



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

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

Nicholas Sugar, Associate Planner

Wednesday, February 13, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 19-56](#) **46 Ravenna Street, Suite C3**
Sign (Building Sign - RMD Designs)
Submitted by Nathaniel Milstein, Easy Sign Group
a) Staff recommends approval as submitted.
Attachments: [46 Ravenna Street, Suite C3 Submittal](#)**
- B. [AHBR 19-78](#) **50 West Streetsboro Street**
Sign (Building Sign - Mike's Computer Rescue)
Submitted by Joe Berdine, Signarama
a) Staff recommends approval as submitted.
Attachments: [50 West Streetsboro Street, Suite 2 Submittal](#)**
- C. [AHBR 19-57](#) **147 Hudson Street**
Alteration (Chimney Removal)
Submitted by Rick Hawksley
a) Staff recommends approval as submitted.
Attachments: [147 Hudson Street Submittal](#)**

V. Old Business**A. [AHBR 19-37](#)****263 North Main Street (Historic District)**

Addition (Mudroom), Window Replacement

Submitted by Jared Huey, Payne & Payne Builders Inc. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Architectural Design Standards require replacement windows to be compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials. Staff requests Arch Board confirm if the proposed window is an appropriate replacement.

Attachments: [263 N Main Street Submittal 2-13-19](#)

Legislative History

1/23/19

Architectural & Historic Board of Review

continued

VI. New Business**A. [AHBR 19-27](#)****110 East Streetsboro Street (Historic District)**

Fence (4' Wood Privacy)

Submitted by Andrew McEachern - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) Staff notes applicant has replaced a 6' privacy fence in the side yard where the Land Development Code only permits a 4' fence. Request is to reduce fence height to 4' and extend fence two sections (16') towards the rear yard. Entire fence will have a height of 4'.

b) Architectural Design Standards require the finished side of the fence to face the property boundary. Revise the fence design so the finished side faces the property boundary.

Attachments: [110 East Streetsboro Street Submittal](#)

B. [AHBR 19-44](#)**126 Aurora Street (Historic District)**

Alteration (Window/Door Relocation)

Submitted by Bill Morris - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) Confirm trim will match existing.

b) Indicate how repaired/filled siding will integrate into existing siding.

Attachments: [126 Aurora Street Submittal](#)

C. [AHBR 19-50](#)**7344 Dillman Drive**

Accessory Structure, Alteration (Two-Car Detached Garage)

Submitted by Samantha Ayotte, Peninsula Architects

a) Confirm foundation material on detached garage.

b) Architecture standards require fenestration placement every 12 feet. Add a window to the rear elevation of the detached garage to meet this requirement.

- c) *Confirm accessory structure's relationship to main house. Architectural Design Standards require accessory structure to be subordinate to main house.*

Attachments: [7344 Dillman Drive Submittal](#)

D. [AHBR 19-55](#)

2332 Red Coach Lane

Addition (Bedroom, Multipurpose Room & Basement Space)

Submitted by Carlton Buck, Four Points Architectural Services, Inc.

- a) *Architectural Design Standards require fenestration placement every 12 feet. Staff notes the following areas that do not meet this requirement: second floor on east elevation, first floor on north elevation, second floor on west elevation.*
- b) *Submit additional detail of ramp design.*
- c) *Question abutting reverse gables on rear elevation. The positioning clips off the end of the smaller mass.*

Attachments: [2332 Red Coach Lane Submittal](#)

E. [AHBR 19-54](#)

6388 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 114)

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [6388 Forest Edge Drive Submittal](#)

F. [AHBR 19-53](#)

6361 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 119)

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [6361 Forest Edge Drive Submittal](#)

G. [AHBR 19-52](#)

6364 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 116)

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [6364 Forest Edge Drive Submittal](#)

VII. Other Business**A. [AHBR 5424](#)****2445 Danbury Lane - Informal Discussion**

Addition (Bedroom/Bathroom, Garage)

Submitted by Samantha Ayotte, Peninsula Architects

- a) *Architectural Design Standards require additions and accessory structures to be compatible to the main structure by incorporating materials and foundation to match. Proposed addition shows different siding types, window types and foundation type than main structure.*
- b) *Architectural Design Standards require the building to have a typical window used for most windows. The established typical window is a six over six double hung. Addition utilizes casement and fixed windows on the front mass.*
- c) *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 porch should sit back 18" from existing mass.*
- d) *Proposed entryway and reverse gable competes with existing main mass.*

Attachments: [2445 Danbury Lane Submittal](#)

B. [4029](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
January 23, 2019**

Attachments: [AHBR Minutes January 23, 2019 - 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.