



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, November 13, 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 noted items on the Consent Agenda have been reviewed by the Board and staff 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 19-1148](#) 200 Laurel Lake Drive

Addition (Family Room)

Submitted by Andrew Lovano, Laurel Lake

Attachments: [200 Laurel Lake Drive Submittal](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business**A. [AHBR 19-938](#) 190 North Main Street (Historic District)**

Attachments: [190 North Main Street Submittal for 11-13-19](#)

Mr. David Walker, owner of the business, was present for the meeting.

Mr. Sugar, introduced the rear deck project with updated plans which include a smaller deck, a railing which does not intersect the window, closed risers and the overall design.

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. Morris, 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 19-1182](#) 190 North Main Street (Historic District)**

Attachments: [190 North Main Street Submittal](#)

Mr. David Walker, owner of the business, was present for the meeting.

Mr. Sugar introduced the application for two wood signs. The hanging sign will use the existing fixture. The attachment of the letters on the front band sign was questioned by Mr. Sugar.

Mr. Walker stated the letters will be mounted using 18 gauge nails and adhesive like some other signs on Main Street.

The Board and Mr. Walker discussed the size of the letters and the vertical dimension of the front band. Mr. Walker agreed to make the letters proportionate to the band size and will work with staff to submit revised drawings.

Mr. Caputo reported that all members of the Historic District Subcommittee waived the two-meeting review period and recommended granting a Certificate of Appropriateness. The Certificate is conditioned on the letters being vertically centered on the front band with at least two and one-half inches of space on the top and bottom. Mr. Walker will also submit revised drawings to staff. A motion was made by Ms. Davis 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. Morris and Mr. Workley

B. [AHBR 19-1179](#) 13 South Oviatt Street (Historic District)

Attachments: [13 South Oviatt Street Submittal](#)

Ms. Christina Tate and Mr. Pat Hoben, homeowners, were present for the meeting. Ms. Tate and Mr. Hoban confirmed a pointed picket will be used.

Mr. Sugar displayed the existing fence, the placement of a proposed fence and reviewed the style of fence to be used.

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 use of pointed picket topped fencing. A motion was made by Mr. Bach 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

C. [AHBR 19-1181](#) 30 Church Street (Historic District)

Attachments: [30 Church Street Submittal](#)

No one was present for the meeting.

Mr. Sugar introduced the application to replace existing fencing with a like fence that is also six-feet in height.

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 with the condition that the finished side of the fencing faces the neighboring property. A motion was made by Mr. Morris 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

D. [AHBR 19-1071](#) 100 Lake Forest Drive (Lake Forest Country Club)

Attachments: [100 Lake Forest Drive Submittal](#)

Mr. Ernest Roma, COO, was present for the meeting.

Mr. Sugar introduced the application for a dumpster enclosure at Lake Forest Country Club and displayed the location. Mr. Sugar noted the staff comment regarding the proposed vinyl simulating stone fence material, which is not an approved material as stipulated in the Land Development Code.

Mr. Roma noted that the enclosure is 350 feet from the road, screened on three sides and the proposed material is a low maintenance product.

Mr. Sugar displayed other vinyl fence enclosures that resemble wood and are approved material. The Board discussed the precedence that allowing the proposed vinyl material would set, since the code is specific on what is allowed. Mr. Roma agreed to use vinyl fencing that resembles wood boards and on the list of approved materials, instead of the proposed material.

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that this AHBR Application be approved with the condition that vinyl materials that resemble wood boards be used and revised plans be submitted to staff. The motion carried by the following vote:

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

E. [AHBR 19-1103](#) 7422 Woodyard Road

Attachments: [7422 Woodyard Road Submittal](#)

Mr. Michael Rosenlieb, project contractor, was present for the meeting.

Mr. Sugar introduced the application for a rear edition using the existing foundation.

Mr. Rosenlieb explained the windows will be aluminum sliders and the knee wall will be vinyl siding that matches the house.

A motion was made by Mr. Morris, 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. Morris and Mr. Workley

F. [AHBR 19-1125](#) 6735 Majestic Oaks Drive (Reserve at River Oaks, Phase 1, Lot 44)

Attachments: [6735 Majestic Oaks Drive Submittal](#)

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

Mr. Sugar introduced the application which shows the houses set back 5-feet because of the curve in the street.

Ms. Heinzman noted that one window in the rear may be removed and she will update staff of any change.

A motion was made by Mr. Caputo, 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

VII. Other Business

Mr. Sugar:

1. Summarized the site visit that occurred on November 17, 2019 for 65 College street.
2. Proposed he arrange an AHBR site visit for Christ Church Episcopal, prior to the December AHBR meeting, the Board was agreeable.
3. Notified the Board that the Historic District Expansion Survey was distributed, he will update the Board on the survey.
4. Informed the Board of the November 14, 2019, Hudson Heritage Association meeting with a presentation of "The Early Builders of Hudson".

A. [AHBR 2020](#) 2020 Architectural & Historic Board of Review Meeting Schedule

Attachments: [AHBR 2020 Meeting Schedule](#)

A motion was made by Mr. Workley, seconded by Mr. Caputo, proposed 2020 meeting schedule be adopted as submitted. The motion carried by an unanimous vote.

B. [AHBR 10-23-2019](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 23, 2019

Attachments: [AHBR Minutes October 23, 2019 - draft](#)

A motion was made by Mrs. Davis, seconded by Mr. Workley, that the October 23, 2019 Minutes be approved as submitted. The motion carried by the following vote:

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

VIII. Adjournment

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

Seeing no other business, Chair Drummond adjourned the meeting at 8:14 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.

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