



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, Associate Planner

Wednesday, July 10, 2019

7:30 PM

Town Hall

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: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, 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

There were no items on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**A. [3829](#)****2445 Glenn Echo Drive**

Addition and Alteration (Garage Addition, Window/Siding Alterations)

Submitted by Paul Palumbo, Palumbo Renovations

Attachments: [2445 Glenn Echo Drive Submittal - Approved July 25, 2018](#)
[2445 Glenn Echo submittal 7-10-19](#)

Mr. Paul Palumbo was present for the meeting.

Mr. Sugar introduced the application which was approved in July 2018 for a garage and siding alterations. During inspection changes were noted that were not part of the previous approval. Mr. Sugar noted the changes.

The Board and Mr. Palumbo discussed the styles and size of the windows and the vertical siding around the front door.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

B. [AHBR 19-574](#)**2222 East Streetsboro Street**

Accessory Structure (Pool Cabana)

Submitted by Karen McBee, Alexandra Fine Homes

Attachments: [2222 E Streetsboro Street Submittal](#)

Mr. Nestor Papageorge was present for the meeting.

Mr. Sugar introduced the application for a pool cabana and noted staff recommends approval.

The Board confirmed this is not an accessory living dwelling and that the materials used will match the house.

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: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

C. [AHBR 19-485](#) 2113 Ravenna Street

Addition (Gymnasium, Classroom, Restroom - Gloria Dei Lutheran Church)
Submitted by John Swidrak, AODK Inc.

Attachments: [2113 Ravenna 7-10-19](#)

Mr. Joe Moore, AoDK, and Mr. Ryan Meyers, representing Gloria Dei Lutheran Church were present for the meeting.

Mr. Sugar introduced the application for an addition, reviewed the staff notes and displayed updated elevations that included a brick band on the west, south and east elevations and a brick soldier course on top of the brick band.

The Board and applicants discussed the consistency of the window types.

A motion was made by Mr. Morris, seconded by Mr. Bach, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 7 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant, Mr. Morris and Mr. Workley

VII. Other Business

Mr. Sugar updated the Board on the following items:

1. A sign stakeholder meeting was held on July 9, 2019, resulting in: 1) A proposal to allow 'A-Frame' signs with regulations. 2) Window signs that cover a maximum of thirty-three percent of the window area. 3) Additional ground signs with regulations.
2. The Historic District Expansion meeting on July 19, 2019 that will involve approximately 75 properties.
3. Reviewed the Downtown Phase II revised plan as accepted by Council.

**A. [AHBR 6-26-2019](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: June 26, 2019**

Attachments: [AHBR Minutes June 26, 2019 - draft](#)

A motion was made by Mrs. Davis, seconded by Mr. Bach, that the June 26, 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. Morris, that the meeting be adjourned. The motion carried by an unanimous vote.

Hearing no further 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.