



# 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*

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Wednesday, February 28, 2024

7:30 PM

Town Hall  
27 East Main Street

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### 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

Mr. James Beal, Temple Beth Shalom, spoke regarding the reasons a revised door is not being presented to the AHBR Board while noting that a metal door will be proposed at a future AHBR meeting.

Ms. Dr. Mimi Becker, Laurel Lake resident, and environmental scientist, noted her concern that AHBR is reviewing the Laurel Lake submission without visiting the site and other concerns regarding the Laurel Lake application.

Chair Caputo noted a Public Comment was received by the Board from Hudson Heritage Association regarding 136 Aurora Street, which will be added to the record.

### IV. Consent Applications

There were no items on the Consent Agenda.

### V. Old Business

- B.**        [AHBR 24-65](#) **136 Hudson Street (Historic District)**  
Addition (1,763sqft bedroom, laundry, family room & screen porch)  
Submitted by Fred Margulies, Architect

Attachments:    [Perspectus Report - 136 Hudson Street - 3.8.2024](#)  
[136 Hudson St. AHBR Packet](#)  
[136 Hudson Street Material Specifications](#)

Ms. Krickovich introduced the application by noting AHBR members conducted a site visit on February 20, 2024, reviewed the application details and staff comments and concerns.

Chair Caputo stated he believes the Historic Preservation Consultant should be involved in this application prior to any decision by the Board.

Mr. Fred Margulies, architect, the Board and staff discussed the impact of the application being continued, the Secretary of the Interior's Preservation Brief, the proposed redesigned front door, and a walk-thru of the resubmitted submission.

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be continued to allow a consultation with the historic preservation consultant. The motion carried by the following vote:**

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

## **VI. New Business**

- A.**        [AHBR 23-977](#) **7778 Valley View Road**  
Accessory Structure (Pool house, 2,000sqft)

Attachments:    [7778 Valley View Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by describing the 2000 square foot pool house, noting that BZBA granted a variance for the overall size of the pool house and setbacks, and reviewed the staff comments and recommendations. Mr. Krickovich also noted the pool house was built without a permit.

Mr. Arthur Karas, applicant, the Board and staff discussed: The roof height and design, that the structure is not visible and approximately 1100-feet from Valley View Road, and that the transom windows on the pool house were intended to match the windows from the main house.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved with the condition that the window trim match the trim on the main house. The motion carried by the following vote:**

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

**B.**        [AHBR 24-61](#) **7659 Hudson Park Drive**  
Addition (256sqft, Covered Deck)

**Attachments:**        [7659 Hudson Park Dr. AHBR Packet](#)

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

Mr. Nicholas Hoover, Hoover's Hardscapes, and Eric, noted the chimney is proposed to be lower than normal, made of stacked stone to match the rest of the project, and vents out the side.

The Board discussed the materials, the design of the bay window, the location of the vent on the chimney, the cable railing material, and the roof materials.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved with updated drawings of the cable railing posts in their proper location, and the bay window detail and box out. The motion carried by the following vote:**

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

**D.**        [AHBR 23-1109](#) **7585 N. Vinemont Ct.**  
Addition (Covered Deck, 288sqft)

**Attachments:**        [7585 N. Vinemont Ct. AHBR Packet 3.13.24 Meeting](#)  
                                  [7585 N. Vinemont Ct. AHBR Packet](#)

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

Mr. Kevin McCausland, McCausland Landscapes, and Mr. Frank Susnick, contractor, noted the panel siding will be used on the deck bottom, that a foundation is not needed for the deck, that the proposed chimney will match the existing chimney and is not shown on the elevation, alternatives to building a foundation, how the deck screening will be blended into the house siding, and the roof attachment to the house. The Board noted that revised drawing will be needed prior to the application being approved and that metal shed roofs have been allowed on the rear of the house.

**The application was continued.**

**E. [AHBR 24-135](#) 1727 Mayflower Lane**

Addition (Garage 896sqft)

**Attachments:** [Mayflower Lane AHBR Packet 3.13.24 Meeting](#)  
[1727 Mayflower Lane AHBR Packet](#)

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

Mr. Jeff Raggets, applicant, the Board and staff discussed: The revised drawings for the addition which must be subordinate to the main structure, the applicants problems of lowering the roof, that the size of the wing is larger than the main mass of the house, the possibility of making an L shaped addition and absorbing the addition into the main mass of the house, and the need for staff to review the revised drawing prior to the Board approval.

**The AHBR application was continued.**

**VII. Other Business****A. [AHBR 7126](#) 200 Laurel Lake (Informal Review)**

New Construction (Seven new villas)

**Attachments:** [Laurel Lake Informal Review AHBR Packet](#)

Ms. Krickovich introduced the application by displaying and describing the project and reviewed the staff's comments. Mr. Sugar explained the approval process and reviewed the LDC regarding front facing garages.

Mr. John Ducatman, and Eilene Doss RDL Architects, described their process to date, and responded to staff's comments by: Noting the front of the proposed buildings are similar to the existing structures, that the attached garages fit the existing context of Laurel Lake, that architectural detail was added by varying the height of the stone band, that the bay windows match some of the existing bay windows and the hip roofs on the sunroom match some of the existing sunrooms and are on the back of the house.

The Board comments include: The proposed units have a wider garage and gables than the existing units, recognition of the challenges of building on this campus, that the gables enhance the look of the structure, that the stone around the structure must be a consistent height, concern with the dormer over the entrance door, the bay window needs a foundation, the stone on the chimney should match the water table store, the possibility of upgrading the garage doors, and that the garage doors do not respect the standard of rear or side entry however they do keep the development consistent and this on a private drive which is more than 150-feet from a public road.

**This matter was discussed**

**B. [AHBR 2-14-2024](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 14, 2024**

**Attachments:** [February 14, 2024 AHBR Minutes - Draft](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the February 14, 2024, Minutes be approved. 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**

Ms. Kirkovich noted March will have only one Board meeting.

**This matter was discussed**

**IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Ms. Kenney, that this be adjourned at 9 p.m. The motion carried by the following vote:**

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

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**John Caputo, Chair**

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**John Workley, Secretary**

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**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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