



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Senior Planner

Wednesday, February 12, 2020

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Election of Officers

A. [AHBR 4674](#) Industrial Design Subcommittee Appointment

IV. Public Comment

V. Consent Applications

A. [AHBR 20-54](#) 186 North Main Street
Sign (Projecting Sign - Veritable Screening)
Submitted by Joe Berdine, Signarama
a) Staff recommends approval as submitted.

Attachments: [186 North Main Street](#)

B. [AHBR 20-90](#) 290 Bicknell Drive
Accessory Structure (Detached Garage)
Submitted by Rebecca Pantuso, Clemens Pantuso Architecture
a) Staff recommends approval as submitted.

Attachments: [290 Bicknell Drive](#)

VI. Old Business

VII. New Business

- C. [AHBR 20-39](#) **6931 Darrow Road**
Accessory Structure (Detached Garage)
Submitted by Temurjon Akhadov, Platinum Construction LLC.
a) *Staff notes proposal would require demolition of an existing detached garage built circa 1958.*
b) *Architectural Design Standards require fenestration placement approximately every twelve (12) feet. Revise rear and right elevations to meet this requirement.*
c) *Architectural Design Standards require accessory buildings to incorporate some elements similar to the main body, such as similar corner boards, window types or materials. Verify if garage will incorporate similar trim and corner board width as the main house.*
Attachments: [6931 Darrow Road](#)
- D. [AHBR 19-1267](#) **7599 Woodland Avenue (Woodland Estates, Lot 1)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Alicia Verner, Drees Homes
a) *Architectural Design Standards require all roofs in the wings to be the same shape as the main body. Question hip roof connection which extends over main gable. Staff notes the connection creates awkward soffit termination on left elevation at walk-in closet window.*
b) *Verify if grade is accurately depicted on elevations.*
Attachments: [7599 Woodland Avenue](#)
- E. [AHBR 20-37](#) **7728 Huntington Road (Western Reserve Ranch Estates, Part 1, Lot 21A)**
New Residential Construction (One-Story, Single Family Home)
Submitted by Darrell Hershey, Payne & Payne
a) *Question window size for bedroom windows on right elevation.*
Attachments: [7728 Huntington Road](#)
- F. [AHBR 20-40](#) **6365 Forest Edge Drive (Reserve at River Oaks, Phase III, Lot 120)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) *Staff recommends approval as submitted.*
Attachments: [6365 Forest Edge Drive](#)
- G. [AHBR 20-41](#) **6553 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 148)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) *Question look alike #149. Staff notes there are minor differences in several of the categories; however, overall there are no major design characteristics that differentiate the homes.*
Attachments: [6553 Regal Woods Drive](#)

- H. [AHBR 20-42](#) **6708 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 161)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) *Staff recommends approval as submitted.*
Attachments: [6708 Kingswood Drive](#)
- I. [AHBR 20-80](#) **120 North Hayden Parkway**
Addition (Two-Story Addition - East Woods Elementary School)
Submitted by John Peterson, GPD Group
a) *Provide photos of existing building.*
b) *Architectural Design Standards for large mass buildings state the same roof shape must be used throughout the building on all roofs. Question flat roof addition in relation to adjacent pitched roof.*
c) *Architectural Design Standards for large mass buildings state each side of a mass should have openings or other significant details to avoid blank expanses of wall. Staff notes a large expanse of blank façade on east elevation. Question if additional windows and brick pilasters can be added to break up this elevation.*
Attachments: [120 North Hayden Parkway](#)

VIII. Other Business

- A. [AHBR 1-22-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: January 22, 2020**
Attachments: [AHBR Minutes January 22, 2020 - draft](#)
- B. [AHBR 4667](#) **Historic Landmark Discussion**
Attachments: [Historic Landmark](#)

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.