



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, October 24, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [4489](#) **112 First Street**
Sign (Building Signs, Projection Sign - J. Jill)
Submitted by Lou Belknap, Agile Signs
a) *Staff recommends approval as submitted.*

Attachments: [112 First Street Submittal](#)

- B. [5123](#) **7516 North Marblehead Road**
Addition (Kitchen, Screened Porch)
Submitted by Stephen Cochran, Cochran's Remodeling
a) *Staff recommends approval as submitted.*

Attachments: [7516 North Marblehead Road Submittal](#)

V. Old Business

VI. New Business

- A. [5087](#) **7303 Walters Road**
Demolition
Submitted by David Nystrom, Alair Homes
a) *Ohio Historic Inventory Form references the home as a tudor revival built circa 1939. Steep centered gable and exterior chimney are described as important features. Staff notes the decorative timbering and siding referenced have since been removed/covered with vinyl.*

Attachments: [7303 Walters Road Submittal](#)

- B.** [5023](#) **17 West Streetsboro Street (Historic District)**
Sign (Building Sign - Salon Elevate)
Submitted by Katherine Ruthsatz - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Indicate if any dimension is proposed for the wall and projecting sign.
Attachments: [17 West Streetsboro Street Submittal\[1\] Update](#)
- C.** [5105](#) **90 North Oviatt Street (Historic District)**
Alteration (Remove Window, Siding)
Submitted by Victoria Shepherd - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
a) Staff notes replacement siding was not staggered and the result is a visible seam where the window was removed on the rear of the garage.
Attachments: [90 Oviatt Street Submittal 10-24-18](#)
- D.** [5041](#) **5538 Stow Road**
Addition
Submitted by Nathan Young
a) Architectural Design Standards require chimneys to match the foundation material. Staff notes existing chimney is brick and a stone foundation is proposed.
b) Confirm stone foundation will be installed around entire existing home.
c) Submit product sheet for proposed stone.
d) Revise right and left elevations to show grade line.
Attachments: [5538 Stow Road Submittal](#)
- E.** [5222](#) **7271 Huntington Road**
Addition (Attached Garage)
Submitted by John Martz
a) Staff notes roofline is not aligned and higher than current garage, however, this is due to the increased garage depth of 24.5’.
b) Exposed brick foundation to be consistently applied to entire mass.
c) Staff notes addition received rear setback variance from BZBA on 10-18-18.
Attachments: [7271 Huntington Road Submittal](#)
- F.** [4955](#) **54 N Oviatt Street (Historic District)**
Addition
Submitted by Diane Rubin Schuld, Studio D - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Secretary of Interior Standards and National Park Service Preservation

Brief #14 on exterior additions to historic buildings states that a new addition should preserve significant historical materials, features, craftsmanship and form. Question the removal of the bay window in south gable. Ohio Historic Inventory Form identifies this as an important feature.

- b) Preservation Brief #14 states a new addition should be subordinate in design to the historic building. Proposed front porch design appears dominant to the existing home's entryway.*
- c) Preservation Brief #14 states a new addition should not be highly visible from the public right of way. Addition should be set back a greater distance than the proposed 4'.*
- d) Secretary of Interior Standards and Preservation Brief #14 states a new addition and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- e) Staff notes AHBR has the ability to request review by a consultant architect per Section 1202.04.*

Attachments: [54 N Oviatt Submittal](#)

[Alternative Design - Bay Window Revision](#)

- G.** [5059](#) **5524 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 131)**
 New Residential Construction (Two-Story, Single Family Home)
 Submitted by Jamey Heinzman, Pulte Homes
- a) Staff recommends approval as submitted.*

Attachments: [5524 Timberline Drive Submittal](#)

VII. Other Business

- A.** [3828](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
 October 10, 2018**

Attachments: [AHBR Minutes October 10, 2018](#)

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.