



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, August 14, 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: 5 - Mr. Bach, Mr. Caputo, Mr. Drummond, Mr. Grant and Mr. Workley

Absent: 2 - Mrs. Davis 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

The items on the consent agenda have been reviewed by both staff and the Board.

Mr. Grant made a motion to approve the consent agenda, Mr. Caputo seconded the motion. The motion was approved by the following vote:

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

A. [AHBR 19-727](#) 2078 Ravenna Street

Addition (Rear Porch)

Submitted by Mike Connair

Attachments: [2078 Ravenna Street Submittal](#)

This AHBR Application was approved on the consent agenda.

B. [AHBR 19-795](#) 2516 Cedarwood Court

Addition (Attached Garage & Breezeway)
Submitted by Kracken Construction LLC.

Attachments: [2516 Cedarwood Submittal for 8-14-19](#)

This AHBR Application was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 4024](#) 2222 East Streetsboro Street**

New Residential Construction (Two-Story, Single Family Home)
Submitted by Karen McBee, Alexandra Fine Homes

Attachments: [2222 East Streetsboro Street Submittal](#)
[Previously approved plans](#)

Mr. Nestor Papageorge, Alexandra Fine Homes, was present for the meeting.

Mr. Sugar noted the house is currently under construction and Mr. Papageorge is requesting approval of changes made in the field. Mr. Sugar reviewed the staff notes which contains the changes.

Mr. Papageorge explained moving the porte de cochere to the middle of the mass and other upgrades.

The Board acknowledged substantial changes were made which were all for the good.

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, Mr. Drummond, Mr. Grant and Mr. Workley

B. [AHBR 19-557](#) 90 Aurora Street (Historic District)

Alteration (Window Replacements)

Submitted by Donna Devine, Gunton Corporation - Historic District.

Attachments: [90 Aurora Street Submittal for 8-14-19 Meeting](#)

Mr. Mike Peronek, representing the owners was present for the meeting.

Mr. Peronek displayed a sample window and trim and explained the window stops and existing trim will be left in place.

From the site visit the Board felt that the windows could not be effectively repaired and replacement is the best option.

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, Mr. Drummond, Mr. Grant and Mr. Workley

C. [AHBR 19-667](#) 5 Baldwin Street (Historic District)

Alterations (Window/Door)

Submitted by Sue Patterson, 76 Supply Co. - Historic District.

Attachments: [5 Baldwin Street Submittal](#)

Mr. Jonathan Tiber, 76 Kitchens, was present for the meeting.

Mr. Sugar introduced the application for a kitchen renovation with a window and door replacement in different locations.

Mr. Tiber assured the Board that the outside siding will be staggered and integrated with the existing siding.

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. Workley, to accept the recommendation of the Historic District Subcommittee. The motion carried by the following vote:

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

- D.** [AHBR 19-780](#) **34 Church Street (Historic District)**
Alteration (Roof Shingle Replacement)
Submitted by Michael Penn- Historic District

Attachments: [34 Church Street Submittal](#)

Mr. Michael Penn, roofing contractor, was present for the meeting.

Mr. Sugar introduced the application to replace the existing garage and patio roofs with shingles to match the house.

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, Mr. Drummond, Mr. Grant and Mr. Workley

- E.** [AHBR 19-834](#) **7111 Kate Drive**
Addition (Rear Porch)
Submitted by Carl Sartoris.

Attachments: [7111 Kate Drive Submittal](#)

Mr. Carl Sartoris, friend of the family, was present for the meeting.

Mr. Sugar introduced this application and reviewed the staff notes for a rear porch and patio that is under construction.

Mr. Sartoris and the Board discussed the flashing which Mr. Sartoris stated was existing, having been removed and put back in place.

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

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

F. [AHBR 19-835](#) 56 Bard Drive

Addition (Bedroom)

Submitted by Peter Paino Builders

Attachments: [56 Bard Drive Submittal](#)

Ms. Carolyn Mulroy and Mr. Peter Paino, Architect and builder, were present for the meeting.

Mr. Sugar described the application that has wheelchair access and reviewed the staff comments.

Mr. Paino described the need for an accessible bathroom on the first floor as required by the Veterans Administration as well as a five-foot minimum square foot shower with areas in the bathroom for wheelchair access. Mr. Paino then describe other improvements as being required by the VA or for access in the house.

The Board discussed the fenestration placement and decided this is a special build that makes a window in the bathroom not practical.

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

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

G. [AHBR 19-670](#) 6375 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 137)

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6375 Ridgeline Drive Submittal\[1\]](#)

Ms. Jamey Heinzman was present for the meeting.

Mr. Sugar introduced this application for a single family home and noted the staff comment regarding the stone on the front of the house.

The Board discussed the stone and the size and placement of the windows on the front of the house.

Mr. Caputo made a motion to approve the application with an adjustment to the lower front windows so they match the upper windows, Mr. Bach seconded the motion. The motion was approved by the following vote:

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

VII. Other Business

Mr. Sugar informed the Board the Planning Commission reviewed the application for the Final Plan for Downtown Phase II on Monday, August 12, 2019, and will have a special meeting on August 26, 2019 to continue the review.

A. [AHBR 19-427](#) 5606 Sunset Drive (Informal Discussion)

Accessory Structure (Shed)
Submitted by Robert Kollar.

Attachments: [5606 Sunset Drive Submittal \(Informal\)](#)

Mr. Robert Kollar was present for the meeting.

Mr. Sugar introduced this informal discussion for an existing 16 x 16 foot shed that was constructed without a site plan, in the setbacks. On July 18, 2019, the BZBA continued a request for variances for the setback requirements and instructed the applicant to get a permit from Summit County Division of Building Standards and the comments from the AHBR. Mr. Sugar showed pictures and elevations of the shed and reviewed the staff comments including the required setbacks of 15 feet from the side and rear of the property.

Mr. Kollar explained the shed is on piers and cannot be relocated. He plans for the color and trim and shingles to match the house.

The Board noted the shed roof should have matched the roof of the house. Mr. Kollar agreed to change the elevations to make the shed look more like a barn with trim around the windows, doors and at the top of the walls. The Board also requested double hung windows on one side of the barn to mimic the windows on the house.

This matter was discussed

B. [AHBR 19-4361](#) 2357 Hudson Aurora Road (Informal Discussion)

Addition
Submitted by Alair Homes.

Attachments: [2357 Hudson Aurora Road Submittal for 8-14-19](#)

Ms. Jennett Bishop, Mr. Brian Bishop, owners, and Mr. Mark Benedict, Alair Homes, were present for the meeting.

Mr. Sugar introduced the informal discussion for an addition and reviewed the elevations and staff comments noting the house was constructed in three different eras with the original house in the middle.

The Board noted the addition is not subordinate to the original structure, however this being an extraordinary design, and its placement on the lot, the Board does not feel the subordinate rule applies. The Board also feels the wing compliments the rest of the building and discussed the pitch of the two dormers.

This matter was discussed

**C. [AHBR 7-24-2019](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: July 24, 2019**

Attachments: [AHBR Minutes July 24, 2019 - draft](#)

A motion was made by Mr. Grant, seconded by Mr. Bach, that the July 24, 2019 minutes be approved. The motion carried by the following vote:

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

VIII. Adjournment

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

Chair Drummond adjourned the meeting at 8:55 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.