



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, March 13, 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 19-93](#)

6591 Chestwick Lane

Accessory Structure (Pavilion)

Submitted by James Arch, Vizmeg Landscape

a) *Architectural Design Standards require fenestration placement every twelve (12) feet. Staff notes applicant has proposed false shutters without trim along the rear elevation in lieu of fenestration.*

Attachments: [6591 Chestwick Lane Submittal](#)

- B.** [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 proposal will require demolition of a detached garage built circa 1930. Staff has not observed any historical significance associated with the structure.*
 - b) *Architectural Designs Standards require fenestration placement every twelve (12) feet. Staff notes a span of eighteen (18) feet on rear elevation without fenestration.*
 - c) *Provide specifications for proposed garage doors.*
 - d) *Provide siding sample.*
 - e) *Staff notes property is comprised of two parcels. Parcels shall be combined prior to the issuance of a zoning certificate.*
- Attachments: [169 Aurora Street Submittal](#)
- C.** [AHBR 19-112](#) **7887 Valley View Road**
Alteration (Detached Garage, Alteration)
Submitted by David Fike, Fike Builders
- a) *Staff recommends approval as submitted.*
- Attachments: [7887 Valley View Road Submittal](#)
- D.** [AHBR 19-120](#) **170 Ravenna Street**
Alteration (Front Porch & Exterior)
Submitted by Paul Palumbo, Palumbo Renovations
- a) *Architectural Design Standards require exposed foundations to be a consistent material around all elevations. Staff notes proposed cultured stone foundation will only be applied to the front elevation.*
 - b) *Architectural Design Standards require materials used in any mass to be applied consistently on that mass on all sides of the structure. Staff notes cultured stone will not be applied consistently around right mass.*
- Attachments: [170 Ravenna Street Submittal](#)
- E.** [AHBR 19-113](#) **7139 Valley View Road**
Addition (Family Room)
Submitted by Paul Palumbo, Paul Palumbo Renovations
- a) *Staff recommends approval as submitted.*
- Attachments: [7139 Valley View Road Submittal](#)

- F.** [AHBR 19-90](#) **101 Blackberry Drive**
Addition, Alteration (Front Porch, Exterior Alterations)
Submitted by Jim Dombroski, Brandywine Construction
a) Architectural Designs Standards require the walls of the main body to be one material. An additional material may be used to call attention to the composition such as on building projections, gable ends and entrance recesses. Staff notes a second material has been appropriately applied to the entrance recess, but continues along the main façade.
Attachments: [101 Blackberry Drive Submittal](#)
- G.** [AHBR 5424](#) **2445 Danbury Lane**
Addition (Bedroom/Bathroom, Garage)
Submitted by Samantha Ayotte, Peninsula Architects
a) Applicant received BZBA approval on 2-21-19 to allow a detached garage in the side yard and the addition to extend into the rear setback.
b) Architectural Design Standards require accessory buildings to incorporate some elements similar to the main structure. Staff notes the detached garage is more prominent as it is located in the side yard, though applicant has integrated the board and batten siding and a standing seam metal roof used in the proposed rear dormer addition.
Attachments: [2445 Danbury Lane Update 2-13-19](#)
- H.** [AHBR 19-96](#) **5516 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 132)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) Staff recommends approval as submitted.
Attachments: [5516 Timberline Trail Submittal](#)
- I.** [AHBR 19-128](#) **5735 Darrow Road**
Alteration (Exterior Alterations - Firestone)
Submitted by Mary Ann Wervey, Zaremba Group
a) Proposal will remove front entryway projection, reducing pedestrian scale. Suggest projecting the entry mass 12" in masonry to create a strong shadow line, add dimension, and accentuate the storefront.
Attachments: [5735 darrow road submittal](#)

VII. Other Business**A. [AHBR 19-81](#)****2496 Barlow Road - Informal Discussion**

Addition (Attached Garage, Bedroom)

Submitted by Michael Pope, Environments by Design

- a) *Applicant has requested a variance for doors of the attached garage to face the street. Item is on the March 21, 2019 BZBA agenda.*
- b) *Architectural Design Standards require the main body to be the largest visible mass. Proposed addition is thirty (30) feet wide and existing home is twenty-six (26) feet wide. Suggest reducing width of addition and lowering the connecting roofline to create a visually subordinate wing.*
- c) *Architectural Design Standards require an attached garage to be entered from a side yard or rear yard.*
- d) *Rear fenestration placement required on sixteen (16) foot span along garage wall.*

Attachments: [2496 Barlow Road Submittal](#)

B. [AHBR 19-107](#)**27 College Street (Historic District) - Informal Discussion**

Alteration (Basement Window Replacement)

Submitted by Brad Wenclewicz- Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Architectural Design Standards require substitute materials to be compatible in proportion, size, style, composition, design, color and texture with the existing historic materials. Glass block windows have been proposed in substitute of pane glass windows.*
- b) *Confirm existing window material for windows #2, #3, and #4.*

Attachments: [27 College Street Submittal](#)

C. [AHBR 2-27-2019](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
February 27, 2019**

Attachments: [AHBR Minutes February 27, 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.