



City of Hudson, Ohio

Meeting Minutes - Draft

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, August 8, 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.

Staff in attendance: Mr. Nick Sugar, Associate Planner.

II. Roll Call

Present: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

Absent: 1 - Mrs. Davis

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. Grant, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

A. [4479](#)

26 Hickory Lane

Addition (Sun Room)

Submitted by Doug Fleming, Roberts Remodel

Attachments: [26 Hickory Lane Submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business**A. [4335](#)****434 North Main Street**

New Home (Lighton On Main, Lot 4)

Submitted by Justin Kapela, J. Kapela Design & Construction - Historic District -

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

Mr. Bob Giannetti, homeowner, and Mr. Justin Kapela, J. Kapela Design and Construction were present for the meeting.

Mr. Sugar reported a site visit took place on August 7, 2018.

Mr. Kapela showed the proposed vinyl siding material to the Board which was followed by discussion regarding the prohibited use of vinyl siding in the Historic District. Chair Drummond noted an email from the Hudson Heritage Association which spoke in opposition to the use of vinyl siding on this house in the Historic District.

After Mr. Kapela proposed alternate siding material, the Board and Mr. Kapela agreed to table the application to allow more information regarding the proposed materials to be presented to the Board along with revised drawings.

This matter was withdrawn from further consideration

VI. New Business**A. [4634](#)****5682 Hudson Drive**

Demolition (House & Garage)

Attachments: [5682 Hudson Drive Submittal](#)

Mr. Sugar presented this request for the demolition of the house and garage that sustained fire damage. Mr. Sugar also noted there is currently enforcement action against the house.

Ms. Marzulla made a motion, seconded by Mr. Grant, that the AHBR finds that the house and garage does not have architectural or historic significance and that the AHBR finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.

Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- B.** [4229](#) **139 Franklin Street (Historic District)**
Fence (3 ft. wood picket)
Submitted by Patricia Forkel - Historic District
Attachments: [139 Franklin Street Submittal](#)
- Ms. Patricia Forkel, owner and applicant, was present for the meeting regarding a three-foot tall picket fence that will match the existing fence.
- Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Grant, seconded by Mr. Caputo, to accept the recommendation of the Historic District Subcommittee.**
- The motion was approved by the following vote:**
- Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- C.** [4606](#) **65 College Street (Historic District)**
Alteration (Siding Replacement)
Submitted by Karen Fisher - Historic District
Attachments: [65 College Street Submittal](#)
- Ms. Jennifer Fisher, applicant and homeowner, was present for the meeting.
- Mr. Sugar introduced the application for the replacement of mismatched siding on the side and rear of the house and recommended approval.
- Mr. Grant reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Ms. Marzulla, seconded by Mr. Caputo, to accept the recommendation of the Historic District Subcommittee.**
- The motion was approved by the following vote:**
- Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris
- D.** [4485](#) **145 Aurora Street (Historic District)**
Addition (Dinette & Kitchen Extension)
Submitted by David Fike, Fike Builders - Historic District
Attachments: [145 Aurora Street Submittal](#)
- Mr. David Fike, Paul Fike Builders, was present for the meeting regarding removing the existing sunroom, changing the roof to one level with siding to match the existing siding.
- Mr. Sugar, presented the staff comments regarding breaking up the roof line.
- Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Caputo seconded by Mr. Grant to accept the recommendation of the Historic District Subcommittee.**
- The motion was approved by the following vote:**
- Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- E.** [4576](#) **1782 Middleton Road**
Addition (Screened Porch)
Attachments: [1782 Middleton Road Submittal](#)
- Mr. Joseph and Ms. Caroline Sokel, the homeowners, were present for the meeting regarding building a screened porch and laundry room in the rear.
- A motion was made by Mr. Grant, seconded by Mr. Morris, that this AHBR Application be approved.**
- The motion carried by the following vote:**
- Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

- F.** [4596](#) **7387 Stoneledge Circle**
Addition (Second Floor)
Submitted by Rose Dostal, RMD Designs
Attachments: [7387 Stoneledge Circle Submittal](#)
- Ms. Rose Dostal, the applicant and homeowner was present for the meeting regarding the second story addition.
- A motion was made by Mr. Morris, seconded by Mr. Caputo, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye: 5 - Mr. Caputo, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Morris

VII. Other Business

Mr. Sugar noted that Downtown Phase II will be discussed at the next AHBR meeting.

- A.** [3669](#) **226 College Street**
Addition (Attached Garage, Porte-Cochere)
Submitted by Al Klauss, Paskevich and Associates
Attachments: [226 College Street Submittal](#)
- Al Klauss, representing Paskevich and Associates, was present for the informal discussion of garage improvements before it is considered by the BZBA.
- The Board expressed encouragement for the design as presented.
- This matter was discussed.**
- B.** [3674](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
July 25, 2018**
Attachments: [AHBR Minutes July 25, 2018 - Draft](#)
- A motion was made by Mr. Morris, seconded by Mr. Caputo, that this Minutes be approved as amended.**
- The motion carried by an unanimous vote.**

VIII. Adjournment

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

Hearing no further business, Chair Drummond adjourned the meeting at 8:20 p.m.

David Drummond, Chair

Arthur Morris, 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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