



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, September 11, 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: 6 - Mr. Bach, Mr. Caputo, Mrs. Davis, Mr. Drummond, Mr. Grant and Mr. Morris

Absent: 1 - 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

A motion was made by Mr. Morris, seconded by Mr. Caputo, to approve the Consent Agenda. The motion carried by the following vote:

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

A. [AHBR 19-643](#) 5075 Darrow Road

Signs (Ground Sign Cabinet Replacement - Circle K)

Submitted by Lindsay Eisbach State Permits, Inc.

Attachments: [5075 Darrow Road Submittal 9-11-19](#)

This application was approved on the Consent Agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 19-928](#) 178 North Main Street (Historic District)**

Sign (Projecting Sign - Uncommon Art)

Submitted by Dana Giel-Ray - Historic District

Attachments: [178 North Main Street Submittal](#)

Ms. Dana Giel-Ray was present for the meeting.

Mr. Sugar introduced the application for a sign and introduced the staff comments.

Ms. Giel-Ray stated the sign will be matte finish aside from two gold letters and use a new bracket. The Board discussed the attachment of the bracket to the wall and the LDC requirements for the sign height and size.

Mr. Grant 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 Ms. Davis, seconded by Mr. Caputo, 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. Grant and Mr. Morris

B. [AHBR 19-887](#) 37 South Main Street

Alteration (Window Replacements - PNC Bank)

Submitted by Forrest Paige, HSB Architects & Engineers

Attachments: [Packet For AHBR](#)
[Alternate Window Submitted 9-11-19](#)

Mr. Ben Gingrich, architect for PNC Bank was present for the meeting.

Mr. Sugar introduced the application to replace 24 windows on the building and stated that Mr. Gingrich has made to the plans in response to staff comments. Mr. Sugar requested that Mr. Gingrich explain the project.

Mr. Gingrich showed a Pella Lifestyle Series, which is an aluminum clad wood window with a raised wood mutton.

Chair Drummond noted 37 South Main is not in the Historic District nor is it of significant historical significance.

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

C. [AHBR 19-527](#) 47 Church Street (Historic District)

Addition (Sitting Room)

Submitted by Connie Price - Historic District

Attachments: [47 Church Street Submittal 9-11-19](#)

Mr. Bach recused himself from the Board for this application.

Ms. Connie Price, homeowner, was present for the meeting.

Mr. Sugar introduces this application which was previously informally reviewed by the AHBR and received a variance from the BZBA on August 15, 2019, for a side setback on a corner lot. Mr. Sugar stated that most of the staff comments have been addressed, noted the remaining staff comments and showed the proposed shingles which will match the existing shingles.

Chair Drummond noted that fenestrations are to be placed approximately every twelve-feet and stated the LDC allows the Board to adjust the length if the intent is met.

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

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

Recused: 1 - Mr. Bach

D. [AHBR 19-921](#) 78 Hickory Lane

Addition (Three Season Room)

Submitted by Tammi Graf, Hurst Remodel

a) Staff recommends approval as submitted.

Attachments: [Revised submittal for 9-25-19 AHBR Meeting](#)

Mr. Patrick Hurst, Hurst Design and Remodel, was present for the meeting.

Mr. Sugar introduced the application for a three-season room and deck on the rear of the house and noted the staff comments.

The Board discussed the requirement for additions to match the exposed foundation of the existing house. Chair Drummond explained that because the room has windows and siding it is considered an addition, if it were only screens it would be considered outdoor living space. The Board and Mr. Hurst discussed the issue of an addition as opposed to a porch as defined in the Land Development Code.

This matter was tabled until a future meeting.

E. [AHBR 19-938](#) **190 North Main Street (Historic District)**

Addition (Rear Deck)

Submitted by David Walker - Historic

Mr. David Walker, tenant, was present for the meeting.

Mr. Sugar introduced the application for a rear deck that was started without a permit. Mr. Sugar noted the staff comments.

The Board and Mr. Walker discussed the rear door and the deck railings while noting the drawings do not match the actual. The Board also discussed the required permitting by Summit County in this project and encouraged Mr. Walker to consult with Summit County regarding the code requirements.

Changes to the design the Board would like to see include: 1) Revise the railing so as not to intersect the window. 2) A different railing design; the proposed rebar railing is not fitting for Historic Main Street. 3) Revised skirting on the bottom of the deck.

This matter was tabled until a future meeting.

F. [AHBR 19-888](#) **1956 Christine Drive (Lake Christine, Lot 9)**

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

Attachments: [1956 Christine Dr Submittal](#)

Mr. Tony Lunardi, LDA Builders, and Ms. Pat Campbell, homeowner, were present for the meeting.

Mr. Sugar introduced the application and noted the staff comments.

Mr. Lunardi and the Board discussed the fenestration on the garage and suggested moving the man door from one side of the garage to the other as a solution.

Mr. Caputo made a motion to approve the application with the following conditions: 1) Move the man door to the left wall of the garage. 2) Increase the spacing between the two garage doors. Mr. Bach seconded the motion. The motion was approved by the following vote:

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

VII. Other Business

Mr. Sugar noted that Downtown Phase II was approved by Council. He will keep the Board informed of the upcoming AHBR review of the project.

A. [AHBR 8-28-2019](#) **Minutes of Previous Architectural & Historic Board of Review**

Meeting: August 28, 2019

Attachments: [AHBR Minutes August 28, 2019 - draft](#)

A motion was made by Mr. Grant, seconded by Mr. Caputo, that the August 28, 2019 Minutes be approved as submitted. The motion carried by an unanimous vote.

VIII. Adjournment

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

Chair Drummond adjourned the meeting at 8:21 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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