



# City of Hudson, Ohio

## CD Meeting Agenda - Final-revised 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*

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Wednesday, June 26, 2019

7:30 PM

Town Hall

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I. Call To Order

II. Election of Vice Chair

III. Roll Call

IV. Public Comment

V. Consent Applications

VI. Old Business

A. [AHBR 19-444](#)

**82 Church Street (Historic District)**

Alteration (Window Replacement)

Submitted by Sheng Chan - Historic District

- a) *Staff notes vinyl windows were recently installed in place of wood windows. Applicant is requesting to replace recently installed vinyl windows with wood as Architectural Design Standards require substitute materials to be compatible in proportion, size, style, composition, design, color and texture with historic materials.*
- b) *Staff notes wood window stops were also removed with the areas wrapped in vinyl. Revise scope of work to include wood replacement.*

**Attachments:** [82 Church Street submittal 6-26-19](#)

**Legislative History**

6/12/19

Architectural & Historic Board of Review

discussed

VII. New Business

- B**     [AHBR 19-538](#)     **245 N Main (Historic District)**  
Accessory Structure (Fence - Windstream)  
Submitted by Charlie Green  
*a) Staff notes the request is to re-authorize a previously approved application in which the permit expired.*  
*Attachments:* [245 N Main Street submittal 6-26-19](#)
- C**     [AHBR 19-506](#)     **1863 Norton Road**  
Demolition (House & Garage)  
Submitted by John Carse  
*a) Staff notes home was built circa 1938 and detached garage was built circa 1987.*  
*b) Staff has not identified historical significance for either structure.*  
*Attachments:* [1863 Norton Road Submittal](#)
- D**     [AHBR 19-517](#)     **220 North Main Street (Historic District)**  
Sign (Building & Projecting Signs - Ohio Organics & Nature)  
Submitted by Amy Miklos, Ohio Organics & Nature  
*a) Architectural Design Standards state signs should have a matte finish. Verify sign will have a matte finish, not glossy or reflective.*  
*Attachments:* [220 N Main Street Submittal](#)
- E**     [AHBR 19-524](#)     **42 Aurora Street (Historic District)**  
Fence (6' Privacy Fence)  
Submitted by Matthew McMahon, Best Fence - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff recommends approval as submitted.*  
*Attachments:* [42 Aurora Street Submittal](#)
- F**     [AHBR 19-106](#)     **169 Aurora Street (Historic District)**  
Accessory Structure (Detached Garage/Accessory Dwelling Unit)  
Submitted by Stephen Cochran, Cochran's Remodeling - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff notes detached garage was approved at 3-13-19 AHBR meeting with fiberglass garage doors and 4" cedar lap siding. Applicant is requesting to modify proposal to stamped steel carriage garage doors and 4" poplar wood siding.*  
*b) Submit revised elevation depicting new garage doors.*  
*c) Staff notes similar garage doors have been built in surrounding area.*  
*Attachments:* [Previously Approved Plans](#)  
[169 Aurora Submittal 6-26-19](#)

Legislative History

3/13/19 Architectural & Historic Board of Review approved as amended

- G**     [AHBR 19-310](#)     **6290 Stone Road**  
New Residential Construction (One-Story, Single Family Home)  
Submitted by David Hesse, Payne & Payne Builders  
a) *Staff recommends approval as submitted.*  
*Attachments:* [6290 Stone Road Submittal 6-26-19](#)

Legislative History

5/22/19 Architectural & Historic Board of Review discussed

- H**     [AHBR 19-463](#)     **5796 Timberline Trail (Reserve at River Oaks, Phase II, Lot 106)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes  
a) *Staff recommends approval as submitted.*  
*Attachments:* [5796 Timberline Submittal 6-26-19](#)

**VIII. Other Business**

- A.**     [AHBR 19-527](#)     **47 Church Street - Historic District (Informal Discussion)**  
Addition (Sitting Room)  
Submitted by Christopher Bach, Architect  
a) *Staff notes proposed addition will require approval through BZBA. The Land Development Code requires a thirty-five (35') foot setback along College Street. The proposed addition is set back approximately twenty-one (21) feet.*  
b) *The Secretary of Interior Standards Preservation Brief #14 states an addition should be subordinate from the original structure. Staff notes proposed addition is lower in height than the original home, narrower in width and set back approximately twenty-two (22') from the front building line; however, the window detail is proposed to match.*  
c) *Secretary of Interior Standards Preservation Brief #14 states additions should be inconspicuous as possible from public view. Staff notes proposed addition is highly visible, however, the property is a corner lot and the proposed addition will be attached to an existing addition on a side elevation.*  
*Attachments:* [47 church street submittal 6-26-19](#)

**B.**     [AHBR 19-408](#)**791 Norbury Drive (Informal Discussion)**

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

Submitted by Lisa Stuthard, Prestige Homes

- a) *Architectural Design Standards require the front setback to not differ by more than 10% from the average of the front yard setbacks existing on the two adjacent properties. The proposed home is set back 269 feet from Norbury Drive. The house to the east has a front setback of 50 feet. The property to the west is vacant land. Staff notes presence of wetlands near Norbury limits potential setback locations.*
- b) *Architectural Design Standards prohibit an attached garage from being located in a wing that is the most forward of all masses. Staff notes proposed attached garage is furthest projecting mass, however, staff notes garage is angled and home is set back 269 feet from Norbury.*
- c) *Architectural Design Standards require the building to have a typical window, used for most windows. Staff notes building does not have a consistent, typical window.*

Attachments: [791 Norbury Drive Submittal](#)

**C.**     [AHBR 19-485](#)**2113 Ravenna Street (Informal Discussion)**

Addition (Gymnasium, Classroom, Restroom - Gloria Dei Lutheran Church)

Submitted by John Swidrak, AODK Inc.

- a) *Architectural Design Standards require the wings to be the same size or smaller in height than the central masses. Staff notes proposed wing is ten (10) feet taller than central mass and six (6) feet taller than the existing wing on north end of building.*
- b) *Architectural Design Standards require a single dominant material to be used for all walls of the building. Staff notes proposed addition is primarily vinyl lap sided, while existing structure is brick.*
- c) *Architectural Design Standards require the same roof shape to be used throughout the building for all roofs, except for turrets, towers and other unique masses. Question proposed flat roof on southeast side of building.*
- d) *Suggest revising proposed dormers to be similar in design as existing dormers.*

Attachments: [Submittal 2113 Ravenna Street](#)

**D**     [AHBR 6-12-19](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:  
June 12, 2019**

Attachments: [AHBR Minutes June 12, 2019 - draft](#)

**IX. 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.*