



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

John Workley, Secretary

John Funyak

William Ray

Shane Reid

Nicholas Sugar, City Planner

Alicia Schrenk, Associate Planner

Thursday, May 26, 2022

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: 4 - Mr. Caputo, Mr. Funyak, Ms. Marzulla and Mr. Workley

Absent: 2 - Mr. Ray 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. Board members confirmed having read the email Public Comment attached to the agenda.

This matter was approved

A. [AHBR 6099](#) Public Comments Received

Attachments: [Public Comments](#)

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Funyak, to approve the Consent Agenda. The motion carried by the following vote:

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

- A. [AHBR 22-442](#) **7703 Salem Drive**
Accessory Structure (Detached Garage 400 SF)
Attachments: [7703 Salem Drive \(revised\)](#)

This AHBR application was approved on the Consent Agenda.
- B. [AHBR 22-446](#) **5513 Timberline Trail**
Addition (Covered Deck 320 SF)
Attachments: [5513 Timberline Trail](#)

This AHBR application was approved on the Consent Agenda.
- C. [AHBR 22-453](#) **5176 Sullivan Road**
Accessory Structure (Detached Garage 480 SF)
Attachments: [5176 Sullivan Road \(revised\)](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

- A. [AHBR 22-399](#) **6700 Stone Road**
Accessory Structure (Shed 200 SF)
Attachments: [6700 Stone Road](#)

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

Mr. Marquis Brandon noted the proposed structure is the same color and has the same windows and trim.

The Board, applicant and staff discussed the lack of fenestration on the rear of the structure, the placement on the property and the metal roof.

Mr. Workley made a motion, seconded by Ms. Funiyak to approve with the condition that the rear elevation receive some type of fenestration. The motion was approved by the following vote:

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

VI. New Business

A. [AHBR 22-438](#) 547 Seasons Road

Demolition (Building & Garage)

Attachments: [547 Seasons Road](#)

Ms. Schrenk introduced the application by displaying the site plan, describing the buildings and reviewing the staff comments.

Mr. Renee Amenez was present for the meeting.

Ms. Marzulla recommended the following finding, seconded by Mr. Workley. The AHBR finds the proposed structures for demolition at 547 Seasons Road do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings. The finding was approved by the following vote:

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

B. [AHBR 22-436](#) 5847 Darrow Road, Unit 3

Signs (Projecting Sign - Surge Dance Complex)

Attachments: [5847 Darrow Rd Unit 3](#)

Ms. Schrenk introduced the application by displaying pictures of the sign, the hole in the present building and reviewing the staff comments.

Mr. Dave Soulsby, Fast Signs, noted the difficulty of securing matching stucco material, thus the recommendation of the proposed aluminum material.

The Board, staff and applicant discussed the color of the bracket material, the height of the sign and the location of the building.

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: 4 - Mr. Caputo, Mr. Funyak, Ms. Marzulla and Mr. Workley

C. [AHBR 22-462](#) 93 First Street

Signs (Projecting & Building Signs - Mainstream Boutique)

Attachments: [93 First Street](#)

Ms. Schrenk introduced the application by displaying the building, the proposed sign and reviewing the staff comments.

Ms. Erika Sutton, representing the building owner was present and described the letter material and discussed issues with changing the size of the sign.

The Board, applicant and staff discussed a 12-foot sign requiring a seam with raised lettering.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved with one-half inch boarders and raised composite lettering. The motion carried by the following vote:

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

D. [AHBR 22-294](#) 56 College Street (Historic District)

Accessory Structure (Detached Garage 850 SF)

Alterations (Dormers, Side Porch Re-build, Windows)

Attachments: [56 College Street \(Revised 5.18.22\)](#)

[56 College St - Design Review Advisory Report 05.4.22](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

[56 College Street \(previous\)](#)

[Renderings](#)

Ms. Schrenk introduced the application by describing the proposed project, displaying photos of the property and noting that a significant number of the consultants comments have not been addressed by the applicant.

Mr. Joseph Matava and Mr. Quinn Miller, Peninsula Architects, addressed the historic consultants comments, including: The dormers, the triangular window, the garage form including changing two dormers into one and items related to the arched widow in the rear of the house. Mr. Matava also stated he believes these are significant changes to the originally submitted plan and in keeping with the needs of the homeowner.

The Board, applicant and staff discussed the height of the garage, the dormers which are pulled forward and allow light into the home, the existing trees - which will remain, the neighbor's letter which opposes the garage, the use of brick on the sun porch, the south dormer window and copula, the possibility of lowering the garage roof and other ways to reduce the perceived size of the addition. Mr. Matava asked if the size of the garage is compliant with the LDC. The Board stated the longer garage tends to call attention to the garage instead of the house.

Mr. Sugar and the applicants reviewed and commented on the recommendations from Naylor Wellman including the windows, the size of the structure, the rear of the structure, the possibility of removing the copulas and reviewing the house prior to the garage.

The applicant requested the application be tabled.

E. [AHBR 22-36](#) 58 Owen Brown Street (Historic District)

Addition (Sunroom & Garage)

Attachments: [58 Owen Brown Street \(revised\)](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

Ms. Schrenk introduced the application by describing the project, displaying the right side elevation and noting that other elevations have not been submitted. Ms. Schrenk also reviewed the staff comments.

Mr. Ron Zelenak, homeowner, staff and the Board clarified the existing submittals and agreed that additional plans and elevations may be submitted to staff for approval. Using different styles of windows in the sun room was also discussed.

Mr. Workley made a motion, seconded by Mr. Funyak, to approve the application with the addition of the elevations showing the existing building, submitting a roof plan showing the various pitches, the materials being designated on the elevations for matching the existing foundation, siding, roof and garage door. The motion was approved by the following vote:

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

VII. Other Business

A. [AHBR 5-11-22](#) Minutes of Previous Architectural & Historic Board of Review Meeting: May 11, 2022

Attachments: [AHBR Minutes May 11, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the May 11, 2022, Minutes be approved. The motion carried by the following vote:

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

VIII. Staff Update

Staff and the Board discussed a recent webinar on City Boards and their functioning.

IX. Adjournment

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

Seeing no further business, Chair Caputo adjourned the meeting at 8:48 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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