



City of Hudson, Ohio

CD Meeting Agenda - Final

Architectural & Historic Board of Review

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
John Caputo
Nicole Davis
James Grant

Nicholas Sugar, Associate Planner

Wednesday, September 12, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

VI. New Business

A. [4863](#)

2164 Middleton Road

Demolition (House)

Submitted by Angela Difranco, LDA Builders

a) *House built in 1947, requiring AHBR consideration as “Basic Development”.*

b) *Staff notes no historical significance of single story ranch.*

Attachments: [2164 Middleton Road Submittal](#)

B. [4853](#)

126 West Streetsboro Street

Sign (Ground Signs - Cambridge Commons)

Submitted by Joe Berdine, Signarama

a) *Staff recommends a sign plan be established to require ground sign panels to have matching text and background.*

Attachments: [126 West Streetsboro Street Submittal](#)

- C. [4872](#) **47 Church Street (Historic District)**
Fence (6' Privacy)
Submitted by Gary Price, Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff recommends approval as submitted.
Attachments: [47 Church Street Submittal](#)
- D. [4862](#) **6536 Dunbarton Drive**
Accessory Structure (Pool Storage)
Submitted by Kurt Titmas
a) Architectural Design Standards require all facades over 10 feet long to have at least one window or door opening. Additional window or door required on rear elevation.
b) Staff notes pool, fencing, fire pit and equipment have been previously approved administratively.
Attachments: [6536 Dunbarton Drive Submittal](#)
- E. [4882](#) **128 Hudson Street (Historic District)**
Alteration (Front Porch)
Submitted by Barb Lochridge, Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Architectural Design Guidelines require replacement materials to be compatible in proportion, size, style, composition, design, color and texture with the existing historic materials. Staff questions the use of AZEK composite material for replacement of the wood posts and railings.
b) Staff notes the applicant has proposed removal of the architectural detailing to replicate the preceding porch design.
Attachments: [128 Hudson Street Submittal](#)
- F. [4749](#) **5173 Sodalite Drive**
Addition (Family Room, Outdoor Bar)
Submitted by James Miavitz, Pine Valley Construction
a) Suggest landscaped screening along north side of proposed deck.
Attachments: [5173 Sodalite Drive Submittal](#)

G. [4770](#)**1931 Christine Drive (Lake Christine, Lot 1)**

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

Submitted by Angela Difranco, LDA Builders

- a) *Architectural Design Standards require the roofs of the wings to be the same shape as the main body. The roof of the great room differs from the main body's hip roof, however, staff notes this roof is located on the rear of the structure.*
- b) *Question 2' overhang that extends along the rear of the house. Suggest reducing projection and visually supporting with brackets.*
- c) *Suggest extending the porch to create a more traditional, functional space.*

Attachments: [1931 Christine Drive Submittal](#)

H. [4595](#)**1948 Christine Drive (Lake Christine, Lot 8)**

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

Submitted by Angela Difranco, LDA Builders

- a) *Architectural Design Standards require the front face of the main body to sit forward at least 18" from the front face of the wings. The main body only projects 6" from the garage wing.*
- b) *Suggest extending porch to create a more traditional, functional space.*
- c) *Suggest adding brackets to visually support the rear cantilever.*

Attachments: [1948 Christine Drive Submittal](#)

VII. Other Business**A.** [3735](#)**2164 Middleton Road (Lot 86, S of RD) - Informal Discussion**

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

Submitted by Angela Difranco, LDA Builders

- a) *Architectural design standards require the front face of the main body to sit forward at least 18" from the front face of the wings. Proposed garage wing extends in front of main body.*
- b) *Fenestration placement should be at a maximum of approximately every 12 feet. Additional fenestration placement required on right and left elevations.*

Attachments: [2164 Middleton Road Submittal - New Home](#)

B. [3736](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
August 22, 2018**

Attachments: [AHBR Minutes August 22, 2018 - Draft](#)

VIII. Adjournment

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The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.