larger four-inch dark aluminum material of the existing railing. The motion was approved by the following vote:

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

- C. [AHBR 21-440](#) **5513 Timberline Trail (Reserve at River Oaks, Phase III, Lot 136)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [5513 Timberline Trail \(revised\)](#)
- Ms. Schrenk introduced the application by displaying the site plan and stating staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes was present for the meeting.
- A motion was made by Mr. Reid, 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
- D. [AHBR 21-568](#) **6676 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 158)**
New Residential Construction (Two- Story, Single Family Home)
Attachments: [6676 Kingswood Drive \(revised\)](#)
- Ms. Schrenk introduced the application by displaying the site plan and stating staff recommends approval as submitted.
- Mr. Gabe Kirksey, Pulte Homes was present for the meeting.
- The Board and Mr. Kirksey discussed the rear window sizes.
- 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
- IX. **Other Business**
- A. [AHBR 6-9-2021](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: June 9, 2021
Attachments: [AHBR Minutes June 9, 2021 - draft](#)
- A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the June 9, 2021, 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

X. Staff Update

Mr. Sugar discussed the July 14, 2021 meeting and the potential lack of a quorum for the Historic District Subcommittee.

Mr. Sugar described a request from Sign 303 to meet with AHBR to educate on new sign materials.

Mr. Sugar noted updates on the Historic District Expansion.

This matter was discussed

A. [AHBR 5525](#) 2021 Land Development Code Update

Attachments: [2021 LDC Update - AHBR Memo 7/9/2021](#)
 [2021 LDC Update - AHBR Memo 6/18/2021](#)
 [ORD 21-71 2021 LDC Update](#)
 [2021 LDC Update - AHBR Memo 5/20/2021](#)

Mr. Greg Hannan, Director of Community Development, introduced and led a discussion of LDC possible updates as they concern AHBR. These will be reviewed by AHBR at a subsequent meeting with recommendations and comments being forwarded to Planning Commission.

This matter was discussed

XI. Adjournment

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

Seeing no other business, Chair Caputo adjourned the meeting at 9:00 p.m.

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.

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