



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, July 11, 2018

7:30 PM

Town Hall

I. Call To Order

Chair Drummond 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

Chair Drummond welcomed Mrs. Nicole Davis to the AHBR.

Present: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

Absent: 2 - Mr. Grant and Mr. Morris

III. Public Comment

Chair Drummond 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. Caputo, to approve the consent agenda.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

A. [4113](#)

89 First Street, Suite 202

Sign (Building, Projecting - Hidden Spirits Cocktails)

Submitted by Karen Becker, Becker Signs

Attachments: [89 First Street, Unit Suite 202 Submittal](#)

Approved on the consent agenda.

- B.** [4172](#) **5850 Darrow Road**
Sign (Building - Alter'd Core)
Submitted by Michael Matiyasic, Signs PDQ

Attachments: [5850 Darrow Road Submittal](#)

Approved on the consent agenda.

- H.** [4282](#) **178 West Streetsboro Street**
Alteration (Exterior Door & Window)
Submitted by Robert Kallstrom
- Attachments: [178 West Streetsboro Street Submittal](#)

Approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business

- C.** [3998](#) **214 1/2 Ravenna Street**
Accessory Structure (Detached Garage)
Submitted by Michael Gerson, Shannonwood Homes

Attachments: [214 Ravenna Street Submittal](#)

Mr. Duane Schreiner, representing Shannonwood Homes was present for the meeting and discussion. Mr. Schreiner showed a pamphlet of the proposed windows, agreed to match the overhangs on the front and rear of the house, trim-out the windows with 1" x 4" wood, accurately depict the windows and window trim on an elevation to staff and place a window on the door wall.

Marzulla moved to approve the application conditioned on a window being installed on the door wall, trim out the windows with 1 inch by 4 inch wood and overhang the front and rear soffits to match the house. Mr. Caputo seconded the motion.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

D. [4267](#)**7545 Darrow Road**

Accessory Structure (Shed)

Submitted by Lori McConnaughey, Hudson Montessori

Attachments: [7545 Darrow Road Submittal](#)

Mr. Matt Virgle, Head of School, Hudson Montessori School, was present for the meeting regarding a metal shed. The Board discussed the proposed materials and their relation to the main structure. The Board suggested an alternate design be submitted.

Mr. Virgle requested the application be continued.

This matter was continued

E. [4297](#)**7537 Huntington Road**

Accessory Structure (Detached Garage)

Submitted by Ed Jabkar

Attachments: [7537 Huntington Road Submittal](#)

Mr. Ed Jabkar, the homeowner was present for the meeting and stated the siding on the garage will match the house.

Mr. Sugar presented the application for a 28 foot x 30 foot garage with side porch and loft. This is part of a larger project which removes the existing garage.

A motion was made by Mr. Caputo, seconded by Ms. Marzulla, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

F. [4373](#)**178 South Main Street**

Accessory Structure (Detached Garage)

Submitted by Bill Young, Legacy Remodeling Team

Attachments: [178 South Main Street Submittal](#)

Mr. Bill Young, representing Legacy Remodeling Team and Mr. Dan Steidl, homeowner, were present for the meeting and discussion for a garage that will be partially demolished and then be rebuilt, at a lower height, as a larger structure. The variance for the structure size has been granted by BZBA.

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

G. [4326](#)**116 North Main Street (Historic District)**

Alteration (Roof Replacement)

Submitted by Thomas Joseph, Tech Corp LLC - Historic District

Attachments: [116 North Main Street Submittal](#)

Mr. Tom Joseph, Tech Corp LLC, was present for the meeting and discussion.

Mr. Sugar, presented the application for a roof replacement (Flat membrane, Behind Parapet).

Ms. Marzulla reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Caputo, seconded by Ms. Davis, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

I. [4181](#)**657 West Streetsboro Street**

Addition (Master Bedroom & Garage)

Submitted by Peter Burnett, CPK Construction

Attachments: [657 West Streetsboro Street Submittal](#)

Mr. Chris Kontur, of CPK Construction was present for the meeting and discussion regarding the barn that was built in 1850 and remodeled in the 1940s. This remodeling will keep the look of a barn. The Board discussed proposed materials and window placement.

Mr. Kontur agreed that if the door design is changed, the change will be brought back to the AHBR.

Mr. Caputo moved to approve the application conditioned on: a transom window being installed on the side wall, a loft looking door be placed on the gable and brick be used for the chimney. Ms. Davis seconded the motion.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

J. [4198](#)**5533 Stonecreek Way**

Addition (Family/Dining Room & Mud Room)

Submitted by Andrew Smith

Attachments: [5533 Stonecreek Way Submittal](#)

The project Architect was present for the meeting and discussion.

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that this AHBR Application be approved.

The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- K. [4325](#) **6782 Evergreen Road**
Addition (Front Porch)
Submitted by R.C. Norman Construction

Attachments: [6782 Evergreen Road Submittal](#)

Mr. Brian Feller, homeowner and Mr. Tom Pillitere, representing A.C. Norman were present for the meeting and discussion. The Board discussed the exposed foundation and proposed roof.

Mr. Caputo made a motion to approve the application with the condition that the new block foundation match the existing block. Ms. Marzulla seconded the motion.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mrs. Davis, Mr. Drummond and Ms. Marzulla

- L. [4335](#) **434 North Main Street (Historic District)**
New Home (Lighton On Main, Lot 4)
Submitted by Justin Kapela, J. Kapela Design & Construction - Historic District

Attachments: [434 North Main Street Submittal](#)

No one was present for this hearing.

This matter was continued

VII. Other Business

Mr. Sugar stated a Phase II update will be presented around September for AHBR. There will also be workshop sessions as the design begins.

- A. [3621](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: June 27, 2018

Attachments: [AHBR Minutes 6-27-2018](#)

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the Minutes be approved. The motion carried by an unanimous vote.

- B. [4365](#) **29 College Street (Historic District)**
Addition, Accessory Structure (Detached Garage)
Submitted by Allan Sveda - Historic

Attachments: [29 College Street Submittal](#)

No one was present for this informal discussion.

This matter was continued

VIII. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Caputo, that the meeting be adjourned.

The motion carried by an unanimous vote.

Chair Drummond adjourned the meeting at 8:20 p.m.

David Drummond, Chair

Allyn Marzulla, Vice Chair

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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