



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, January 24, 2024

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

Absent: 2 - Mr. Funyak and Ms. Kenney

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

A. [AHBR 23-1085](#) 6776 Pheasants Ridge

Accessory Structure (Pool House, 736sqft)

Attachments: [6776 Pheasants Ridge AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

There was no Old Business

VI. New Business

A. [AHBR 23-1070](#) 208 Brentwood Dr.

Accessory Structure (992sqft)

Attachments: [208 Brentwood AHBR Packet](#)

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

Mr. Matt Miller, applicant and homeowner, described the design elements of the proposed structure which will match the existing house, and discussed the purpose of the proposed gambrel roof.

The Board, applicant and staff discussed: The top side of the structure without a design element, that a copula and horse weather vein will be on the top of the barn, the foundation matches the house, the roof peek is twenty-feet high, and that a gable roof would be more appropriate for the matching the house and fitting the neighborhood.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve as submitted regarding size, with the condition that a pitched roof to match the house be installed as approved by staff. The motion was approved by the following vote:

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

B. [AHBR 24-23](#) 2 High Street (Historic District)

Alteration (Window Replacement)

Attachments: [2 High Street AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the house, noting that not all the windows will be replaced, reviewing the staff notes and stating the house was built in 1980.

Mr. Josh Mandrian, design consultant, noted the existing windows are wood with vinyl cladding, described the proposed windows, and described the installation process.

The Board, applicant and staff discussed the installation process, that the replacement windows will match the windows that remain in place, that the Board does not typically approve a composite window in the Historic District, that the existing and proposed windows will have matching grids between the glass, and that this house is not held to the Department of the Interior standards.

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

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

C. [AHBR 24-32](#) 5 Laurel Lake

Addition (Garage, master closet, laundry, 931sqft)

Attachments: [5 Laurel Lake AHBR Packet](#)

Ms. Krickovich introduced the application by describing the project and reviewing the staff comments.

Ms. Donna Anderson, Laurel Lake, and Mr. Brian Harvey, Lewis Construction, were at the meeting.

The Board, applicant and staff discussed the matching roof and foundation materials.

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

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

VII. Other Business**A. [AHBR 7073](#) S. Darrow Road Townhomes (Informal)**

New Residential Construction (35 Unit Townhomes - District 3)

Attachments: [1.24.24 AHBR Packet](#)
 [2.23.22 AHBR Packet & Minutes](#)

This informal discussion was tabled for a future meeting at the request of the applicant.

**B. [AHBR 1-10-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
January 10, 2024.**

Attachments: [January 10, 2024 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Wetzel, that January 10, 2024, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update**A. [AHBR 7077](#) Council Annual Check-in - CONTINUED**

Attachments: [Memo to AHBR](#)

Ms. Krickovich described Council's request that each Board prepare a report for Council. Ms. Krickovich and the Board discussed possible goals and items to be in the report. This item will be on the February agenda.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the meeting be adjourned at 8:10 pm. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, 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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