



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Associate Planner

Wednesday, September 25, 2019

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

Present: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

Absent: 2 - Mr. Caputo 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

Chair Drummond noted that items on the consent agenda have been reviewed by the Board and staff and have been determined to be compliant with the LDC.

Ms. Davis made a motion to approve the consent agenda, Mr. Grant seconded the motions. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

A. [AHBR 19-921](#) 78 Hickory Lane

Addition (Three Season Room, Rear Deck)

Attachments: [Revised submittal for 9-25-19 AHBR Meeting](#)

This application was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 19-950](#) 7 College Street (Historic District)**

Alteration (Shingle Replacement)

Submitted by Bill Buehl, A & B Roofing - Historic District

Attachments: [7 College Street Submittal](#)

Mr. Bill Buehl was present for the meeting.

Mr. Sugar introduced the application for three tab dimensional shingles.

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 Davis, seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

B. [AHBR 19-994](#) 32 Owen Brown Street (Historic District)

Alteration (Shingle Replacement)

Submitted by Bill Buehl, A & B Roofing - Historic District

Attachments: [32 Owen Brown Street Submittal](#)

Mr. Sugar introduced the application for new shingles and noted the staff comment regarding the color of the shingles.

Mr. Buehl stated the new shingles will be black to match the garage as closely as possible.

Mr. Grand 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. Bach seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

C. [AHBR 19-1000](#) 2050 Ravenna Street

Alteration (Siding Replacement)

Submitted by Jamie Scheff

Attachments: [2050 Ravenna Street Submittal](#)

Ms. Jamie Scheff, Mr. James Peroutky, homeowners, and Mr. Nick Bocca son in law were present for the meeting.

Mr. Sugar introduced the application for siding replacement and questioned the removal of the false shutters.

The Board and homeowners discussed alternatives for the second story and the homeowners noted there is no record of a window on the front second story. The Board discussed the Design Standards' requirements for fenestration placement and the need for an opening at this location.

Ms. Davis made a motion to approve a false window on the second story front facade of the house with matching shutters whose height and width match the other windows. Mr. Workley seconded the motion. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

D. [AHBR 19-786](#) 7947 Valley View Road

Addition (Front Porch)

Submitted by Elizabeth Nicklas, Peninsula Architects

Attachments: [7949 Valley View Road Submittal 9-25-19](#)

Mr. Nik Sirna and Ms. Elizabeth Nicklas, Peninsula Architects, were present for the meeting.

Mr. Sugar introduced the application for new siding, a front porch and rear addition. Mr. Sugar then noted the staff comments.

Mr. Sirna stated the rear addition will be painted wood and that he is seeking approval for Phase I of the project.

Following approval by the Board of Phase I, Mr. Sirna requested that both Phase I and Phase II, which is a screen porch next to the fireplace, roofing, a trellis and siding in the back of the house, be approved. The Board revised the motion to include both Phase I and II.

Ms. Davis made a motion to approve Phase I and II of the application, Mr. Grant seconded the motion. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

E. [AHBR 19-991](#) 19 Roslyn Avenue

Addition (Sunroom, Porch and Side Porch)

Submitted by Gordon Costlow, Costlow and Associates Inc.

Attachments: [19 Roslyn Avenue Submittal](#)

Mr. Mark Maynard, homeowner and Mr. Gordon Coslow, designer, were present for the meeting.

Mr. Sugar introduced the application for a rear addition and new siding on the side porch of a Cape Cod style home. Mr. Sugar also reviewed staff comments.

Mr. Coslow and the Board discussed the pitch of the roof, the size of the addition and the trim around the windows and corners of the house.

Ms. Davis made a motion to: 1) Reduce the size of the dormer by moving the back wall to be even with the back wall of the porch, 2) Eliminate one of the two windows on the side of the dormer. 3) Move the remaining window to the middle of the dormer, 4) On the other side of the dormer to move the window to the middle of the dormer, 5) Use four-inch trim around the windows, corners and doors, 6) Use Azak trim on the columns. Mr. Bach seconded the motion. The motion was approved by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

F. [AHBR 4365](#) 29 College Street (Historic District)

Exterior Alteration

Submitted by Allan Sveda - Historic District.

Attachments: [29 College Street Submittal](#)

[Applicant's Response](#)

Mr. Allan Sveda was present for the meeting.

Mr. Sugar introduced the application by noting that the original application was approved on July 25, 2019. On September 19, 2019 staff noted non-compliant work done. Mr. Sugar reviewed the staff comments by showing the approved plans and photos of the building as is.

Regarding the window headers, Mr. Sveda showed pictures of what was found when the siding was torn off and noted the finished work has the same detail the house had when built. The Board noted the: 1) Railings on the front stoop, 2) Window on the right side which was removed, 3) Shutter which was not added, 4) Window added on the rear of the house, 5) Two casement windows instead of the approved double -hung window. Mr. Sveda and the Board also discussed the cement block used on the foundation, parts of which were crumbling.

The Board noted that, though the work was changed from the original plans, the changes were appropriate for the home and the historic district.

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 house as built. A motion was made by Mr. Bach seconded by Ms. Davis to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

Aye: 5 - Mr. Bach, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

VII. Other Business**A. [AHBR 19-316](#) Discuss Site Visit for 65 College Street (Historic District)
Alteration (Window Replacement)**

Attachments: [65 College Street Submittal](#)

Mr. Sugar explained the delay in scheduling a site visit to 65 College Street and informed the Board that he will now contact members to schedule the visit.

**B. [AHBR 9-11-2019](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: September 11, 2019**

Attachments: [AHBR Minutes September 11, 2019 - draft](#)

A motion was made by Mr. Bach, seconded by Mrs. Davis, that the September 11, 2019 minutes be approved. The motion carried by an unanimous vote.

VIII. Adjournment

A motion was made by Mr. Grant, seconded by Mrs. Davis, that the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Drummond adjourned the meeting at 8:27 p.m.

David Drummond, Chair

James Grant, Board Member

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.