



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, October 23, 2019

7:30 PM

Town Hall
27 E. Main St.

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, Mrs. Davis, Mr. Drummond, Mr. Morris and Mr. Workley

Absent: 1 - Mr. Grant

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 stated that applications on the consent agenda have been reviewed by staff and Board and found ready for a zoning certificate.

A motion was made by Mr. Caputo, seconded by Mr. Workley, to approve the Consent Agenda.

The motion carried by the following vote:

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

A. [AHBR 19-1073](#) 103 First Street

Sign (Building and Projecting Sign - Lululemon)

Attachments: [103 First Street Submittal](#)

The AHBR application was approved on the Consent Agenda.

- B.** [AHBR 19-1100](#) **781 Terex Road**
Sign (Ground Sign - Grace Presbyterian Church)
Attachments: [781 Terex Road Submittal](#)

The AHBR application was approved on the Consent Agenda.
- F.** [AHBR 19-1088](#) **34 Ravenna Street**
Alteration (Deck, Canopy)
Attachments: [34 Ravenna Street Submittal](#)

The AHBR application was approved on the Consent Agenda.
- D.** [AHBR 19-1098](#) **35 Ingleside Drive**
Addition (Deck/Screened Porch)
Attachments: [35 Ingleside Drive Submittal](#)

The AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 19-1049](#) **79 Hudson Street (Historic District)**

Attachments: [79 Hudson Street Submittal 10-9-19](#)
 [79 Hudson Street Submittal 10-23-19](#)

Mr. Jason Boltz, Wheeler-Bolt Architects, was present for the meeting.

Mr. Sugar introduced the application to replace siding, windows, the roof and a porch modification. The application was tabled from the previous meeting for a site visit. Mr. Sugar also displayed pictures of the property and noted the poor condition of the siding which is not original to the house and the poor condition of the windows along with a sagging roof.

Mr. Boltz stated the project will: 1) Open the porch. 2) Replace the windows. 3) Replace the facade, siding and trim which were added over the old siding. Mr. Boltz also displayed an example of a replacement window with wood muttons and remarked that all the trim will be remade to match the existing profiles and replacement wood shutters will be functional.

Chair Drummond noted the Historic District Subcommittee conducted a site visit and believes it is next to impossible to salvage the windows or siding and observed the non-original chimney will be demolished.

Mr. Caputo reported that all members of the Historic District Subcommittee recommend granting a Certificate of Appropriateness for the plans as presented, conditioned on the applicant submitting the final window selected to staff for approval. A motion was made by Mr. Bach, seconded by Ms. Davis, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VI. New Business

A. [AHBR 19-1084](#) 82 West Streetsboro Street

Sign (Building Sign - Cleveland Clinic)

Attachments: [82 West Streetsboro Street Submittal](#)

Mr. Bob Kunzen, Brilliant Sign Company, was present for the meeting.

Mr. Sugar, introduced the application for two signs, displayed the proposed signage and reviewed the staff comments.

Mr. Kunzen said he is agreeable to centering the lettering and stated PVC and acrylic lettering look alike with the painted PVC letters being more durable.

Mr. Morris made a motion to approve the application with revised drawings submitted to staff and painted PVC, 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

B. [AHBR 19-1094](#) 89 First Street

Sign (Building & Projecting Signs - First Federal Lakewood)

Attachments: [89 First Street Submittal](#)

Mr. Bob Kunzen, Brilliant Sign Company, was present for the meeting.

Mr. Sugar introduced the application for an existing sign with replacement text and hardware and noted the staff comments. Mr. Sugar questioned if the proposed rendering was accurate and if the sign will be centered within the signable area.

Mr. Kunzen stated there is 19-feet of frontage on the building and is agreeable to centering the sign vertically between the canopy and lower portion of the lights.

A motion was made by Mrs. Davis, seconded by Mr. Bach, 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

C. [AHBR 19-1078](#) 168 Hudson Street (Historic District)

Attachments: [168 Hudson Street Submittal](#)

Mr. Peter and Ms. Amy Wiley were present for the meeting.

Mr. Sugar introduced the application for a wood fence that begins in the front at 4-feet and taper up to a 6-foot fence at the side and rear of the structure. The applicant requested the fence taper in height where the house foundation meets the porch foundation.

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 condition that the fence taper begin at the end of the house where the house foundation meets the porch foundation. A motion was made by Ms. Davis, seconded by Mr. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

D. [AHBR 19-1052](#) 6374 Forest Edge Drive (Reserve at River Oaks, Phase III, Lot 115)

Attachments: [6374 Forest Edge Drive Submittal](#)
[Applicant response to staff comment](#)

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

Mr. Sugar introduced the application for a single family home and noted that to meet the intent of the LDC front setback standards the house was pushed back on the property and is in line with the house to the south. This also avoids the easements in the rear of the house.

Ms. Heinzman noted the proposed placement of the house is a compromise of the setbacks of the adjoining houses and the grading of the property cannot be changed, so a drain is being placed in the front yard.

Mr. Caputo made a motion to approve the application with a revised setback submitted to staff, 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

VII. Other Business

Mr. Sugar noted:

1. City offices are presently being moved to City Hall.
2. The Historic Expansion on Elm Street and Roslyn Street is moving forward, surveys will be sent to residents in early November.
3. There will only be one meeting in November.

A. [AHBR 10-9-2019](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 9, 2019.

Attachments: [AHBR Minutes October 9, 2019 - draft](#)

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that the October 9, 2019 minutes be approved. The motion carried by an unanimous vote.

VIII. Adjournment

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

Seeing no additional business, Chair Drummond adjourned the meeting at 8:08 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.