



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, Associate Planner

Wednesday, June 26, 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. Election of Vice Chair

Mr. Drummond nominated Mr. Caputo for the position of Vice Chair, Ms. Davis seconded the motion.

Mr. Drummond nominated Mr. Caputo for the position of Vice Chair, Ms. Davis seconded the motion. The motion was approved by the following vote:

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

III. Roll Call

Present: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Morris and Mr. Workley

Absent: 1 - Mr. Grant

IV. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

V. Consent Applications

There were no items on the consent agenda.

VI. Old Business

A. [AHBR 19-444](#) 82 Church Street (Historic District)

Alteration (Window Replacement)

Submitted by Sheng Chan - Historic District.

Attachments: [82 Church Street submittal 6-26-19](#)

Mr. Sheng Chan, handyman, and Mr. Lus Lucas, window installer, were present for the meeting.

Mr. Sugar introduced the application for which a site visit was conducted on Thursday, June 20, 2019. Mr. Sugar noted this is an application to replace vinyl windows with aluminum clad wood windows with no grids, which will restore the historic look to the house.

The Board and Mr. Lucas discussed using Pella Architectural Series windows which are more in keeping with the original look of the house.

Mr. Caputo stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness with the following conditions: 1) Architectural Series windows be used, 2) Blind stops be rebuilt., 3) Details of the windows be submitted to staff. Ms. Davis accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Bach seconded the motion. The motion was approved by the following vote:

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

VII. New Business**B [AHBR 19-538](#) 245 N Main (Historic District)**

Attachments: [245 N Main Street submittal 6-26-19](#)

Mr. Everette Chamberlin, Windstream representative, was present for the meeting.

Mr. Sugar introduced the application for a six-foot fence which was previously approved. The site of the proposed fence is behind the parking lot at Windstream.

Mr. Caputo stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve the application Ms. Davis seconded the motion. The motion was approved by the following vote:

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

- C** [AHBR 19-506](#) **1863 Norton Road**
Demolition (House & Garage)
Submitted by John Carse.

Attachments: [1863 Norton Road Submittal](#)

Mr. John Carse, applicant and real estate broker for LDA Builders, was present for the meeting.

Mr. Sugar introduced this application for the demolition of a house and garage. Mr. Sugar noted that the house, which was built in 1938, has limited historical significance because of modifications made throughout the years and is not on any historic register. The garage was built in 1987.

Mr. Morris stated that the AHBR finds structure at 1863 Norton Road does not have historic or architectural significance. Further the Board finds that he applicant for a permit to demolish this building will not voluntarily consent to the retention of this building. Mr. Caputo second the motion. The motion was approved by the following vote:

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

- D** [AHBR 19-517](#) **220 North Main Street (Historic District)**
Sign (Building & Projecting Signs - Ohio Organics & Nature)
Submitted by Amy Miklos, Ohio Organics & Nature, Historic Districe.

Attachments: [220 N Main Street Submittal](#)

Ms. Amy Miklos, Ohio Organics & Nature, was present for the meeting.

Mr. Sugar introduced this application for a sign on the front of the building, a hanging sign and an identification sign over the doorway which will be resemble to existing sign.

Ms. Miklos confirmed the lettering will have a matte finish with new lights, which are to be submitted to staff for approval.

Mr. Caputo stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Bach accepted the recommendation of the Historic District Subcommittee and moved to approve the application Mr. Workley seconded the motion. The motion was approved by the following vote:

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

E [AHBR 19-524](#) 42 Aurora Street (Historic District)

Fence (6' Privacy Fence)

Submitted by Matthew McMahon, Best Fence - Historic District.

Attachments: [42 Aurora Street Submittal](#)

Mr. Steve Neff, owner; and Mr. Justin Moneypenny, were present for the meeting.

Mr. Sugar introduced the application and described the fencing and fence styles currently bordering the property. Mr. Sugar also showed the proposed six-foot fence location and style of fence, which will match some of the existing fence.

Mr. Caputo stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve the application. Mr. Bach seconded the motion. The motion was approved by the following vote:

F [AHBR 19-106](#) 169 Aurora Street (Historic District)

Accessory Structure (Detached Garage/Accessory Dwelling Unit)

Submitted by Stephen Cochran, Cochran's Remodeling - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [Previously Approved Plans](#)
 [169 Aurora Submittal 6-26-19](#)

Mr. Ben Cluclo, builder, was present for the meeting.

Mr. Sugar introduced the previously approved plans (March 2019) and noted two changes requested by the applicant: 1) Stamped steel carriage door to be field painted. 2) Change the previously approved cedar siding to Paulownia siding with the same reveal. The Paulownia siding will be painted.

Mr. Cluclo said he feels the new proposal is more in keeping with the historic nature of the house. The Board discussed the composition of the proposed siding and its comparisons to poplar.

Mr. Caputo stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Ms. Davis accepted the recommendation of the Historic District Subcommittee and moved to approve the application. Mr. Workley seconded the motion. The motion was approved by the following vote:

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

G [AHBR 19-310](#) **6290 Stone Road**

New Residential Construction (One-Story, Single Family Home)

Submitted by David Hesse, Payne & Payne Builders

Attachments: [6290 Stone Road Submittal 6-26-19](#)

Mr. David Hess and Mr. Mike Verdova of Payne & Payne Builders were present for the meeting.

Mr. Sugar introduced the application and noted the removal of the shutters and fire place vent location.

A motion was made by Mr. Morris, seconded by Mr. Workley, that this AHBR Application be approved. The motion carried by the following vote:

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

H [AHBR 19-463](#) **5796 Timberline Trail (Reserve at River Oaks, Phase II, Lot 106)**

New Residential Construction.

Attachments: [5796 Timberline Submittal 6-26-19](#)

Ms. Jamey Heinzman, Pulte Homes, was present for the meeting.

Mr. Sugar recommended approval as submitted.

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that this AHBR Application be approved. The motion carried by the following vote:

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

VIII. Other Business

Mr. Sugar informed the Board that the Historic District expansion meeting will be held July 17th, at 7 p.m., and that AHBR Board members are encouraged to attend.

A. [AHBR 19-527](#) 47 Church Street - Historic District (Informal Discussion)

Addition (Sitting Room)

Attachments: [47 church street submittal 6-26-19](#)

Mr. Bach recused himself from the meeting while this case is being considered.

Ms. Connie Price, homeowner, was present for the meeting.

Mr. Sugar introduced the proposal for an addition and presented the staff notes including pictures of the home from all sides. Mr. Sugar also introduced the Secretary of the Interior's standards, that an addition be subordinate and differentiated regarding the original structure. The addition is also to be as much out of view as possible, however, this is difficult because of the corner lot.

Board comments included: This is a nice size addition, details are complimentary - not overwhelming, the proposed addition compliments the original house and establishes the corner. The chimney should typically match the other chimney or foundation.

This matter was discussed

B. [AHBR 19-408](#) 791 Norbury Drive

New Residential Construction (Two-Story, Single Family Home)

Submitted by Lisa Stuthard, Prestige Homes

No one was present for the meeting.

Mr. Sugar noted the setback and curved driveway which are designed to avoid the wetlands along with the forward garage mass.

The Board comments were that the plan is generally acceptable. Other comments included: Because of the significant setback some restrictions could be waived. The size of the house fits the setback and the windows need to be more consistent.

This matter was discussed

C. [AHBR 19-485](#) 2113 Ravenna Street

Addition (Gymnasium, Classroom, Restroom - Gloria Dei Lutheran Church)
Submitted by John Swidrak, AODK Inc.

Attachments: [2113 Ravenna Street submittal](#)

Mr. John Swidrak, Mr. Dave Brunnenwald and Mr. Meyerson were present for the meeting.

Mr. Sugar showed renderings of the proposed addition whose location has been previously granted a variance by the BZBA and has a substantial setback from Ravenna Street. Mr. Sugar also reviewed the staff notes and suggested replicating the dormers on the other wing.

Mr. Swidrak explained the height of the building and noted it will be used as a gym.

The Board and applicants discussed: The possibility of a brick band that would tie the proposed and existing buildings together, using brick on the front elevation to match the existing building, the possibility of exposing part of the foundation to match the existing building, that the flat roof is not an issue and the possibility of the large size of the proposed addition overwhelming the existing building.

This matter was discussed

**D [AHBR 6-12-19](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: June 12, 2019**

Attachments: [AHBR Minutes June 12, 2019 - draft](#)

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that the June 12, 2019 minutes be approved as submitted. The motion carried by an unanimous vote.

IX. Adjournment

A motion was made by Mrs. Davis, seconded by Mr. Morris, that this be adjourned. The motion carried by an unanimous vote.

Chair Drummond adjourned the meeting at 8:52 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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