



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Senior Planner

Wednesday, February 26, 2020

7:30 PM

Town Hall
27 East Main Street

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

Absent: 2 - Mrs. Davis 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

There were no consent agenda items.

V. Old Business

There was no old business.

VI. New Business

A. [5297](#)**147 Hudson Street (Historic District)**

Addition (great room, master suite, replacement windows, entry gate, brick wall)

Submitted by Rick Hawksley - Historic District.

Attachments: [147 Hudson Street \(Original\)](#)

[147 Hudson Street for 2-26-20](#)

Mr. Rick Hawksley, architect, was present for the meeting.

Mr. Sugar introduced the application for an addition, that has received an extension and a permit to remove a chimney. The applicant is requesting changes to the approved plan of November 2018. Mr. Sugar displayed and detailed the requested changes.

Mr. Hawksley detailed the demolition of the garage and reviewed the Secretary of the Interior's recommendations in relation to the materials used and plans as submitted.

The Board and Mr. Hawksley discussed the brick arch and the infilling of the doors on the west elevation. The Board discussed the changes to the historic portion of the house that have been made since the beginning of this project.

Mr. Caputo made a motion, seconded by Mr. Grant, to approve the application with the addition that the arch being put back without the roof and to doorway be infilled with inset brick.

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

B. [AHBR 20-118](#) 252 North Main Street (Historic District)

Alteration (Window Replacements)

Submitted by Stuart Hamilton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes AHBR conducted a site visit on 3-4-20. The following observations were made:*

1. *First floor windows are not original to the home.*
2. *Second floor windows are in poor condition.*
3. *Current windows have a mix of window grid patterns. A consistent 6 over 6 window grid pattern is preferable.*
4. *Rear entry door is not original to the home.*

b) *Secretary of Interior Standards require substitute materials to be compatible in proportion, size, style, composition, design and color with existing materials. Question proposed replacement composite door.*

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

Mr. Hamilton was present for the meeting and discussion.

Mr. Sugar introduced the application by displaying pictures of the windows which are proposed to be replaced and the exterior of the home. Mr. Sugar noted Pella Architect Series windows are to be used, reviewed the staff notes and Secretary of the Interior's recommendations.

Mr. Hamilton noted a variety of window styles on the home and which will be more consistent with this renovation.

The Board noted if windows are replaced they must be replaced with like windows which are predominately six-over-six and the present entry door is wood, therefore requiring a wood door replacement.

The Board decided to conduct a site visit and requested Mr. Hamilton work with staff on the type of windows used.

This matter was continued

C. [AHBR 19-1067](#) 6099 Eastham Way

Addition (Garage Addition)

Attachments: [6099 Eastham Way](#)

Mr. Matt Pacyna, homeowner, was present for the meeting.

Mr. Sugar introduced the application which received a variance from BZBA and noted that additional information was received subsequent to the agenda which resolved some of the staff comments.

Mr. Pacyna noted shingles and siding will match the original house.

A motion was made by Mr. Caputo, 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. Grant and Mr. Workley

D. [AHBR 20-84](#) 244 Aurora Street (Historic District)

Addition (Garage Addition, Screen Porch, Window Replacements, Siding Replacement)
Submitted by Elizabeth Nicklas, Peninsula Architects - Historic District.

Attachments: [244 Aurora Street](#)

Nik Sima, Peninsula Architects, was present for the meeting.

Mr. Sugar noted the scope of work as listed in the application and displayed the elevations.

Mr. Sima stated no existing windows are operable and all will be replaced with Pella Architect Series Reserve windows. He also stated that the siding will be replaced to match the existing siding, the stone will be similar to other stone and the foundation will match the existing foundation.

The Board noted the rear breezeway windows are considered interior space.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-week 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: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

E. [AHBR 20-88](#) 101 Manor Drive

Addition (Master Suite)
Submitted by Greg Chaplin.

Attachments: [101 Manor Drive](#)

Mr. Greg Chaplin was present for the meeting.

Mr. Sugar introduced the application, displayed the site plan, reviewed the staff notes and questioned the orientation of the house and the grade change.

The Board and Mr Chaplin discussed the owner's desire is to keep the outside rear space intact as the reason for the orientation of the house and the stepped rooflines are because of the home's interior design.

The Board noted the existing chimney is brick while the proposed is stone. The Board also discussed the width of the overhang and the type of siding.

Mr. Grant made a motion, seconded by Mr. Bach, to approve the application with the conditions that: 1) The chimney match the existing chimney. 2) The siding match the existing siding. 3) The overhang be three-foot wide. The motion was approved by the following vote:

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

- F.** [AHBR 20-63](#) **2467 Westwood Circle (Woodland Estates, Lot 13)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Robert Gerhardstein.
Attachments: [2467 Westwood Circle](#)
- Mr. Lawrance Rossetti, was present for the meeting.
- Mr. Sugar introduced the application which received an informal review from AHBR and variances for the front and back from BZBA. Mr Sugar also reviewed and updated the staff report.
- Mr. Caputo made a motion, seconded by Mr. Workley to approve the application with the revision to one gable and the six-panel door. The motion was approved by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Workley

- G.** [AHBR 20-86](#) **2473 Westwood Circle (Woodland Estates, Lot 11)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders.
Attachments: [2473 Westwood Circle](#)
- Mr. Tony Lunardi, LDA Builders and Mr. Jim Ricon, owner were present for the meeting.
- Mr. Sugar introduced this single family home and reviewed the staff notes.
- The Board and Mr. Lunardi discussed the window styles, the brick and stone and inserting a flat skylight.
- Mr. Grant made a motion, seconded by Mr. Caputo, to approve the motion with the addition of a flat skylight on the right side. The motion was approved by the following vote:**
- Aye:** 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Workley

VII. Other Business

Mr. Sugar noted the March 10, 2020 City Council discussion of the Historic District Expansion for Elm and Roslyn Streets.

Mr. Bach announced the historic house at 1418 Middleton Road is scheduled to be demolished, however the owner will give it to someone who would like to move it. The outbuildings may also be gifted.

The Board discussed the 1927 High School Building and its relationship to the Historic District Expansion.

- A.** [AHBR 2-12-2020](#) **Minutes of Previous Architectural & Historic Board of Review**
Meeting: February 12, 2020
Attachments: [AHBR Minutes February 12, 2020 - draft](#)
- A motion was made by Mr. Caputo, seconded by Mr. Workley, that the Minutes be approved. The motion carried by an unanimous vote.**

VIII. Adjournment

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

Seeing no further business, Chair Drummond adjourned the meeting at 9:02 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.