



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, July 24, 2019

7:30 PM

Town Hall

I. Call To Order

Vice-Chair Caputo 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. Grant, Mr. Morris and Mr. Workley

Absent: 1 - Mr. Drummond

III. Appointment of Design Sub-Committee Members for Development in Districts 6 & 8

A motion was made by Mr. Caputo, seconded by Mr. Grant, that Ms. Davis and Mr. Workley be appointed to the Design Sub-Committee and Mr. Morris be appointed as an alternate to the Design Sub-Committee. The motion carried by an unanimous vote.

IV. Public Comment

Vice Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

V. Consent Applications

There were no items on the consent agenda.

VI. Old Business

There was no old business.

VII. New Business

A. [AHBR 19-616](#) 5829 Darrow Road

Sign (Building Sign - DeVina Nail Spa)

Submitted by Jeff Clark, Easy Sign Group

Attachments: [5829 Darrow Road Submittal](#)

Mr. Jeff Clark, Easy Sign Group, was present for the meeting.

Mr. Sugar noted the requirement for the letters to have a matte finish and the code allows for a larger letter size.

Mr. Clark confirmed the matte finish of the letters and discussed the letter size options with the Board.

Mr. Morris moved to approve the application as submitted with an allowance for the letters to be larger, not exceeding the width of the store front, the motion was seconded by Ms. Davis. The motion carried by the following vote:

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

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

Signs (Building Signs, Ground Sign Face Replacement - Circle K)

Submitted by Lindsay Eisbach State Permits, Inc.

Attachments: [5075 Darrow Road Submittal](#)

No one was present for the meeting.

This matter was continued.

C. [AHBR 19-494](#) 176 Ravenna Street

Accessory Structure (Detached Garage)

Submitted by Bill Young, Legacy Remodeling Team

Attachments: [176 Ravenna Street Submittal](#)

No one was present for the meeting.

Mr. Sugar introduced the application for a garage that received a setback variance from BZBA. Mr. Sugar stated the design standards require elements of the main structure be incorporated into the accessory structure. Staff suggested trim be used to match the main structure.

The Board recommended the applicant employ a carriage style garage door.

Ms. Davis moved to approve the application with the condition of adding trim around the windows and door to reflect the main structure, Mr. Grant seconded the motion. The motion was approved by the following vote:

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

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

Alteration (Window Replacements)

Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [90 Aurora Street Submittal](#)

Mr. Mike Proneck, Pella Windows, was present for the meeting.

Mr. Sugar introduced the application for replacement of 17 windows with Pella Architect Series windows.

Mr. Proneck and the Board discussed the number and location of the windows to be replaced and noted the owners are opposed to repairing the windows because of drafts and security.

The Board decided to conduct a site visit.

This matter was discussed.

E. [AHBR 19-559](#) 13 South Oviatt Street (Historic District)

Alteration (Window Replacements)

Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [13 South Oviatt Street Submittal](#)

Mr. Mike Rennalo, Gunton Corporation; Ms. Donna Devine and Mr. Pat Hobin, homeowners, were present for the meeting.

Mr. Sugar introduced the application to replace windows in a house built in the 1920s and added onto in the 1960s. The house has a mixture of windows, including wood windows on the 1920s portion, which the standards require be repaired rather than replaced. Pella Lifestyle Series are the proposed replacement windows, these have not been previously approved by AHBR.

Mr. Rennaio explained that the proposed windows are a rebranded Pella Proline 450, previously known as Designer Series windows and stated parts are not available for the existing windows. Mr. Rennaio described the method of installation as requiring a new frame from the stud opening and removing the trim. The end result, when the new windows are installed, will be same look, size and muntin bar, except the muntin bars will be on the interior of the window. The Board discussed the contributing and noncontributing factors of the home, including vinyl siding and vinyl windows.

Ms. Davis stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Morris accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Workley seconded the motion. The motion was approved by the following vote:

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

F. [AHBR 19-629](#) 88 North Main Street (Historic District)

Alteration (Awning - Kepner's Tavern)

Submitted by Kevin Arnold - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [88 North Main Street Submittal](#)

Mr. Kevin Arnold, owner and applicant, was present for the meeting.

Mr. Sugar showed the location of the proposed awning and reviewed the staff comments.

Mr. Arnold explained the awning is inches from, but not connected to Hudson's Restaurant. It is freestanding, flanged into the ground concrete and cantilevered on the back of the building. Mr. Arnold also showed a sample of the fabric to be used and stated there will be no lettering on the awning and the existing sign will be removed. The Board recommended Mr. Arnold work with City staff to ensure the existing alley remains functional.

Ms. Davis stated the Historic District Subcommittee recommended waiving the two week waiting period and granting a certificate of appropriateness. Mr. Bach accepted the recommendation of the Historic District Subcommittee and moved to approve the application, Mr. Grant seconded the motion. The motion was approved by the following vote:

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

G. [AHBR 19-653](#) 74 Fox Trace Lane

Addition (Porch Extension)

Submitted by Rebecca Pantuso, Clemens Pantuso Architecture

Attachments: [74 Fox Trace Lane Submittal](#)

Ms. Rebeca Pantuso, Architect was present for the meeting.

Mr. Sugar introduced the application for two additional feet on a previously approved AHBR application. On July 18, 2019, BZBA approved a variance for an additional two-feet for the screened-in-porch, toward the rear property line. The applicant is also requesting AHBR approval to move a second-floor front window to the center of the wall.

The Board and Ms. Pantuso discussed the application.

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

H. [AHBR 19-408](#) 791 Norbury Drive

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

Submitted by Lisa Stuthard, Prestige Homes

Attachments: [791 Norbury Drive Submittal](#)

Mr. John Russell and Ms. Elaine Schmidt, Prestige Homes, were present for the meeting.

Mr. Sugar introduced the application for a new home which the AHBR previously informally reviewed.

The Board and Mr. Russell discussed the windows not having a typical style, the 200-foot setback, the angle of the windows and the wetlands behind the house, which will limit the visibility of the house. Mr. Russell stated that his client does not want grids in the rear windows because of obstructing the view.

The Board noted five different window types on the right elevation. Mr. Russell explained the second-story rear windows do not have transoms because of a lower ceiling height.

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

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

I. [AHBR 19-577](#) 6402 Forest Edge Drive (Reserve at River Oaks, Phase III, Lot 113)

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6402 Forest Edge Submittal](#)

Ms. Jamey Heinzman was present for the meeting.

Mr. Sugar introduced the application for new residential construction and stated staff recommends approval as submitted.

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

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

J. [AHBR 19-580](#) 6406 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 141)

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

Submitted by Jamey Heinzman, Pulte Homes

Attachments: [6406 Timberline Submittal](#)

Ms. Jayme Heinzman was present for the meeting.

Mr. Sugar introduced this application for new residential construction noting the look-a-like with lot number 142 and reviewed the standard for look-a-like homes.

Ms. Heinzman noted the porch details, window bay changes and trim detail that differentiate this home from lot number 142, without inflating the cost of the home. The Board and Ms. Heinzman discussed possible changes to the design.

Ms. Davis made a motion to approve the application with changes to the window configuration in bedroom four so they are not bumped out, eliminating the gable and the bottom windows changed to two bays, Mr. Workley seconded the motion. The motion was approved by the following vote:

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

VIII. Other Business

A. [AHBR 19-585](#) **226 College Street (Historic District) (Informal Discussion)**

Addition (Indoor/Outdoor Gathering Space & Office)

Submitted by Nathanael Dunn, JP Compass Consulting & Construction - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

Attachments: [226 College Street Submittal](#)

Mr. Joseph Park and Mr. Nathanael Dunn, JP Compass Consulting & Construction, were present for the meeting.

Mr. Sugar introduced this informal discussion for a garage replacement on the north side of a home listed on the Historic Register.

Mr. Park described the project to be build over the existing pool that respects the existing architecture by using the connector addition and maintains the style of the existing home.

Mr. Sugar noted the staff comments and questioned if there should be other subtle differences to recognize the original building and questioned if the addition is subordinate to the original building.

The Board and Mr. Park discussed the possibility of adding a glass door near the open space to differentiate the addition from the original, the possibility of moving the addition back, reducing the size of the addition, the angle of the addition from the road and the landscaping which make the addition less prominent.

Mr. Park described the interior function of the proposed addition and the difficulty of reducing the size while maintaining function.

The Board expressed appreciation for the design as presented.

This matter was discussed.

B. [AHBR 19-632](#) 2741 Last Valley Lane (Informal Discussion)

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

Submitted by Noreen Meyers, DH Meyers Homes

Attachments: [2741 Last Valley Lane Submittal](#)

Mr. Mark and Ms. Maureen Meyers of DH Meyers Homes, were present for the meeting

Mr. Sugar introduced the informal discussion for a new home on a vacant lot 200-feet off Last Valley Lane, which is a private drive. A request for a variance for a water well will go to BZBA. Mr. Sugar noted AHBR design standards state a setback is to be within ten-percent of adjacent properties. In this case the adjacent home is approximately 100 feet off the road compared to the home under discussion being 205 feet off the road. Mr. Sugar noted a sewer easement of thirty-feet that goes from the road to the back of the property. There is also a swale between the road and proposed location of the home that inhibits building in front of the proposed location.

The Board stated it has no issue with the 200-foot setback.

The Board discussed: 1) The 17-foot wall without fenestration and suggested a transom window be considered. 2) The stone treatments that must end at inside corners with a consistency of height around the building.

This matter was discussed.

**C. [AHBR 7-10-2019](#) Minutes of Previous Architectural & Historic Board of Review
Meeting: July 10, 2019**

Attachments: [AHBR Minutes July 10, 2019 - draft](#)

A motion was made by Mr. Morris, seconded by Mr. Morris, that the July 10, 2019 minutes be approved as submitted. The motion carried by an unanimous vote.

IX. Adjournment

Mr. Sugar updated the Board on: 1) The neighborhood meeting for the Historic District expansion held on July 17, 2019, with about 25 residents attending who gave generally positive feedback. Staff will continue the process with a formal survey of the residents to determine the interest level of expanding the Historic District. Following the survey of the residents AHBR will review the information and make a recommendation to City Council. 2) A Cleveland Restoration workshop, 'Planning Your Rehab Project' on August 7, 2019.

Ms. Davis made a motion to adjourn the meeting, Mr. Bach seconded the motion. The motion was approved unanimously.

Acting Chair Caputo adjourned the meeting at 9:36 p.m.

John Caputo, Vice 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.