



# 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*

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Wednesday, January 23, 2019

7:30 PM

Town Hall

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I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

A. [AHBR 4922](#)

**77 North Oviatt Street**

New Construction (Hudson Middle School)

Submitted by John Peterson, GPD Group

- a) *Staff notes false covered walkway terminates on front elevation. Question if treatment should extend to inside corner.*
- b) *Submit additional details regarding the proposed windows. The renderings depict a traditional double hung; however, the other documentation suggests a single flat piece of glass with only interior mullions and a false sash divider. Suggest use of a traditional double hung system (inoperable) with exterior applied mullions.*
- c) *Question if more traditional window should be proposed on secondary building entrances (front entry stairwell).*
- d) *Question if front entry pediment should be lowered to better align with cornice and balance scale of front entry windows.*

Attachments: [Materials Packet](#)

[Plans and Renderings](#)

[Window Cornice Details](#)

Legislative History

12/12/18

Architectural & Historic Board of Review

approved as amended

**VI. New Business**

- A. [AHBR 5460](#) 7750 Stow Road**  
Addition (Classrooms - Ellsworth Hill Elementary School)  
Submitted by John Peterson, GPD Group  
*a) Staff notes the proposed addition will meet the existing building on the same wall and roof plane. Confirm how existing materials will blend with proposed addition.*  
*Attachments:* [7750 Stow Road Submittal](#)  
[Ellsworth Materials](#)
- B. [AHBR 19-34](#) 178 West Streetsboro Street**  
Sign (Building Sign - Verizon)  
Submitted by Olivia Pridemore, Advanced Installation & Sign Service  
*a) Staff recommends approval as submitted.*  
*Attachments:* [178 W Streetsboro Street Submittal](#)
- C. [AHBR 19-27](#) 110 East Streetsboro Street (Historic District)**  
Fence (4' Wood Privacy)  
Submitted by Andrew McEachern - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff notes applicant has replaced a 6' privacy fence in the side yard where the Land Development Code only permits a 4' fence.*  
*b) Architectural Design Standards require the finished side of the fence to face the property line boundary. Proposed fence has unfinished side facing the boundary.*  
*c) Request is for the following:*  
*1. Reduce the installed fence height to 4'.*  
*2. Remove one fence section to align with front corner of house.*  
*3. Extend fence by two sections (16') towards the rear yard. Entire fence will have a height of 4'.*  
*Attachments:* [110 East Streetsboro Street Submittal](#)
- D. [AHBR 19-32](#) 1730 Old Tannery Circle**  
Addition (Master Suite, Sun Room)  
Submitted by Samantha Ayotte, Peninsula Architects  
*a) Architectural Design Standards require the building to have a typical window for most windows. While the existing building has a variety of window types, the proposed addition will introduce even more. Suggest using existing window types for the addition; for example, using a sliding window in lieu of the proposed casement window on the front elevation.*  
*Attachments:* [1730 Old Tannery Circle Submittal](#)
- E. [AHBR 19-36](#) 35 Ingelside Drive**  
Addition (Front Entry)

Submitted by Samantha Ayotte, Peninsula Architects

- a) *Front entryway projects 10' from existing home, classifying the addition as a wing. Architectural Design Standards require wings to be located to the rear or side of the building. However, a front setback variance was approved by BZBA on July 19th, 2018, approving the location of the wing.*
- b) *Architectural Design Standards and Land Development Code requires the front entrance of the building to be clear and visible from the street.*
- c) *Architectural Design Standards only permit two materials on the structure. Proposed plans show three different materials (existing vertical wood siding, proposed 4" horizontal siding, proposed 8" horizontal siding).*
- d) *Architectural Design Standards require exposed foundation to be consistently applied to all sides. Revise entryway to show consistent foundation.*

**Attachments:** [35 Ingelside Drive Submittal](#)

**F.** [AHBR 19-37](#)

**263 North Main Street (Historic District)**

Addition (Mudroom), Window Replacement

Submitted by Jared Huey, Payne & Payne Builders Inc. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes proposed brick foundation will not match existing foundation, however, existing enclosure has a brick foundation.*
- b) *Architectural Design Standards require materials to be repaired where feasible rather than replaced. Applicant to provide documentation on condition of existing windows.*
- c) *Provide measure sheet detailing each window including size, proposed material and existing window material.*
- d) *Staff notes plans indicate proposed siding on addition will match existing house, though existing house is wood sided and proposed addition is HardiePlank.*

**Attachments:** [263 N Main Submittal](#)

**G.** [AHBR 19-38](#)

**74 Fox Trace Lane**

Addition (Sunroom, Screened Porch, Office), Exterior Alterations

Submitted by Andrew Reynolds, Clemens Pantuso Architecture

- a) *Staff recommends approval as submitted.*

**Attachments:** [74 Fox Trace Lane](#)

**H.** [AHBR 19-4](#)

**5534 Timberline Trail (The Reserve of River Oaks, Phase III, Lot 126)**

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [5534 Timberline Trail Submittal](#)

**VII. Other Business**

- A. [3963](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
January 9, 2019**

Attachments: [AHBR Minutes January 9, 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.*