



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, April 8, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Chairman Drew called to order the regularly scheduled meeting of the Board of Zoning & Building Appeals at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22. The meeting was held via Zoom with Board members at remote locations.

II. Roll Call

Present: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Morris

Absent: 1 - Mr. Workley

III. Public Comment

Chair Drummond opened the meeting to public comments and explained since the meeting is being held via video-conference the public was instructed to submit comments to AHBR@hudson.oh.us by 4:30 p.m. of the meeting date. All comments would will be read aloud by staff during this portion of the agenda. Staff stated no public comments were received for this meeting.

IV. Consent Applications

A motion was made by Mr. Morris, seconded by Mr. Grant, to approve the Consent Agenda. The motion carried unanimously.

A. [AHBR 20-170](#) 51 S. Main Street

Sign (Building Sign - Tide Dry Cleaners)

Attachments: [51 South Main Street](#)

This AHBR application was approved on the Consent Agenda.

- B.** [AHBR 20-179](#) **5897 Darrow Road**
Sign (Building Signs- Fozio's Auto Service Goodyear)
Attachments: [5897 Darrow Road](#)

This AHBR application was approved on the Consent Agenda.
- C.** [AHBR 20-217](#) **70 West Streetsboro Street**
Sign (Ground Sign Panel Replacement)
Attachments: [70 West Streetsboro Street](#)

This AHBR application was approved on the Consent Agenda.
- D.** [AHBR 20-209](#) **2531 Deer Hollow**
Accessory Structure (Pavilion)
Attachments: [2531 Deer Hollow](#)

This AHBR application was approved on the Consent Agenda.
- E.** [AHBR 20-210](#) **257 Atterbury Boulevard**
Accessory Structure (Detached Garage)
Attachments: [257 Atterbury Blvd](#)

This AHBR application was approved on the Consent Agenda.
- F.** [AHBR 20-224](#) **5348 Weeping Willow Drive**
Addition (Screened Porch)
Attachments: [5348 Weeping Willow Drive](#)

This AHBR application was approved on the Consent Agenda.
- V.** **Old Business**

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

Alteration (Window Replacements)

Attachments: [63 Division Street Submittal](#)

Mr. Sugar explained when the application came before the Board on March 11, 2020, the Board decided to conduct a site visit to review the proposed window. However, the site visit could not be done because of the stay-at-home order. The applicant has submitted a sample window to staff which was available to Board members to view prior to the meeting. Mr. Sugar also showed photos of the windows and house at the meeting. The proposed windows are Marvin Ultimate Wood Windows with an aluminum clad exterior, double-hung with a simulated divided light.

Mr. Jeremy Dalton, applicant, was online for the meeting.

The Board agreed the existing windows were not repairable and the proposed windows are comparable to the Pella Architectural Series which the Board has previously approved.

Mr. Caputo reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented. A motion was made by Mr. Grant seconded by Mr. Morris to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VI. New Business**A. [AHBR 20-165](#) 64 Division Street (Historic District)**

Attachments: [64 Division Street submittal](#)

Mr. Sugar introduced the application by showing and describing the elevations and reviewing the staff comments for a front porch addition and side door awning of this house built in 1980. Mr. Sugar also displayed photos of neighboring homes and their porches as a comparison.

Mr. Jeff Laughlin, applicant, was present for the meeting.

The Board discussed the location of the home in the Historic District and the use of a pretreated, two-by-ten rim board, when historic porch decking would use a one-inch trim board with decking overlapping by an inch or inch and a half. The applicant stated he would modify the rim board to the Board's wishes. The steps were discussed and the applicant agreed to use wood except for the existing first step which is stone.

Mr. Caputo 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 changes: 1) A one-inch rim-board be used. 2) The decking overlapping the rim-board. 3) Wood steps.

A motion was made by Mr. Bach, seconded by Mr. Grant, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

B. [AHBR 20-214](#) 68 Division Street (Historic District)

Attachments: [68 Division Street](#)

Mr. Sugar introduced the application for the addition of a rear deck by displaying the plans and noted that because of water issues the twenty-year-old previous deck was removed. The proposed deck will use Azek flooring, be about two-feet high and not visible from the street.

Mr. Matt Colatruglio, applicant, was online for the meeting.

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

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

**C. [AHBR 20-191](#) 6705 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 162)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6705 Kingswood Drive](#)

Mr. Sugar introduced the application by displaying the elevations for the single family home in Phase 4 and reviewing the staff comment regarding the windows.

Mr. Gabe Kirksey, Pulte Homes, was online for the meeting.

The Board and Mr. Kirksey discussed the size of the windows on the side and the head height of the windows.

Mr. Caputo moved to approve the application, seconded by Mr. Morris, with two conditions: 1) The windows on the front, left elevation be wider. 2) The head heights of the windows match. The motion was approved by the following vote:

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

D. [AHBR 20-192](#) 6556 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 146)

Attachments: [6556 Regal Woods Drive](#)

Mr. Sugar introduced the application by displaying the elevations for the single family home in Phase 4 and stated staff has no comments.

Mr. Gabe Kirksey was online for the meeting.

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

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

E. [AHBR 20-193](#) **6612 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 152)**

Attachments: [6612 Kingswood Drive](#)

Mr. Sugar introduced the application by displaying the elevations for the single family home in Phase 4 and stated staff has no comments.

Mr. Gabe Kirksey was online for the meeting.

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

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

F. [AHBR 20-194](#) **6644 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 155)**

Attachments: [6644 Kingswood Drive](#)

Mr. Sugar introduced the application by displaying the elevations for the single family home in Phase 4 and stated staff has no comments.

Mr. Gabe Kirksey was online for the meeting.

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: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Morris

G. [AHBR 20-195](#) **6656 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 156)**

Attachments: [6656 Kingswood Drive](#)

Mr. Sugar introduced the application by displaying the elevations for the single family home in Phase 4 and stated staff has no comments.

Mr. Gabe Kirksey was online for the meeting.

The Board discussed the front door which is not centered on the drawing. Mr. Kurksey agreed to center the door and noted this is probably a drafting error on the elevation.

Mr. Bach made a motion, seconded by Mr. Caputo, to approve the application with the front door being centered on the porch. The motion was approved by the following vote:

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

VII. Other Business

Mr. Sugar thanked Hudson technical staff and AHBR members for working with the new meeting format.

A. [AHBR 3-11-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2020.**

Attachments: [AHBR Minutes March 11, 2020 - draft](#)

A motion was made by Mr. Bach, seconded by Mr. Grant, that the March 11, 2020 Minutes be approved. The motion carried by an unanimous vote.

VIII. Adjournment

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

Having no further business Chair Drummond adjourned the meeting.

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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