



# City of Hudson, Ohio

## CD Meeting Agenda - 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*

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Wednesday, August 8, 2018

7:30 PM

Town Hall

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [4479](#)      26 Hickory Lane**  
Addition (Sun Room)  
Submitted by Doug Fleming, Roberts Remodel  
*a) Staff recommends approval as submitted.*  
*Attachments:* [26 Hickory Lane Submittal](#)

**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 - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Section III-2 (b)(iii) states New freestanding structures and non-historic properties: The use of substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials. Question if vinyl siding and stone foundation are compatible materials.*
- b) Architectural Standards require exposed foundations to be consistently applied to each mass. Staff notes inconsistent application around left, right and rear elevations.*
- c) Front steps to be full length at sidelites.*
- d) Submit product sheets for windows, foundation and doors. Suggest simulated divided lites.*

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

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

Demolition (House & Garage)

Submitted by Kevin Dravis

- a) House and garage are over 50 years old, requiring AHBR consideration as "Basic Development".*
- b) House sustained fire damage in 2009. Public nuisance orders have been placed on the property based on the dilapidated state of the home.*
- c) Staff notes no historical significance of 1948 house or 1953 garage.*

Attachments: [5682 Hudson Drive Submittal](#)

**B. [4229](#)****139 Franklin Street (Historic District)**

Fence (3 ft. wood picket)

Submitted by Patricia Forkel - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Staff recommends approval as submitted.*

Attachments: [139 Franklin Street Submittal](#)

**C. [4606](#)****65 College Street (Historic District)**

Alteration (Siding Replacement)

Submitted by Karen Fisher - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Staff recommends approval as submitted.*

Attachments: [65 College Street Submittal](#)

**D. [4485](#)****145 Aurora Street (Historic District)**

Addition (Dinette & Kitchen Extension)

Submitted by David Fike, Fike Builders - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Proposed continuous roofline is out of proportion with historic structure. Suggest incorporation a gable form above rear man door.*
- b) Staff notes addition is on a continuous plane with the western elevation of the house. Secretary of Interior Standards require new work to be differentiated from the old. Preservation Brief #14 New Exterior Additions to Historic Buildings also states new additions should be clearly differentiated so the historic structure is not lost in the composition.*

Attachments: [145 Aurora Street Submittal](#)

**E. [4576](#)****1782 Middleton Road**

Addition (Screened Porch)

Submitted by Charles Hrubik

- a) Submit photos of the north, east and west sided of the home. Include full width of elevation.*
- b) Question roof of front addition as it relates to existing garage.*

Attachments: [1782 Middleton Road Submittal](#)

**F. [4596](#)****7387 Stoneledge Circle**

Addition (Second Floor)

Submitted by Rose Dostal, RMD Designs

- a) Staff recommends approval as submitted.*

Attachments: [7387 Stoneledge Circle Submittal](#)

**VII. Other Business****A. [3669](#)****226 College Street**

Addition (Attached Garage, Porte-Cochere)

Submitted by Al Klauss, Paskevich and Associates

- a) Proposal will require variance through BZBA. LDC requires a 35' setback from High Street.*
- b) Rear addition approved May 10th, 2017. Plans are attached.*
- c) Staff notes addition is at a lower height with a light second floor connection. Question if the application of masonry should be reduced on the porte cochere to soften mass.*

Attachments: [226 College Street Submittal](#)

**B. [3674](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:  
July 25, 2018**

Attachments: [AHBR Minutes July 25, 2018 - Draft](#)

**VIII. Adjournment**

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*