



City of Hudson, Ohio

Meeting Minutes - Draft 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, October 11, 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: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

Absent: 2 - Ms. Kenney and Mr. Ray

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

There were no items on the Consent Agenda.

V. Old Business

A. [AHBR 23-830](#) 116 W. Streetsboro Street Sign (AR Workshop)

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

Mr. Sugar introduced the application by displaying photos of the store front, and reviewing the updates to the design.

Ms. Susan Daniels, co-owner, was present for the meeting.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

VI. New Business

A. [AHBR 23-914](#) 201 N. Main Street (Historic District)

Demo, Alteration & Re-build

Attachments: [201 N. Main St - Historic Preservation Consultant Report](#)
 [201 N. Main Street AHBR Packet](#)

Mr. Sugar introduced the application by displaying the house and reviewing the scope of the work.

Ms. Nate Bailey, Peninsula Architects, noted an informal review was done in June 2023, described the scope of the project, and noted the original footprint of the house and other features that define the original structure. Mr. Bailey also described the materials to be used in the rebuild.

The Board, applicant and staff discussed the report of the historic preservationist, that the non-original portion of the structure is historic, and that the proposal to remove the non-original structure is because it cannot be rebuild as the original structure is moved and then rebuilt.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be continued until after a site visit and meeting with the historical consultant takes place. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

B. [AHBR 23-923](#) 73 Division Street (Historic District)

Alterations (Roof overhang & guttersboards)

Attachments: [73 Division AHBR Packet](#)

Mr. Sugar introduced the application by displaying a photo of the house, describing the scope of the project and reviewing the staff comments.

Mr. Guy Welevar, applicant, stated the condition of the wood under the roof is unknown.

The Board, staff and applicant discussed the removal of the roof, the aluminum gutters which will be replaced, that the trim will be removed and reinstalled, and that wood will be used for replacement material.

A motion was made by Mr. Wetzel, seconded by Mr. Workley, that this AHBR Application be approved with the condition that the gutters be replaced like-for--like. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

C. [AHBR 23-768](#) 7290 E. Firelands Drive**Alterations (Siding Replacement)****Attachments:** [7290 E. Firelands Dr. AHBR Packet](#)

Mr. Sugar introduced the application by displaying photos of the house, describing the scope of the project, noting the work was done without a zoning certificate, and reviewing the staff comments.

Mr. Presley Calogeras, applicant, and Mr. Matt Maitino, homeowner, were present for the meeting.

The Board, applicant and staff discussed the two different masonry products on the same side of the house, the possibility of using mulch to conceal the foundation, that this is a LDC issue, the possible solutions, if replacement stone must be taken around the house or if it may terminate at inside corners, and that the faux stone used cannot be used as foundation material. The applicant stated he will need time to make the decision on how to proceed.

The Board continued the application to a future meeting.

D. [AHBR 23-938](#) 147 Elm Street (Historic District)**Addition (Rear Porch Expansion 384 sq ft)****Attachments:** [147 Elm Street AHBR Packet](#)

Mr. Sugar introduced the application by displaying revised elevations, and reviewing the staff comments.

Mr. Joe Matava, Peninsula Architects, described the project.

The Board, applicant and staff discussed the partial enclosing of the porch.

A motion was made by Mr. Wetzel, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

VII. Other Business**A. [AHBR 9-27-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 27, 2023.****Attachments:** [September 27, 2023 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the September 27, 2023, Minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

VIII. Staff Update

Mr. Sugar highlighted a Hudson Heritage Association talk on September 28, 2023.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Funyak, that the meeting be adjourned at 8:16 pm.. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Wetzel and Mr. Workley

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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