



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 12, 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: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Morris and Mr. Workley

Absent: 1 - Mr. Grant

III. Election of Officers

A. [AHBR 4674](#) Industrial Design Subcommittee Appointment

Chair Drummond noted Ms. Davis will be moving out of the City of Hudson and will be resigning from the AHBR and the Industrial Design Subcommittee.

Mr. Morris volunteered to be the AHBR representative to the Industrial Design Subcommittee, Mr. Caputo 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

IV. Public Comment

Chair Drummond opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

V. Consent Applications

Chair Drummond noted items on the consent agenda have been reviewed by the AHBR and staff and found ready for a zoning certificate:

Mr. Caputo made a motion, seconded by Mr. Workley to approve the Consent Agenda. The motion was approved by the following vote:

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

- A. [AHBR 20-54](#) **186 North Main Street**
Sign (Projecting Sign - Veritable Screening)

Attachments: [186 North Main Street](#)

This AHBR application was approved on the Consent Agenda.

- B. [AHBR 20-90](#) **290 Bicknell Drive**
Accessory Structure (Detached Garage)

Attachments: [290 Bicknell Drive](#)

This AHBR application was approved on the Consent Agenda.

VI. Old Business

There was no old business.

VII. New Business

- C. [AHBR 20-39](#) **6931 Darrow Road**
Accessory Structure (Detached Garage)
Submitted by Temurjon Akhadov, Platinum Construction LLC.

Attachments: [6931 Darrow Road](#)

Mike Urbas, Applicant, and Mr. Temurjon Akhadov, Platinum Construction, LLC, were present for the meeting.

Mr. Sugar introduced the application for a new garage to replace an existing garage built in 1958. Mr. Sugar then displayed elevations of the proposed garage and noted staff comments regarding the fenestration on one side and the need to clarify that trim and corner boards will be similar to the main structure.

Mr. Akhadov stated the siding, trim and corner boards would be similar to the main structure.

Mr. Urbas noted the existing garage is in poor condition and cannot feasibly be restored. He also discussed a desire for security as the reason for not having a window or door on the side of the garage lacking fenestration. The Board and Mr. Urbas discussed alternatives to a window or door that would satisfy the fenestration requirement.

Mr. Caputo made a motion to approve the application with the condition that trimmed out shutters be added to satisfy the need for fenestration. Mr. Morris seconded the motion which was approved by the following vote:

- D.** [AHBR 19-1267](#) **7599 Woodland Avenue (Woodland Estates, Lot 1)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Alicia Verner, Drees Homes
Attachments: [7599 Woodland Avenue](#)
- Ms. Alicia Verner and Mr. Chris Vungie, Drees Homes, were present for the meeting.
- Mr. Sugar introduced the application, showed the elevations and noted staff comments including roof lines, the foundation and the wings being higher than the main mass.
- The Board and Mr. Vungie discussed the rooflines and their pitch.
- Mr. Morris made a motion, seconded by Mr. Caputo, to approve the application with the condition that the gable be lowered to align with the ridge and the upper gable.**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Morris and Mr. Workley
- E.** [AHBR 20-37](#) **7728 Huntington Road (Western Reserve Ranch Estates, Part 1, Lot 21A)**
New Residential Construction (One-Story, Single Family Home)
Submitted by Darrell Hershey, Payne & Payne
Attachments: [7728 Huntington Road](#)
- Mr. Mike Caito and Mr. Darrell Hershey, Payne & Payne, were present for the meeting.
- Mr. Sugar introduced the application for a vacant lot on Huntington Road and noted the staff report item regarding the size of the windows on the side of the house.
- The Board and Mr. Caito discussed the application.
- 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 20-40](#) **6365 Forest Edge Drive (Reserve at River Oaks, Phase III, Lot 120)**
New Residential Construction (Two-Story, Single Family Home)
Attachments: [6365 Forest Edge Drive](#)
- Mr. Gabe Kirksey, Project Manager, Pulte Homes, was present for the meeting.
- Mr. Sugar introduced this home in Phase 3 and stated he had no comments.
- A motion was made by Mr. Workley, seconded by Mr. Caputo, 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

- G.** [AHBR 20-41](#) **6553 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 148)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
- Attachments:** [6553 Regal Woods Drive](#)
- Mr. Gabe Kirksey, Pulte Homes, was present for the meeting and discussion.
- Mr. Sugar introduced the application and questioned a look-alike photo from a nearby subplot.
- Mr. Kirksey noted that bays, rooflines, window configurations, siding material, roof mass and the stone color differentiate this home from the potential look-alike. The Board discussed the design and concluded the proposal meets the look-alike review criteria.
- The Board and Mr. Kirksey discussed placing a transom window above the entry door.
- Ms. Davis made a motion, seconded by Mr. Bach to approve the motion with the condition that a transom window be placed above the entry door. The motion was approved by the following vote:**
- Aye:** 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Morris and Mr. Workley
- H.** [AHBR 20-42](#) **6708 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 161)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
- Attachments:** [6708 Kingswood Drive](#)
- Mr. Gabe Kirksey, Pulte Homes, was present for the meeting.
- Mr. Sugar introduced the application for a new house.
- A motion was made by Mr. Workley, 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
- I.** [AHBR 20-80](#) **120 North Hayden Parkway**
Addition (Two-Story Addition - East Woods Elementary School)
Submitted by John Peterson, GPD Group
- Attachments:** [120 North Hayden Parkway](#)
- Mr. John Peterson, Project Manager, GDP Group, was present for the meeting.
- Mr. Sugar introduced the application for an 18,000 square foot addition to Eastwoods School. Mr. Sugar also introduced the staff comments noting the many roof types on and the east side without fenestration.
- The Board and Mr. Peterson discussed inseting a column of the brick to break up the mass on the East elevation, but concluded it was not necessary as it would be the only application on the building.
- 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

VIII. Other Business

A. [AHBR 1-22-2020](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: January 22, 2020

Attachments: [AHBR Minutes January 22, 2020 - draft](#)

Mr. Caputo made a motion, seconded by Mr. Workley, that the minutes from January 22, 2020 be approved with one edit. The motion was approved unanimously.

B. [AHBR 4667](#) Historic Landmark Discussion

Attachments: [Historic Landmark](#)

The Board and Mr. Sugar discussed the Historic Landmarks noting:

1. The lack of authority AHBR has to protect homes outside the Historic District, unless those homes are designated landmarks.
2. That 173 homes were notified through a previous effort and 24 were designated.
3. The owner of a house may request a Historic Landmark. If the Historic Landmark is given, City Council may grant a homeowner's request for it to be revoked.
4. Hudson Heritage Association, in 1985 reviewed the homes in Hudson and discovered 675 documented in the Ohio Historic Inventory.
5. Hudson does not place deed restrictions on historic landmarks.
6. The need to make the Historic Landmark distinction known to homeowners.
7. The possibility of a letter jointly sent, between HHA and the City, to homeowners describing the Historic Landmark process.

This matter was discussed

IX. Adjournment

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

Seeing no further business, Chair Drummond adjourned the meeting at 8:47 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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