



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

John Workley

Nicholas Sugar, Senior Planner

Wednesday, March 11, 2020

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Acting Chair Caputo 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: 4 - Mr. Bach, Mr. Caputo, Mr. Morris and Mr. Workley

Absent: 2 - Mr. Drummond and Mr. Grant

III. Public Comment

Chair Caputo 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 Mr. Morris, seconded by Mr. Workley, to approve the Consent Agenda. The motion carried by the following vote:

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

A. [AHBR 20-157](#) 1931 Christine Drive

Addition (Deck)

Submitted by John Anzaldi, Anzaldi Construction

Attachments: [1931 Christine Drive Submittal](#)

This application was approved on the Consent Agenda.

- B.** [AHBR 20-132](#) **2210 Ravenna Street**
Addition (Garage Addition)
Submitted by Joe Chiera

Attachments: [2210 Ravenna Street Submittal](#)

This application was approved on the Consent Agenda.

- C.** [AHBR 20-153](#) **7652 North Mannheim Court**
Addition (Screened Porch)
Submitted by Doug Fleming, Robert's Remodel

Attachments: [7652 North Mannheim Court](#)

This application was approved on the Consent Agenda.

V. Old Business

- A.** [AHBR 20-118](#) **252 North Main Street (Historic District)**
Alteration (Window Replacements)
Submitted by Stuart Hamilton - Historic District

Attachments: [252 N Main Street Submittal 3-11-20](#)

Mr. Stuart Hamilton was present for the meeting.

Mr. Sugar reviewed the site visit conducted on March 4, 2020 including the poor condition of the windows and noted the applicant updated the elevations. Mr. Sugar also reviewed and the Board discussed the Secretary of the Interior's standards regarding the rear door. The Board elected to approve a wood replacement door in lieu of the proposed fiberglass door.

Mr. Bach reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented with a provision that Mr. Hamilton may submit alternatives to staff for approval of an alternative rear door. A motion was made by Mr. Morris, seconded by Mr. Workley to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VI. New Business

A. [AHBR 20-138](#) 204 Aurora Street (Historic District)

Fence (4' Lattice Fence)

Submitted by Andrew Cronin, Vizmeg Historic District

Attachments: [204 Aurora Street](#)

Mr. Drew Cronin, Contractor, was present for the meeting.

Mr. Sugar introduced the application for a four-foot tall lattice cedar fence.

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

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

B. [AHBR 20-158](#) 197 East Streetsboro Street

Accessory Structure (Detached Garage)

Submitted by William Gotts

Attachments: [197 East Streetsboro Street](#)

Mr. Eddie Folia, owner, was present for the meeting.

Mr. Sugar introduced the application for a new detached garage to replace a 1934 garage, which will be demolished. Mr. Sugar noted the applicant has submitted a new design, which the Board reviewed.

Mr. Folia described the new asphalt driveway to be constructed and the 24-foot by 28-foot size of the garage which will be lower than the original proposal.

A motion was made by Mr. Morris, seconded by Mr. Workley, that this AHBR Application be approved as amended to 24-feet by 28-feet and using T1-11 siding. The motion carried by the following vote:

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

C. [AHBR 20-154](#) 63 Division Street (Historic District)

Alteration (Window Replacements)

Submitted by Brandy Dalton - Historic District

Attachments: [63 Division Street Submittal](#)

Mr. Jeremy Dalton, owner, was present for the meeting.

Mr. Sugar introduced the proposal to replace windows on the side, rear and front of the house and noted the Secretary of Interior's standards to repair rather than replace the windows.

The Board decided to conduct a site visit.

This matter was continued

D. [AHBR 20-143](#) 211 Aurora Street (Historic District)

Alteration (Window Replacements)

Submitted by Julie Fiorentini, Infinity Windows - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes application was previously reviewed at the March 11, 2020 AHBR meeting, though the proposal at that time was for Marvin Elevate replacement windows with a fiberglass exterior. The Board requested a site visit to review a sample window.*
- b) *The applicant has revised the application to propose Marvin Ultimate aluminum clad windows. Staff notes the Board has found this product to be an acceptable replacement window in the historic district.*

Attachments: [211 Aurora Street Submittal 4-22-20](#)

Mr. Mark Nevling, Marvin Windows, was present for the meeting and described the proposed windows.

The Board decided to conduct a site visit and requested Mr. Nevling have a sample of the proposed window at the site visit.

This matter was continued

E. [AHBR 20-155](#) 258 North Main Street (Historic District)

Addition (Dining Room & Master Bedroom)

Submitted by David Nystrom, Alair Homes - Historic District

Attachments: [258 North Main Street](#)

Mr. David Nystrom was present for the meeting.

Mr. Sugar introduced the application which previously was informally reviewed by the AHBR. Mr. Sugar and Mr. Nystrom highlighted the changes from the informal discussion and Mr. Sugar noted the staff comments.

The Board and Mr. Nystrom discussed the type, sizes, purpose and cost of the proposed windows and the possible resusing of some of the windows in different locations.

Mr. Bach 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 with the following amendments: 1) East elevation: The size of the new window facing the street is to match the existing house window. 2) South elevation: The returns of the eve be trimmed back at the middle to be in line with the bay window below. 3) North elevation" Move up the four windows to match the adjacent existing windows and match the top sash with the remainder of the house. 4) West elevation, Make the two new windows similar in size to the existing. 5) All windows to be Pinnacle Clad. A motion was made by Mr. Workley, seconded by Mr. Morris, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

F. [AHBR 20-161](#) 1411 Middleton Road

Addition (Garage Addition)

Submitted by Elaine Gleason

Attachments: [1411 Middleton Road](#)

Mr. Mark Benedict and Ms. Elaine Gleason were present for the meeting.

Ms. Gleason described the project and discussed the pitch of the roof with the Board. Revised drawings were presented to the Board showing a 9:12 roof pitch.

A motion was made by Mr. Bach, seconded by Mr. Workley, that this AHBR Application be approved as amended with a 9:12 roof pitch. The motion carried by the following vote:

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

G. [AHBR 20-113](#) 6562 Regal Woods (The Reserve at River Oaks, Phase IV, Lot 145)

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

Attachments: [6562 Regal Woods Drive](#)

Gabe Kirkseg, Construction Manager, was present for the meeting.

Mr. Sugar introduced the application and stated no staff comments.

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

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

H. [AHBR 20-114](#) 6597 Kingswood Drive (The Reserve at River Oaks, Phase IV, Lot 195)

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

Attachments: [6597 Kingswood Drive](#)

Gabe Kirkseg, Construction Manager, was present for the meeting.

Mr. Sugar stated staff had no comments.

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

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

I. [AHBR 20-117](#) 309 West Streetsboro Street (Hampshire Estates, Phase II, Lot 9)

New Residential Construction (One Story, Single Family Home)

Attachments: [309 West Streetsboro Street](#)

Mr. Joe Bailey, Camron Builders, was present for the meeting and distributed revised drawings to change the roof pitch on the rear porch.

Mr. Sugar introduced the single family home and staff comments.

Mr. Morris made a motion, seconded by Mr. Workley, that this AHBR Application be approved with the following amendments: 1) The revised plans as presented at the AHBR meeting on March 11, 2020 be used. 2) Trim around the front entry door and front gable. The motion carried by the following vote:

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

VII. Other Business**A. [AHBR 4743](#) 7598 Woodland Avenue (Informal Discussion)**

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

Submitted by David Nystrom, Alair Homes

Attachments: [7598 Woodland Avenue \(Informal\)](#)

Mr. Bob Bennett and Mr. Terry Carter were present for this informal discussion.

Mr. Sugar introduced the staff comments for this proposed single family home.

Mr. Bennett described why the two variance setbacks will be needed and expressed a desire to maximize the buildable area of the property for a 2400 square foot house. Mr. Bennett also describe the various redesigns of the house.

The Board and Mr. Bennett discussed the front center window, the use of the horizontal boards being replaced by board and batten, the side elevation, the lack of fenestration on lower level, the side windows being narrower than other side windows. The setback of the side wing which is set back five-feet on the lower level and seven-feet on the upper level, does satisfy the code but must be approved by the Board.

This matter was discussed

**B. [AHBR 2-26-2020](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: February 26, 2020**

Attachments: [AHBR Minutes February 26, 2020 - draft](#)

Mr. Workley made a motion, seconded by Mr. Bach that the February 2, 2020 minutes be approved with two edits. The motion was approved unanimously.

C. [AHBR 4750](#) Historic District Expansion Update

Attachments: [Memo to Council - Survey Results](#)

Mr. Sugar and the Board discussed the Historic District Expansion Report regarding Roselyn Street, Elm Street and East Streetsboro Street, which was presented to Council including: 1) Council's desire for a higher response rate from the survey. 2) The desire to ensure citizens understand what the Historic District Expansion designation means to homeowners. 3) The value of being in the Historic District.

This matter was discussed

VIII. Adjournment

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

Seeing no further business Chair Caputo adjourned the meeting at 9:36 p.m.

Aye: 5 - Mr. Bach, Mr. Caputo, Mr. Grant, Mr. Morris and Mr. Workley

John Caputo, Acting 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.