



# 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*

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Wednesday, August 28, 2019

7:30 PM

Town Hall

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

**Absent:** 2 - Mr. Grant 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

Chair Drummond stated items on the consent agenda have been reviewed by Board members and staff and found in compliance with the Land Development Code.

**A motion was made by Mr. Caputo, seconded by Mr. Bach, that the consent agenda be approved. The motion carried by the following vote:**

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

##### A. [AHBR 19-886](#) 70 West Streetsboro Street

Sign (Sign Panel - Alzheimer's Association)

Submitted by Earl DiMalanta, Fast Signs

**Attachments:** [70 W Streetsboro Street Submittal](#)

**This agenda item was approved on the consent agenda.**

**B. [AHBR 19-875](#) 6168 Burr Oak Way**

Accessory Structure (Pavilion)

Submitted by John Shuleva, 1st Impressions

Attachments: [6168 Burr Oak Way Submittal](#)

**This agenda item was approved on the consent agenda.**

**V. Old Business**

There was no old business.

**VI. New Business****A. [AHBR 19-842](#) 2740 Blue Heron Drive**

Addition & Alteration (Garage Addition, Covered Porch)

Submitted by Kevin Koogle, Koogle Design.

Attachments: [2740 Blue Heron Drive Submittal](#)

Ms. Elizabeth and Mr. Michael Scott, homeowners, and Mr. Kevin Koogle, architect, were present for the meeting.

Mr. Sugar introduced the application for a garage addition and a covered porch addition, both in the rear of the home. Mr. Sugar displayed the proposed elevations, noted the materials will match the home and that the staff comments were addressed by the submittal of the revised drawings. Staff recommends approval.

**A motion was made by Mrs. Davis, 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. Workley

**B. [AHBR 19-872](#) 235 Atterbury Boulevard**

Addition (Screen Porch Conversion)

Submitted by Robert Clark

Attachments: [235 Atterbury Boulevard Submittal](#)

Mr. Robert and Ms. Stephanie Clark, homeowners, were present for the meeting.

Mr. Sugar noted this application is to demolish a poor condition screened porch and rebuild a glass enclosed structure. Mr. Sugar noted the old and proposed new porch are both below grade causing a concern with a consistent foundation around the structure.

The Board and Mr. and Ms. Clark discussed the cast stone which will be used from the windows to ground level.

**A motion was made by Mr. Caputo, seconded by Mr. Workley, that this AHBR Application be approved with the condition Mr. and Ms. Clark submit the stone type to staff. The motion carried by the following vote:**

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

- C.        [AHBR 19-884](#)    **7154 Herrick Park Drive**  
Addition (Garage, Screen Porch)  
Submitted by Mike Merritt

**Attachments:**        [7154 Herrick Park Drive Submittal](#)

Mr. Mike Merritt, homeowner, and Mr. Mike Furlong, design professional, were present for the meeting.

Mr. Sugar introduced the application for a garage and a screen porch addition, both in the rear of the house.

Mr. Furlong explained the proposed garage is replacing a one stall garage that is in bad shape and the pitch of the roof in the garage area will match the pitch of the existing roof following demolition of the existing garage.

The Board and Mr. Furlong discussed the ridge on the back of the house which will align with the existing ridge in the front of the house. Mr. Furlong noted the siding of the proposed garage will be integrated into the existing siding.

**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:**    5 -    Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Mr. Workley

- D.        [AHBR 19-792](#)    **5509 Timberline Trail (Reserve at River Oaks, Phase III, Lot 135)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes

**Attachments:**        [5909 Timberline Trail Submittal](#)

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

Mr. Sugar noted this is an application for a single family home and recommend approval as submitted.

**A motion was made by Mrs. Davis, 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. Workley

## VII.    Other Business

Mr. Sugar noted:

1.    Downtown Phase II was approved on Monday by the Planning Commission and went to the Council workshop on Tuesday, August 27, 2019.
2.    The Land Development Code revision was introduced at the August 27, 2019 Council workshop and will be reviewed at future Council meetings.
3.    Case Barlow Farm was officially added to National Historic Register.
4.    Heritage Of Ohio meetings will take place October 21 to 23 in Columbus.

**This matter was discussed**

A. [AHBR 8-14-2019](#) **Minutes of Previous Architectural & Historic Board of Review**

**Meeting: August 14, 2019**

Attachments:      [AHBR Minutes August 14, 2019 - draft](#)

A motion was made by Mr. Caputo, seconded by Mr. Workley, that the August 14, 2019 minutes be approved as submitted. The motion carried by an unanimous vote.

**VIII. Adjournment**

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

Seeing no further business, Chair Drummond adjourned the meeting at 7:49 p.m.

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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