



City of Hudson, Ohio

Meeting Minutes - Draft

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, October 10, 2018

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.

Staff in attendance: Mr. Nick Sugar, Associate Planner; Mr. Joe Campbell, Executive Assistant.

II. Roll Call

Chair Drummond noted that Ms. Davis and Mr. Caputo were at the site visit at 128 Hudson Street and he is appointing them to the Historic District Subcommittee.

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

Absent: 2 - Ms. Marzulla 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

A motion was made by Mr. Caputo, seconded by Ms. Davis, to approve the consent agenda. The motion carried by the following vote:

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

- A. [4592](#) **110 West Streetsboro Street**
Sign (Face Replacement on Existing Ground Sign - McIntyre Insurance)
Submitted by Michael McIntyre.

Attachments: [110 West Streetsboro Street Submittal](#)

This AHBR Application was approved on the consent agenda.

- B. [5035](#) **5107 Darrow Road**
Sign (Ground Sign - Saint Herman of Alaska)
Submitted by Karen Becker, Becker Signs

Attachments: [5107 Darrow Road Submittal](#)

This AHBR Application was approved on the consent agenda.

V. Old Business

- A. [2509](#) **178 N. Main Street (Historic District)**
Alteration (Siding, Windows, Doors)
Submitted by Nadeem Baig, Hudson Oriental Rug - Historic District.

Attachments: [178 N Main Street Submittal](#)

Mr. Sugar introduced the application to replace and paint damaged siding, repair the foundation by parging with a concrete material and other work on the structure.

Mr. Nadeem Baig was present for the meeting and discussion and showed a sample of the clear cedar plank that will be used for siding repair. Mr. Baig also discussed the wood frame window that will be installed on the rear of the building.

Mr. Grant reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Caputo, seconded by Ms. Davis, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

- B.** [4882](#) **128 Hudson Street (Historic District)**
Alteration (Front Porch)
Submitted by Barb Lochridge, Historic.

Attachments: [128 Hudson Street Submittal](#)

Mr. Sugar noted a site visit by Board members the week of October 6th where Azek materials were examined and found to be a good match for the existing material on the house.

Ms. Barb Lochridge, homeowner, was present for the meeting and discussion regarding the Azek materials and the ballisters which are one-quarter inch deeper and wider than the present ballisters. Ms. Lockridge and the board also discussed the wrapping of the columns and framing the lattice used at the base of the deck.

Mr. Grant reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Ms. Davis, seconded by Mr. Caputo, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

VI. New Business

- A.** [4778](#) **5611 Darrow Road (Waterway Car Wash)**
Alteration (Exterior Alterations)
Submitted by Jason Steigerwald.

Attachments: [5611 Darrow Road Submittal](#)

Mr. Mike Goldman, Vice President and council of Waterway Car Wash and Jason Steigerwald, applicant were present for the meeting and discussion.

Mr. Sugar introduced the case for a metal paneling system and a metal standing seam roof.

The Board and Mr. Goldman discussed the type of materials to be used and the reconfiguring of the front bays.

Ms. Davis made a motion to approve the application, Mr. Grant seconded the motion, with the following conditions:

- 1. The sign and garage doors are centered on the west elevation.**
- 2. The missing window is added to the drawing of the south elevation.**
- 3. Proper drainage is ensured for the proposed roof system.**

The motion was approved by the following vote:

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

B. [4776](#) 5611 Darrow Road (Waterway Car Wash)

Signs (Building, Ground, Directional)

Submitted by Jason Steigerwald

Attachments: [5611 Darrow Road Submittal](#)

Mr. Mike Goldman, Vice President and council of Waterway Car Wash and Jason Steigerwald, applicant were present for the meeting and discussion.

Mr. Sugar introduced the application for a matte finish sign with exterior lighting.

Mr. Goldman stated he will remove the enter and exit signs from the building above the large doors.

Mr. Grant made a motion, seconded by Ms. Davis, that this application be approved with the following condition:

1. The east elevation sign, over the entryway, be scaled to be appropriate to the window size and not overlapping.

The motion was approved by the following vote:

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

C. [4949](#) 77 Maple Drive (Historic District)

Alteration (Front/Rear Stoop - Printer's Devil Inc.)

Submitted by Bill Stemple - Historic.

Attachments: [77 Maple Drive Submittal](#)

Mr. Paul Mills, contractor and Mr. Bill Stemple, owner, were present for the meeting and discussion.

Mr. Sugar introduced the application which involves replacing and repairing a series of entryways, replacing metal railings and two front doors. The custom fabricated railings will be up to code. Brick will be repaired as necessary, reusing existing brick whenever possible. New brick will match the existing as closely as possible.

Mr. Grant reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness for the plans as submitted. A motion was made by Mr. Caputo, seconded by Ms. Davis, to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

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

- D.** [4991](#) **1622 Barlow Road**
Alteration (Exterior Siding & Façade)
Submitted by Kevin Toth.
Attachments: [1622 Barlow Road Submittal](#)
- Mr. Kevin and Ms. Laura Toth, applicants, were present for the meeting.
- Mr. Sugar introduced the application for exterior alterations comprised of shake siding, vinyl siding and stone veneer. The Board discussed the stone veneer, specifically how it will replace existing brick in the same locations.
- A motion was made by Mr. Caputo, seconded by Mrs. Davis, that this AHBR Application be approved.**
The motion carried by the following vote:
- Aye:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Mr. Grant
- E.** [4950](#) **300 Cheshire Road**
Addition (Screened Porch)
Submitted by Stephen Detzel.
Attachments: [300 Cheshire Road Submittal](#)
- No one representing the applicant attended the meeting.
- Mr. Sugar introduced the application and stated the staff concern that the material to be used on the chimney is not specified.
- A motion was made by Mr. Caputo, seconded by Mr. Grant, that this AHBR Application be approved with the following condition:**
1. Brick is used as the building material on the chimney.
- The motion carried by the following vote:**
- Aye:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Mr. Grant
- F.** [4959](#) **6368 Ridgeline Drive (The Reserve of River Oaks, Phase III, Lot 127)**
New Residential Construction (Two-Story, Single Family Home).
Attachments: [6368 Ridgeline Drive Submittal](#)
- Ms. Jamey Heinzman, representing Pulte Homes was present for the meeting.
- Mr. Sugar stated that staff has no comments.
- A motion was made by Mr. Grant, seconded by Mr. Caputo, that this AHBR Application be approved.**
The motion carried by the following vote:
- Aye:** 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Mr. Grant

- G.** [4971](#) **2164 Middleton Drive (Lot 86 S of RD)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Angela DiFranco, LDA Builders.

Attachments: [2164 Middleton Drive Submittal](#)

Ms. Adriana Rickon, representing LDA Builders was present for the meeting and discussion.

Mr. Sugar introduced the application and questioned the gable and hip roofs on the structure which the Board discussed.

A motion was made by Mr. Caputo, seconded by Mrs. Davis, that this AHBR Application be approved.

The motion carried by the following vote:

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

VII. Other Business

Mr. Sugar noted the following items:

1. Stakeholder sessions to be planned for Downtown Phase II.
2. The Land Development Code proposed update sessions continue with the Planning Commission.
3. Code enforcement continues to develop.

- A.** [3790](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
September 26, 2018**

Attachments: [AHBR Minutes September 26, 2018 - Draft](#)

A motion was made by Mr. Caputo, seconded by Mr. Grant, that the September 26, 2018 minutes be approved as submitted.

The motion carried by an unanimous vote.

VIII. Adjournment

Mr. Caputo motioned that this meeting be adjourned, Ms. Davis seconded the motion. The motion was approved unanimously.

Hearing no further business, Chair Drummond adjourned the meeting at 8:32 p.m.

David Drummond, Chair

James Grant

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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