



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Senior Planner

Wednesday, January 22, 2020

7:30 PM

Town Hall
27 East Main Street

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: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

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

Chair Drummond noted items on the Consent Agenda have been reviewed by the Board and staff and found ready for a zoning certificate.

Mr. Grant made a motion, seconded by Mr. Workley to approve the Consent Agenda. The motion was approved by the following vote:

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

A. [AHBR 20-20](#) 34 Ravenna Street, Suite 2 Sign (Building Sign - Splatt Graphics)

Attachments: [34 Ravenna Street, Suite 2](#)

This agenda item was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 20-15](#) 1415 Middleton Road
Demolition (House, Accessory Structures)**

Attachments: [1415 Middleton Road](#)

Mr. Andrew Kurtz was present for the meeting.

Mr. Hannan introduced the application for a home over 50 years old whose exterior has been maintained, but historical aspects have been lost.

Mr. Kurtz stated the intent to demolish the home, split the lot and build a home on each lot.

Chair Drummond explained the house is not in the Historical District and the duty of the Board is to determine if the house has historical or architectural significance.

The Board noted many small structures on the lot which is a farm style property on five-acres.

The Board discussed the age of the home and the intact farm buildings which leads to the belief that that the house has historic value.

Mr. Kurtz stated the out buildings may be moved if anyone finds them worthy of the expense. It is believed the main structure is not economically feasible to move and restore.

Mr. Caputo made a motion to approve the following Finding, seconded by Mr. Morris: The house at 1415 does have historical signifiacnce. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Drummond, Mr. Morris and Mr. Workley

Nay: 2 - Mr. Bach and Mr. Grant

B. [AHBR 19-1238](#) 28 Lake Forest Drive

Alteration (Siding)

Attachments: [28 Lake Forest Drive](#)

No one was present.

- C. [AHBR 20-13](#) **568 Barlow Road**
Addition (Master Bedroom, Screen Porch)
Attachments: [568 Barlow Road](#)
- Jim Zuccaro, applicant, was present for the meeting.
- Mr. Hannan introduced the application for a proposed addition and noted the staff comments.
- The Board and Mr. Zuccaro noted the addition to the rear of the property, the heavy lattice under the three-season room and the wood-post construction.
- A motion was made by Mr. Caputo, seconded by Mr. Grant, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley
- D. [AHBR 20-29](#) **439 North Main Street**
Addition (Sunroom)
Attachments: [439 North Main Street](#)
- Mr. Greg Chaplin, architect, was present for the meeting regarding a sunroom which will replace a sunroom in poor condition.
- Ms. Alicia Schrenk introduced the application and staff comments.
- Mr. Chaplin noted the submitted elevations have been updated with the bottom wrapped in masonry similar to the rest of the house.
- 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:** 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley
- E. [AHBR 19-1303](#) **6558 Chestwick Lane**
Addition (Garage)
Attachments: [6558 Chestwick Lane](#)
- Mr. John Russell, and Ms. Elaine Schmidt, Prestige Homes, were present for the meeting.
- Mr. Hannan introduced the application for a garage addition at the rear of the house.
- Mr. Russell noted the purpose of the proposed garage is for car storage.
- The Board and Mr. Russell discussed the unusual roof that is designed to assist water into the gutter and the windows in the rear without mullions to allow for an unobstructed view.
- A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved. The motion carried by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

VII. Other Business

Mr. Hannan:

1. Thanked Ms. Alicia Schrenk for assisting in Mr. Sugar's absence.
2. Discussed the Historic District Expansion workshop with City Council and the possibility of Elm Street and Roslyn Street being included in the expansion, if Council so moves.

A. [AHBR 1-8-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: January 8, 2020

Attachments: [AHBR Minutes January 8, 2020 - draft](#)

A motion was made by Mr. Bach, seconded by Mr. Workley, that the January 8, 2019 Minutes be approved. The motion carried by an unanimous vote.

Aye: 6 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

VIII. Adjournment

A motion was made by Mr. Caputo, seconded by Mr. Workley, that the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Drummond adjourned the meeting at 8:14 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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