



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, December 11, 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: 5 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond and Mr. Grant

Absent: 2 - Mr. Morris and Mr. Workley

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 Mrs. Davis, to approve the Consent Agenda.

The motion carried by the following vote:

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

A. [AHBR 19-1249](#) **2823 Hudson Aurora Road**

Addition (Great Room, Screened Porch, Mudroom & Master Suite)

Attachments: [2823 Hudson Aurora Road Submittal](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business**A. [AHBR 19-316](#) 65 College Street (Historic District)**

Exterior Alteration (Window Replacements)

Attachments: [65 college street submittal 12-11-19](#)

Mr. Fred Haverlick, representing Ms. Karen Fisher, was present for the meeting.

Mr. Sugar introduced the application for window replacements and noted a site visit was conducted on December 7, 2019, by Mr. Workley, Mr. Morris and Ms. Davis. Mr. Sugar also displayed photos of the windows to be replaced and reviewed the staff notes.

Mr. Haverlick displayed a sample of the proposed window and described the non-operational shutters.

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. Bach, seconded by Mr. Grant to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

VI. New Business**A. [AHBR 19-1251](#)*****Attachments:*** [21 Aurora Street Submittal](#)

Mr. Guy Wylie, representative for Christ Church, was present for the meeting.

Mr. Sugar displayed the east side of the church and noted the proposal is to replace some of the siding and four windows with Marvin aluminum clad wood windows. Mr. Sugar also reviewed the staff report and noted a site visit was held on December 10, 2019, where the four windows were seen as beyond repair.

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 upper trim matches the lower trim. A motion was made by Ms. Davis, seconded by Mr. Grant to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

B. [AHBR 19-1242](#) 252 North Main Street (Historic District)

Alteration (Barn Door Replacement)

Attachments: [252 North Main Street Submittal](#)

Mr. Stewart Hamilton was present for the meeting.

Mr. Sugar displayed the proposed replacement door, introduced the project and staff notes.

The Board and Mr. Stewart discussed the doors being painted or stained the color of the barn with possible white trim.

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. Grant, seconded by Mr. Bach, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

C. [AHBR 19-894](#) 5551 Lincoln Boulevard

Addition/Alteration (Front Porch, Addition)

Attachments: [5551 Lincoln Blvd Submittal](#)

Ms. Amber Rogucki, homeowner, was present for the meeting.

Mr. Sugar reviewed the staff notes and introduced the proposal for a front porch, additions to the side and rear of the house and noted the project has received a variance from the BZBA for the porch extension into the front yard setback. Mr. Sugar displayed photos of the house and surrounding areas and noted work began on the porch before the variance or approval from the ARBR was given.

The Board discussed the trellis, noting since it is a pergola and does not have a roof, it can be reviewed as such.

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

D. [AHBR 19-1197](#) 200 Laurel Lake Drive

Addition (Garage - Laurel Lake Villas, Unit 13)

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

Mr. Andrew Lovano, Laurel Lake representative, was present for the meeting.

Mr. Sugar introduced the application for a proposed garage that will be on a private drive that is off of a private drive. Mr. Sugar also described the updated plans that resolve the staff comments.

The Board discussed the garage, driveway and front yards of the property and neighboring property.

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. Grant

E. [AHBR 19-1246](#) 200 Laurel Lake Drive

Addition (Patio - Laurel Lake)

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

Ms. Eileen Nacht, RDL Architects, was present for the meeting.

Mr. Sugar introduced the plan to add space for the residents off of the dining room and stated staff recommends approval as submitted.

The Board and Ms. Nacht discussed the use of the timber beam construction and how it relates to recent additions to the property.

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. Grant

F. [AHBR 19-1247](#) 200 Laurel Lake Drive

Addition (Community Room - Laurel Lake)

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

Ms. Eileen Nacht, RDL Architects, was present for the meeting and introduced the proposal to expand the community room.

Mr. Sugar displayed photos of the proposed area and the east wall of the project that does not have the required fenestration. Ms. Nacht stated functionally fenestration does not fit this storage area and she believes that a cleaner and better outside look is achieved with landscaping than a fenestration.

A motion was made by Mr. Caputo, seconded by Mrs. Davis, 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. Grant

G. [AHBR 19-1215](#) 190 Terex Road

New Residential Construction (Two-Story, Single Family Home)

Attachments: [190 Terex Road Submittal](#)

Mr. Tony Lunardi, LDA Builders, and homeowners, Ms. Paul and Ms. Robin Burt, were present for the meeting.

Mr. Sugar noted the single family home will sit about 200-feet off the road and introduced the staff notes including the inconsistent height around the foundation and the two wings off the main mass.

The Board and Mr. Lunardi discussed the foundation on the garage side and the second floor windows that are tight against the corners. The Board felt the windows, as designed, allowed for consistent windows around the house.

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that this AHBR Application be approved to have a consistent foundation around the house. The motion carried by the following vote:

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

**H. [AHBR 19-1213](#) 6761 Majestic Oaks Drive (Reserve at River Oaks, Phase I, Lot 47)
New Residential Construction (Two-Story, Single Family Home)**

Attachments: [6761 Majestic Oaks Drive Submittal](#)

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

Mr. Sugar noted staff recommended approval as submitted.

A motion was made by Mr. Caputo, seconded by Mr. Grant, 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. Grant

**I. [AHBR 19-1250](#) 6923 Stow Road
Addition (Classrooms - Seton Catholic School)**

Attachments: [6923 Stow Road Submittal](#)

Mr. Jason Winkler, representing Seton Catholic School, was present for the meeting.

Mr. Sugar introduced the application which received an informal review on April 10, 2019. He also displayed and discussed the revision of the proposed roof intersecting the existing roof.

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

VII. Other Business

1. Mr. Sugar noted 2020 goals of: 1) The Historic District Expansion moving forward with stakeholders. 2) The possibility of the Architectural guidelines being reviewed by City Council.
2. Mr. Bach distributed the Hudson Heritage Association's Homeowners' Guide to Historic Properties.
3. Discussion regarding the Historic District and the 1927 school building.

A. [AHBR 4579](#) **2467 Westwood Circle [Informal Discussion]**
New Residential Construction (Two-Story, Single Family Home)

Attachments: [2467 Westwood Circle Submittal](#)

Mr. Robert Gerhardstein was present for the discussion.

Mr. Sugar introduced the application on a challenging lot, between two cul-de-sacs, and noted the proposal will require variances from BZBA for the side and rear setbacks and side-facing garage. The wings which are forward in relation to the entrance was also noted by Mr. Sugar who displayed other homes with conforming designs in the immediate area.

Mr. Gerhardstein stated the left wing will be moved back.

The Board and Mr. Gerhardstein discussed: 1) The garage side elevation that needs fenestration. 2) The three different roof plains and the possibility of moving the left wing back to level out the roof. 3) The style of the house. 4) The possibility of making the three stacked windows look more like one big window or a family of windows.

The Board expressed a general feeling this is the right direction for a house on this lot and would like two roof plains instead of the three. Chair Drummond noted an exceptional design may apply to this house on this lot.

This matter was discussed

B. [AHBR 4580](#) **258 North Main Street (Historic District) [Informal Discussion]**
Addition (1st and 2nd Floor)

Attachments: [258 North Main Street Submittal](#)

Ms. Carrie Forthise and Mr. Mark Forthise, were present for the meeting.

Mr. Sugar introduced the informal design for a this historic home by showing the drawings and the location on the house of the proposed work. Mr. Sugar also displayed renderings of the proposed additions and reviewed the staff comments.

The Board and applicants discussed: 1) The roof line over the master bedroom which causes the proposed addition to not be subordinate to the main structure. 2) The trim band on the front being too prominent. 3) The chimney which will remain. 4) The dining room windows with muttons which should match the muttons on the other sides of the house. 5) The addition overlapping the historic mass which allows for a great room.

The Board noted appreciation for the revised drawing and requested greater detail when the application comes before the Board.

This matter was discussed

C. [AHBR 11-13-2019](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: November 13, 2019**

Attachments: [AHBR Minutes November 13, 2019 - draft](#)

A motion was made by Mrs. Davis, seconded by Mr. Caputo, that the November 13, 2019 minutes be approved. The motion carried by an unanimous vote.

VIII. Adjournment

Ms. Davis made a motion, seconded by Mr. Grant that the meeting be adjourned. The motion carried unanimously.

Seeing no further business Chair Drummond adjourned the meeting at 9:01 p.m.

David Drummond, Chair

John Caputo, Vice Chair

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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