



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, April 10, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

F. [AHBR 19-133](#) **7601 Andover Way**
Addition (Deck and Porch)
Submitted by Paul Palumbo, Palumbo Renovations
a) *Staff recommends approval as submitted.*
Attachments: [7601 Andover Way Submittal](#)

V. Old Business

VI. New Business

A. [AHBR 19-202](#) **263 North Main Street (Historic District)**
Demolition (Chimney)
Submitted by Christy Duffus, Payne & Payne Builders - Historic District -
recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 -
no recommendation.
a) *Secretary of Interior's Standards requires the removal of historic features
to be avoided and repaired rather than replaced or demolished, however,
staff notes existing chimney was not prominent due to location on the
rear of the mass as well as the property having a higher elevation than
North Main Street.*
b) *Submit material sample and describe how repairs will blend with existing
slate.*
Attachments: [263 North Main Street Submittal](#)

- B.** [AHBR 19-141](#) **46 Park Lane (First & Main)**
Sign (Building, Projecting - The Rusty Stone)
Submitted by Martin Chitester
a) *Submit material sample for building sign.*
b) *Indicate material used for script "The" on building sign.*
Attachments: [46 Park Lane Submittal](#)
- C.** [AHBR 19-153](#) **5735 Darrow Road**
Signs (Building Sign - Firestone)
Submitted by Mary Ann Werve, Zaremba Group
a) *Architectural Design standards require signs to have a matte finish. Revise plans to indicate matte finish.*
b) *Provide material sample to confirm proposed sign will be of high quality and complimentary to the building. Suggest thicker dimensional letters for the large building façade.*
c) *Clarify or submit any proposed window graphics, directional signs or awning signs.*
Attachments: [5735 Darrow Road Submittal](#)
- D.** [AHBR 19-169](#) **166 Hudson Street (Historic District)**
Addition (Rear Deck)
Submitted by Dan Van Voohris, Suncrest Gardens - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Submit material samples to confirm proposed materials are compatible to the main structure.*
b) *Submit railing details from manufacturer.*
Attachments: [166 Hudson Street Submittal](#)
- E.** [AHBR 19-192](#) **166 Hudson Street (Historic District)**
Fence (Wood Privacy)
Submitted by Stephen Pelagalli, RT Fence - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Land Development Code requires 6ft fencing to be located to the rear of the main mass. Revise plans to confirm proposed 6' board on board fence is behind main mass.*
b) *Staff notes 4ft solid board on board fence is proposed forward of the main mass. Suggest revising to a spaced picket as solid board on board is atypical of front yard fencing in the historic district.*
c) *Provide photo of rear fence line.*
Attachments: [166 Hudson Fence](#)
- G.** [AHBR 19-156](#) **2053 East Highgate Court**
Addition (Covered Deck)
Submitted by Laura Bair, Hurst Remodel

- a) *Question sided section of wall on deck foundation. Consider a panel design more compatible with the deck structure.*
- b) *Staff notes if porch is enclosed in the future the foundation must be masonry to match the existing home.*

Attachments: [2053 East Highgate Court Submittal](#)

H. [AHBR 19-81](#)

2496 Barlow Road

Addition (Attached Garage, Bedroom)

Submitted by Michael Pope, Environments by Design, LLC

- a) *Staff notes applicant received a variance from BZBA on March 21, 2019 in order to build the attached garage with the doors facing the street.*

Attachments: [2496 Barlow Road Submittal](#)

Legislative History

3/13/19

Architectural & Historic Board of Review

discussed

I. [AHBR 19-185](#)

226 College Street (Historic District)

Addition (Garage, Kitchen, Pool Equipment Shed)

Submitted by Al Klauss, Paskevich & Associates Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes applicant received a variance from BZBA on September 20, 2018 to build the attached garage seventeen (17) feet within the required setback along High Street.*
- b) *Proposal will require demolition of attached garage, however, staff notes it was built in 2006.*
- c) *Provide material samples to confirm proposed materials are compatible to the main structure.*

Attachments: [226 College Street Submittal](#)

J. [AHBR 19-165](#)

5555 Abbyshire Drive (Nottingham Gates, Phase IV, Lot 15)

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

Submitted by Michelle Hershberger, Rockland Homes LLC

- a) *Question if basement windows on right elevation can better align with windows.*

Attachments: [5555 Abbyshire Drive Submittal](#)

K. [AHBR 19-166](#)

6360 Forest Edge Drive (The Reserve of River Oaks, Phase III, Lot 117)

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [6360 Forest Edge Drive Submittal](#)

VII. Other Business

A. [AHBR 19-132](#)

78 Maple Drive (Historic District) - Informal Discussion

Accessory Structure (Detached Garage)

Submitted by Gordon Costlow - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Applicant is requesting a variance for a side yard setback (2 feet) and to allow a detached garage in the side yard (partial).*
- b) *Staff notes proposed dormers will add to massing. Recommend removing dormer on left side of garage, as the BZBA proposal positions the garage closer to the side property line.*
- c) *Staff notes fenestration required on rear elevation where stairs are proposed.*

Attachments: [78 Maple Drive Submittal \(Informal\)](#)

B. [AHBR 4134](#)**1939 Norton Road - Informal Discussion**

New Residential Construction (Single Family Home)

Submitted by Geoff Miller, Rembrandt Homes Inc.

- a) *Architectural Standards require the front setback to not differ by more than ten (10) percent from the average of the two adjacent properties, however, staff notes proposed home is a large mass type and an increased setback from Norton Road may be more appropriate.*

Attachments: [1939 Norton Road Submittal \(Informal\)](#)

C. [AHBR 4135](#)**6923 Stow Road - Informal Discussion**

Addition (Classroom Addition & Renovations - Seton Catholic School)

Submitted by Richard L. Yanusaitis, Kaczmar Architects

- a) *Clarify how wall and ridgelines of addition will meet existing building at current location of temporary classrooms.*
- b) *Land Development Code indicates primary entrance shall face the street. Indicate location of primary entrance with proposed addition.*

Attachments: [Seton Informal](#)

D. [AHBR 3-13-2019](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
March 13, 2019**

Attachments: [AHBR Minutes March 13, 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.