



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, May 8, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

VI. New Business

A. [AHBR 19-292](#)

3001 Ravenna Street

Accessory Structure (Pole Barn)

Submitted by Jim Christ

- a) *Architectural Design Standards require accessory buildings to incorporate some elements similar to the main body. Suggest adding rake boards at gable ends and trim around window and door openings.*
- b) *Staff notes existing barn was built circa 1971.*

Attachments: [3001 Ravenna Street Submittal](#)

- B.** [AHBR 19-298](#) **78 Maple Drive (Historic District)**
Accessory Structure (Detached Garage)
Submitted by Gordon Costlow - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes applicant received variances on 4-18-19 for a three (3) foot side setback and to locate the garage partially in the side yard.*
 - b) *Architectural Design Standards require fenestration placement to be every twelve (12) feet. Staff notes no fenestration on rear elevation at first floor, however, building is adjacent to a nonresidential use (Hudson Police Department).*
- Attachments:* [78 Maple Drive Submittal](#)
- C.** [AHBR 19-316](#) **65 College Street (Historic District)**
Alteration (Window Replacement)
Submitted by Karen Fisher - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Architectural Design Standards require repair where feasible rather than replacement. Submit additional documentation regarding condition of existing windows including detailed photos with descriptions. Staff notes AHBR may request a site visit to aid in this determination.*
 - b) *Architectural Design Standards require substitute materials to be compatible in size, proportion, style, composition, design, color and texture with historic materials. Staff notes wood windows are proposed with composite cladding. Submit window sample to determine window compatibility.*
 - c) *Verify window replacement method (replacement vs. new construction) and if existing opening size or exterior materials will be altered.*
- Attachments:* [65 College Street Submittal](#)
- D.** [AHBR 19-313](#) **132 Clairhaven Road**
Additions (First Floor Master Bedroom Suite & Kitchen Expansion)
Submitted by Cindy Stockman
- a) *Proposed addition should be inset one (1) foot from existing house to break up continuous wall plane.*
 - b) *Question if a typical window should be incorporated on west elevation along master bedroom in place of proposed awning windows.*
- Attachments:* [132 Clairhaven Road Submittal](#)

- E. [AHBR 19-195](#) **6180 Wessington Drive (Canterbury On The Lakes, Phase IV, Lot 160)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Lisa Stuthard, Prestige Homes
- Revise elevations to accurately depict grade change.*
 - Architectural Design standards require the building to have a typical window used for most windows. Staff notes double hung windows are proposed on front elevation and casement windows are proposed on sides and rear.*
 - Staff notes similarities to look alike #158, however, Lot 158 has an additional porch and raised stone band is absent (wall material).*
- Attachments: [6180 Wessington Drive Submittal](#)
- F. [AHBR 19-266](#) **1904 Christine Drive (Lake Christine, Lot 4)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders
- Architectural Design Standards require the building to have a typical window used for most windows. Staff notes double hung windows are proposed on front elevation and casement/picture windows proposed on sides and rear.*
 - Revise windows on left elevation. Architectural Design Standards require fenestration placement every twelve (12) feet. Staff notes fourteen (14) feet between first floor windows on left elevation. Suggest typical window on second floor.*
 - Staff notes eighteen (18) foot span on rear garage elevation without fenestration placement. Add window in garage storage area or walk in pantry to meet this requirement.*
- Attachments: [1904 Christine Drive Submittal](#)
- G. [AHBR 19-267](#) **6411 Forest Edge Drive (The Reserve of River Oaks, Phase III, Lot 112)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
- Staff recommends approval as submitted.*
- Attachments: [6411 Forest Edge Drive Submittal](#)
- VII. **Other Business**
- A. [AHBR 4-24-2019](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
April 24, 2019**
- Attachments: [AHBR Minutes April 24, 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.