



Rick Hawksley AIA Architect  
160 North Chestnut Street  
Ravenna, Ohio 44266  
PO Box 664 Kent, Ohio 44240

Kris McMaster  
City of Hudson  
Community Development

RE: INFORMAL REVIEW OF 188 HUDSON STREET

Dear Kris,

As we discussed, this letter accompanies a submission of preliminary design documents for additions and modifications to the residence at 188 Hudson Street.

The existing structure consists of an existing 1-1/2 Story slab on grade dwelling with an attached front facing 2 bay garage. The total living area is 2,145 SF. The total lot area is 5,980 SF, with lot coverage of 61% impermeable surface.

My client wishes to capture the existing space of the garage and add a small music studio above it. A new, front facing garage, built perpendicular to the street, would be installed. None of the existing structures comply with current yard requirements.

Per the Architectural Design Standards the client intends to enhance the appearance of the front door. Per Section III (1) (a)(1), keeping it where it is facing the street. We are proposing a walk that would terminate at the public walk, rather than just the driveway as it currently does.

Per Section III (1)(a)(3) the additions preserve and enhance the approach to the entry.

Per Section III (1) a)(4), our proposal does not conform with the standard that garage doors do not face the street. As can be seen in the attached photographs, the current garage faces the street, as do the adjoining properties. For what it is worth, the existing garage does not function well given the angle to the house, making the western side difficult to enter and exit. We would ask the AHRB to grant us a certificate of appropriateness despite this non-conforming design.

Per Section III (2)(b) we understand that these additions are to be reviewed according to the Secretary of the Interior's Standards for Historic Rehabilitation (*see Appendix I*) and National Park Service Preservation Briefs #14 and #16.

From Preservation Brief #14 "Standards 9 and 10 specifically address new additions: Standard 9 states "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment"; and Standard 10 states "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Preservation Brief #16 speaks to use of alternate materials.

The main structure is composed of an historic barn that was converted into a dwelling approximately 40 years ago. That addition added a second gabled shape and a front facing entry, as well as a front facing garage. Our intent is to replicate the garage in front of the existing and add a floor and full height gable to create a music studio over the current garage. This garage is set back from the primary mass of the house.

Per the standards cited above, we intend to match the exposure of the siding using poplar clapboard, with corner boards to match. We propose the use of clad Simulated Divided lite thermos-pane windows that are approved for historic properties by the Ohio Historic Preservation Office.

We would propose that portions of the building not visible from the street include non-divided lite windows so as to distinguish from the historic part of the building, much as was done in the addition 40 years ago. Our addition will be built so that it may be removed without impacting the integrity of the most historic part of the building. The bay window on the east façade is proposed to be removed, and the demising wall between the garage and the house will need to be modified to achieve a one hour fire rating.

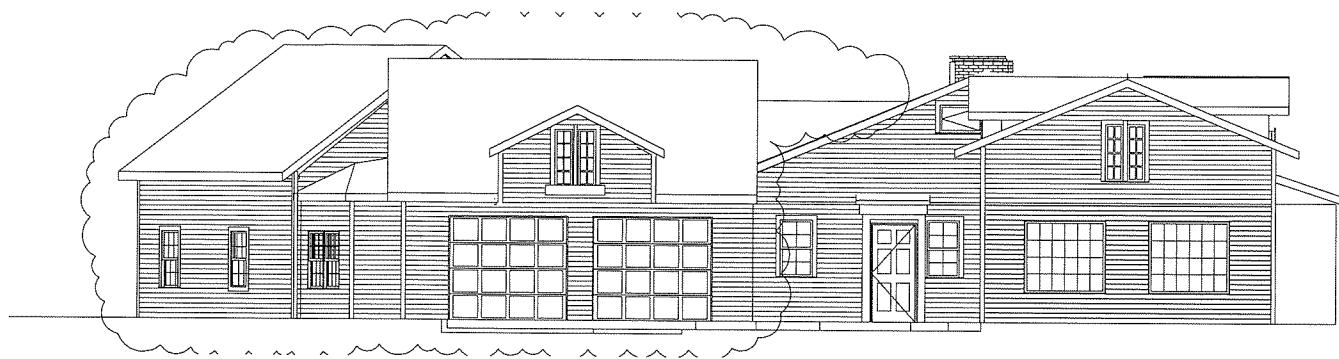
Per section 1204.07, Certificates of Appropriateness, we believe that :

- (a) The proposed change will not adversely affect or destroy any significant historic or architectural feature of the structure;
- (b) The proposed change is neither inappropriate or inconsistent with the spirit and purpose of the City's historic preservation laws and it will not adversely affect or destroy the general historic and architectural significance of the Historic District; and
- (d) The proposed change complies with the historic district/landmark architectural and design standards set forth in [Section 1207.18\(a\)](#) of this Ordinance and Appendix D.

We look forward to meeting with the AHRB to review our proposed additions.

Sincerely,

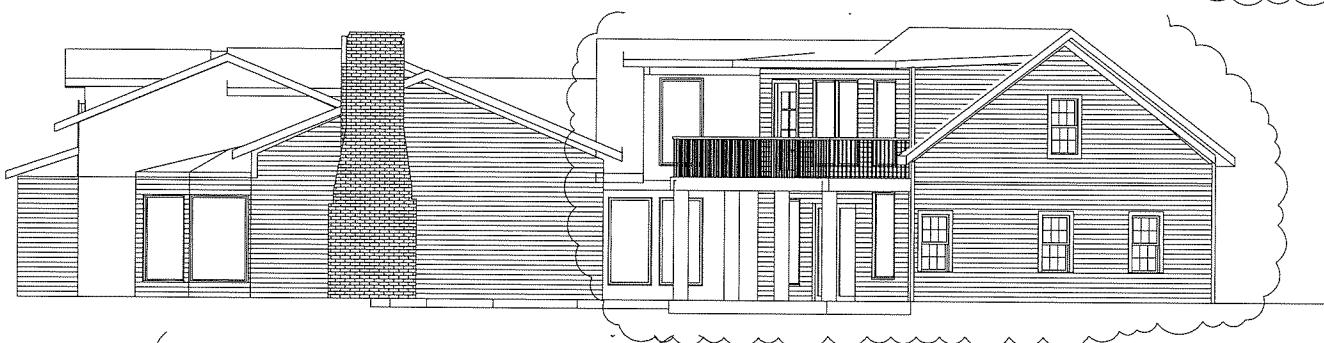
Rick Hawksley AIA Architect



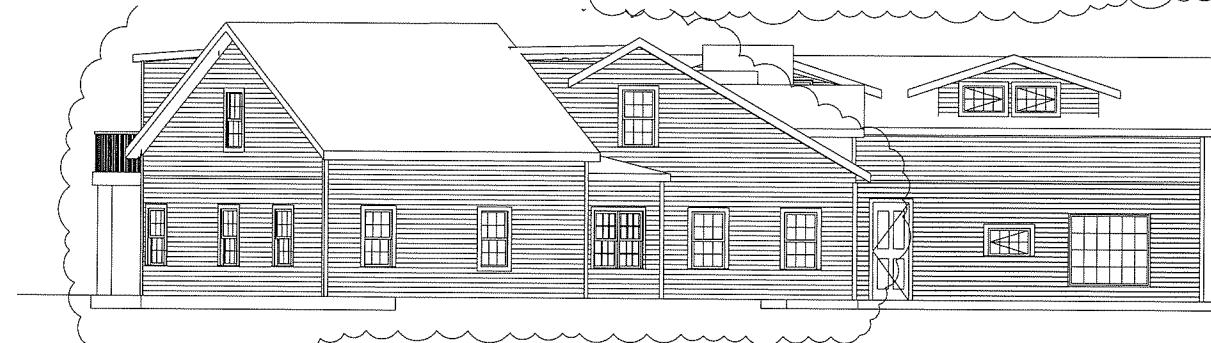
**NORTH ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$



**WEST ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$



**SOUTH ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$



**EAST ELEVATION**  
 $\frac{1}{4}'' = 1'-0''$

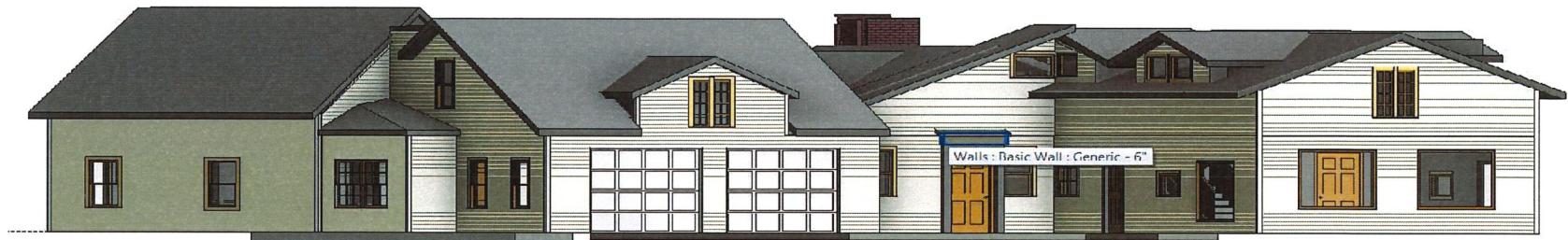
PROJECT DATE  
11-30-2017  
REVISIONS

RENOVATIONS AND ADDITIONS  
188 HUDSON STREET  
HUDSON, OHIO

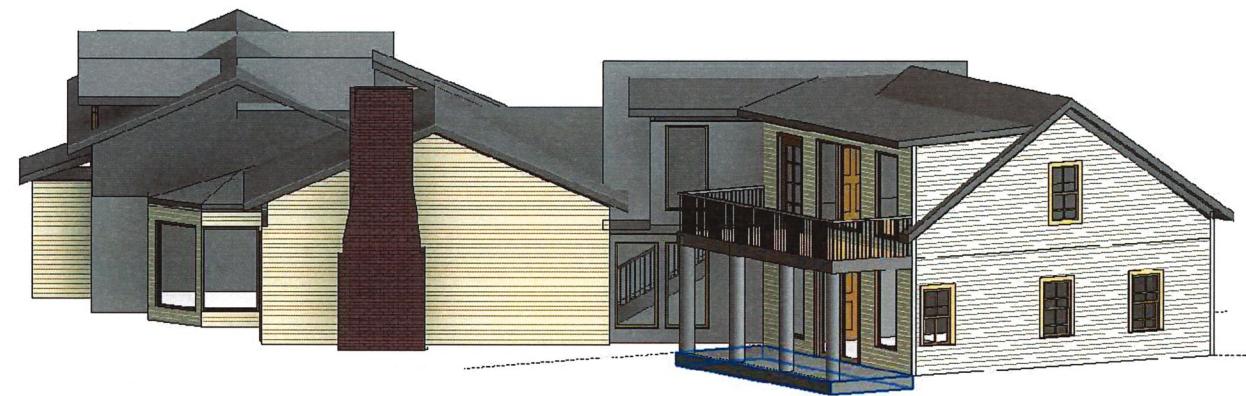
DESIGN with a VISION  
RICK HAWKSLEY, ARCHITECT  
PO Box 664 Kent, OH 44240  
330-775-2354

CONTENTS:  
SECOND FLC  
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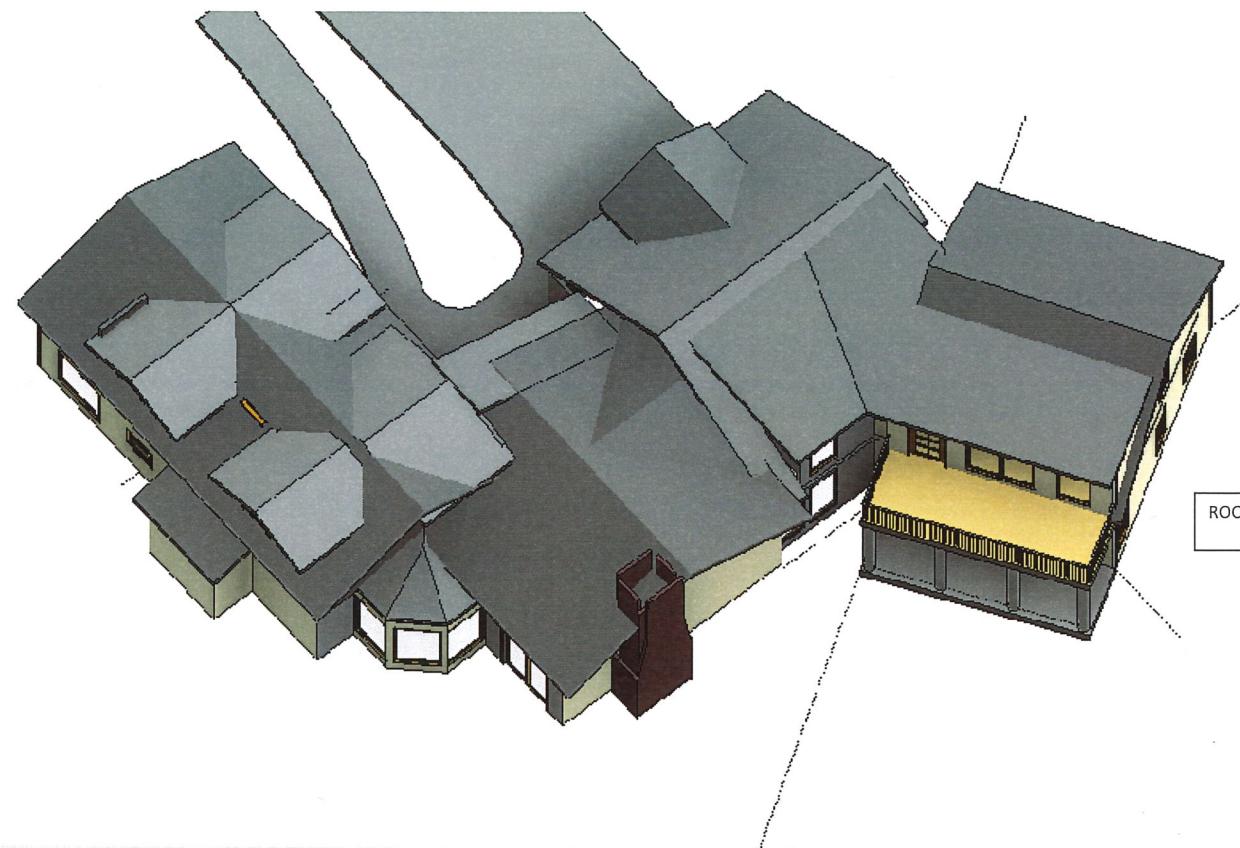
NORTH VIEW WITH NEW GARAGE, NEW DOOR SURROUND, ATTIC GABLE SIMILAR TO EXISTING



SOUTH VIEW SHOWING BEDROOM AND LOFT WITH CONNECTOR



SOUTH WEST VIEW SHOWING BEDROOM AND LOFT, WITH GARAGE BEHIND



ROOF PLAN

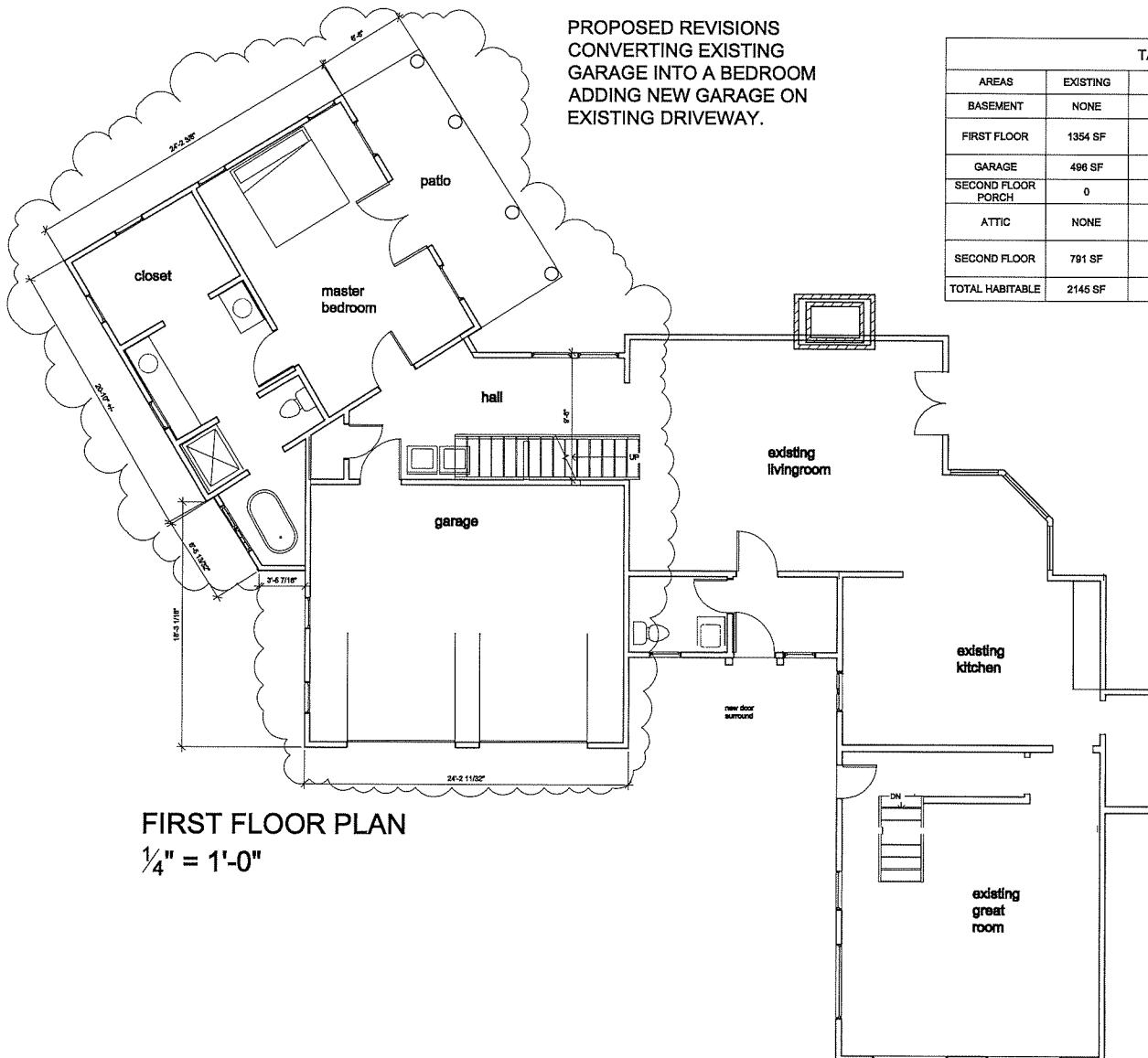


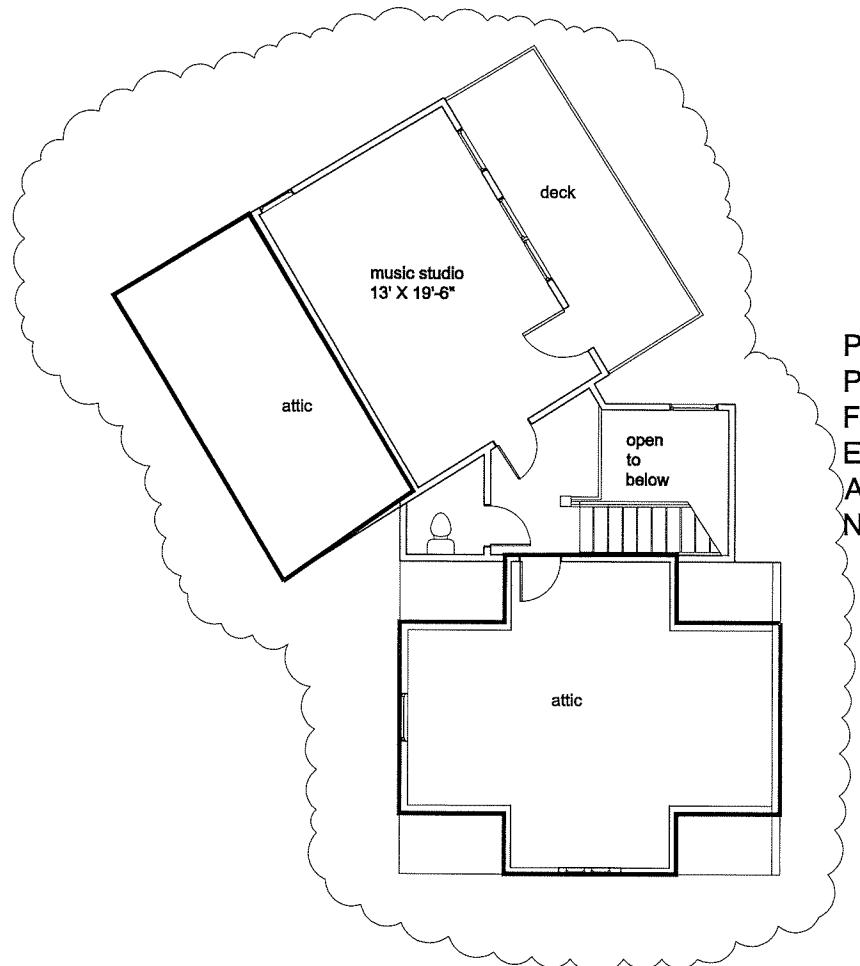
TABLE OF AREAS				
AREAS	EXISTING	PROPOSED	TOTAL	NOTES
BASEMENT	NONE	NONE	NONE	ATTIC ADDED
FIRST FLOOR	1354 SF	703 SF	2057 SF	EXISTING GARAGE CONVERTED TO LIVING SPACE
GARAGE	496 SF	474 SF	474 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
SECOND FLOOR PORCH	0	140 SF	144 SF	NEW GARAGE ADDED WITH ATTIC ABOVE
ATTIC	NONE	575 SF	575 SF	ADDED TO COMPENSATE FOR LACK OF BASEMENT
SECOND FLOOR	791 SF	385 SF	1176 SF	STUDIO ADDED TO ALLOW MAINTENANCE OF 3 BEDROOMS
TOTAL HABITABLE	2145 SF	1088 SF	3233 SF	

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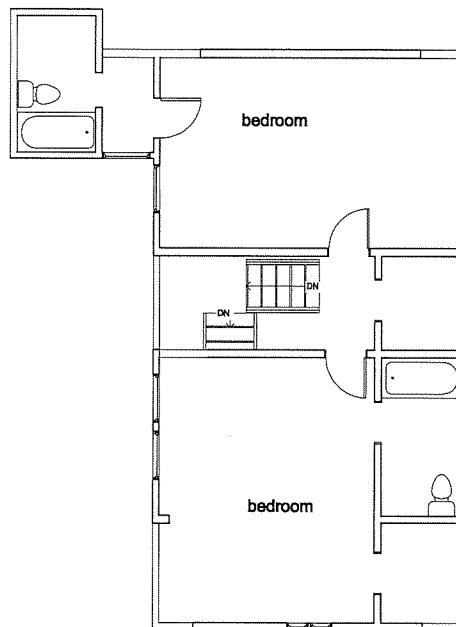
RENOVATIONS AND ADDITIONS  
188 HUDSON STREET  
HUDSON, OHIO

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RICK HAWKESLEY ARCHITECT  
PO Box 664 Kent, OH 44240  
330-715-2354

CONTENTS:  
FIRST FLOOR



PROPOSED ADDITION  
PARTIAL SECOND  
FLOOR OVER  
EXISTING GARAGE  
ATTIC IN PROPOSED  
NEW GARAGE



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11-30-2017  
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RENOVATIONS AND ADDITIONS  
188 HUDSON STREET  
HUDSON, OHIO

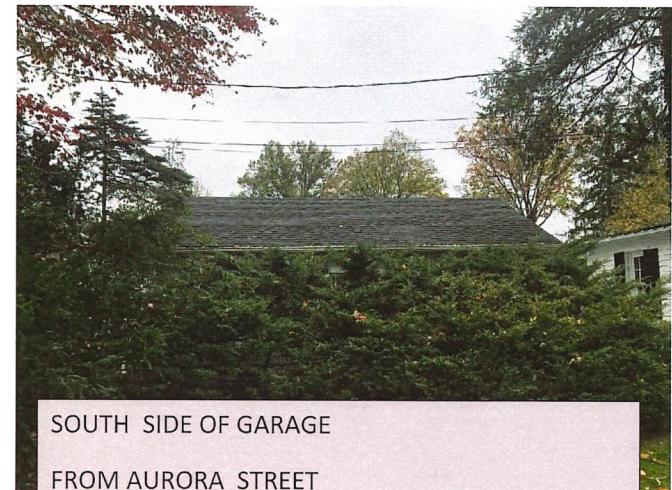
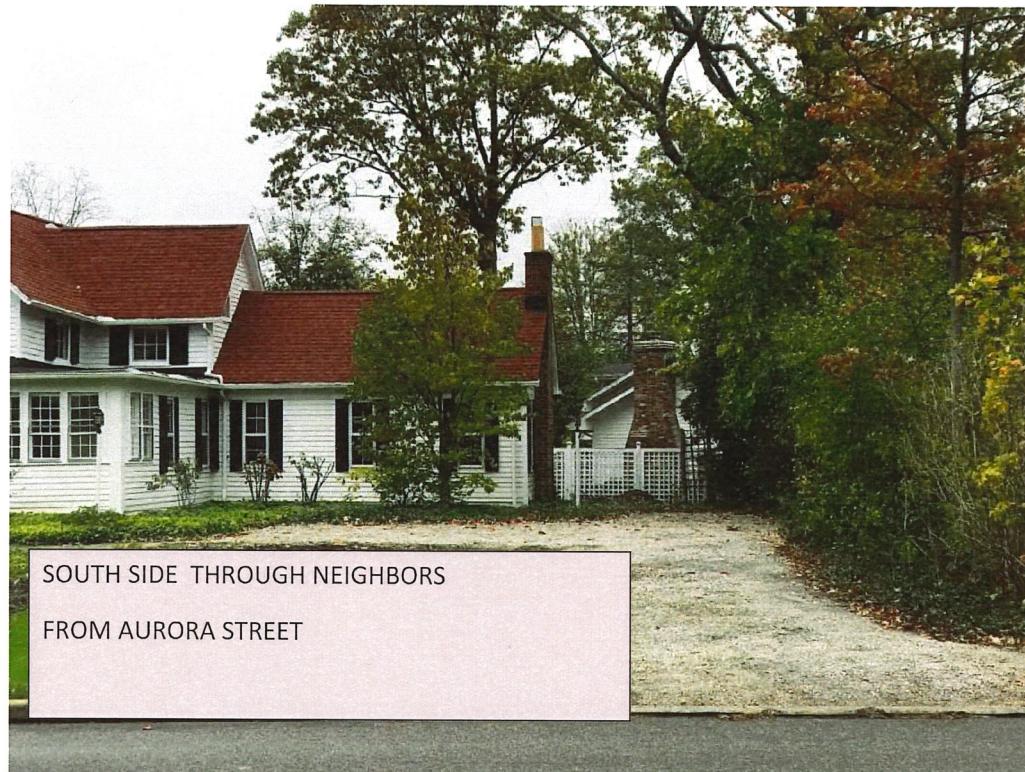
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CONTENTS:  
SECOND FLC  
PLAN

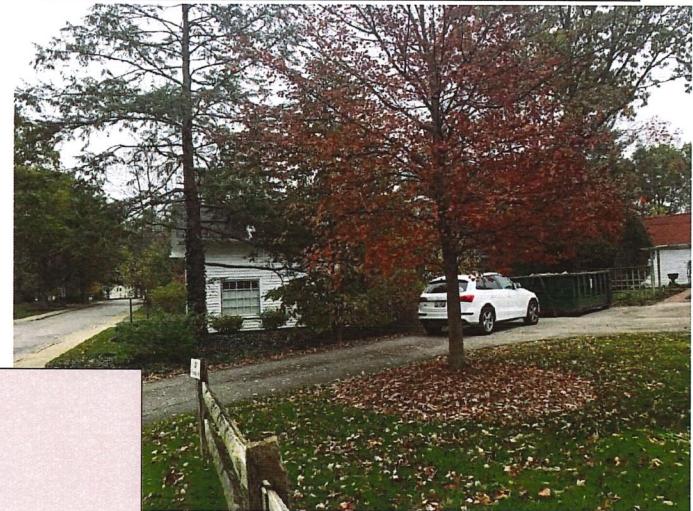
A-2

FRONT VIEWS SHOWING ADJOINER TO EAST,  
WORK AREA





WEST SIDE OF HOUSE  
FROM HUDSON STREET





EAST SIDE OF LIVING ROOM WING



LIVING ROOM WING AND ENTRY



WEST SIDE OF EXISTING GARAGE



SOUTH SIDE OF EXISTING HOUSE

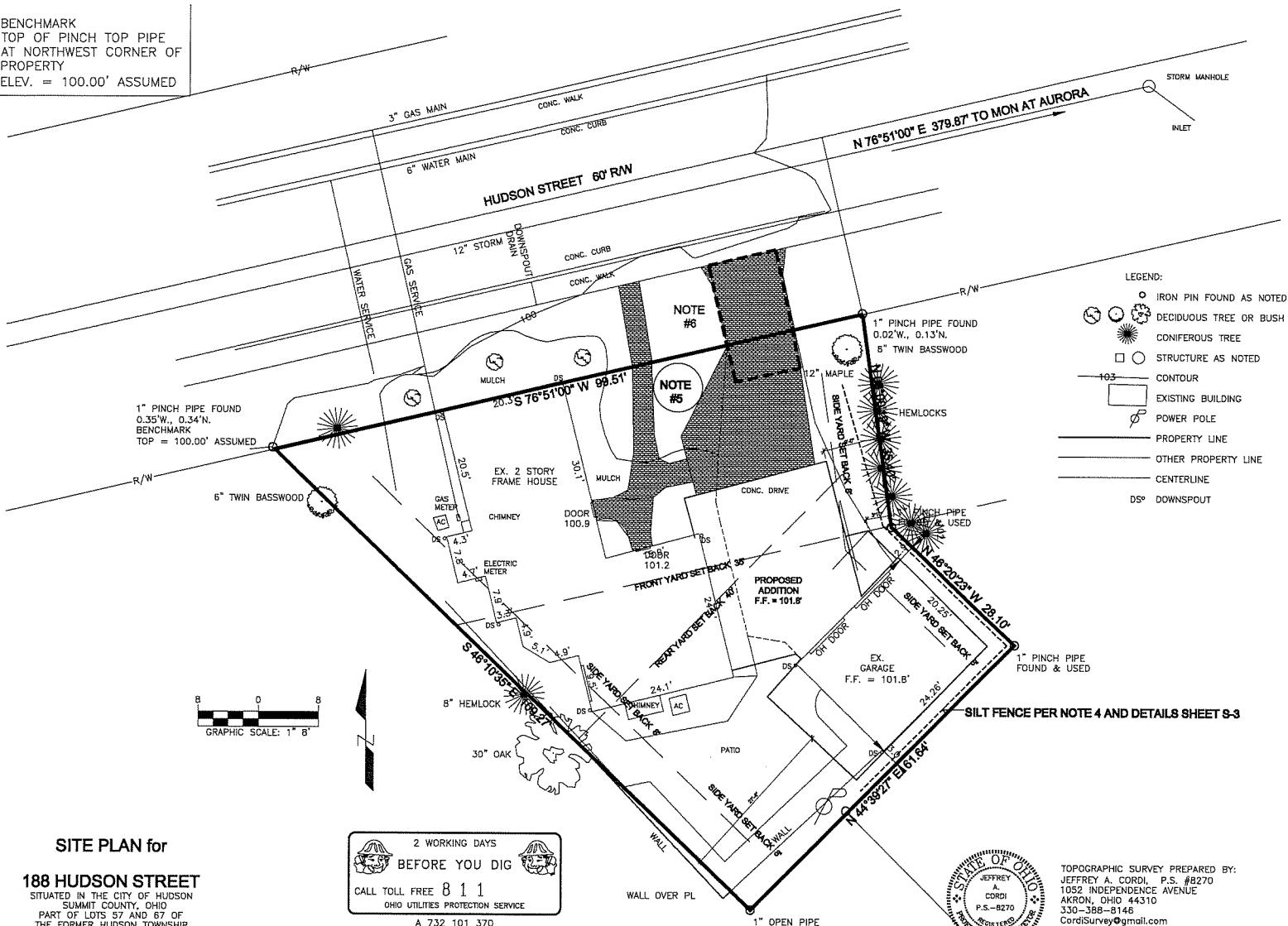


WEST SIDE OF HOUSE,  
FENCE IS 5' 4" HIGH



PATIO LOOKING SOUTH WEST

BENCHMARK  
TOP OF PINCH TOP PIPE  
AT NORTHWEST CORNER OF  
PROPERTY  
ELEV. = 100.00' ASSUMED



**CONSTRUCTION NOTES**

1. SEE TABLE OF IMPERVIOUS SURFACES. EXISTING STORM WATER IS CURRENTLY RETAINED ON SITE. A RETENTION RAIN GARDEN IS SHOWN.

2. PROTECT ALL VEGETATION DURING CONSTRUCTION.

3. EXCAVATED SOILS SHALL BE REMOVED FROM SITE IF NOT SUITABLE FOR FILL UNDER PROPOSED SLABS. PROVIDE CITY WITH INFORMATION REGARDING WHERE SOILS ARE TAKEN.

4. INSTALL SILT FENCE AS SPECIFIED.

5. TEMPORARY CONCRETE WASH OUT AREA. REMOVE COMPLETELY UPON COMPLETION OF CONCRETE WORK.

6. TEMPORARY CONSTRUCTION ACCESS 6" MINIMUM ODOT #1 AND #2 AGREGATE, 10'X20'

7. DEMOLISH EXISTING GARAGE ROOF SELECTIVELY. PROTECT VEGETATION.

8. REMOVE TREES AND SHRUBS AND ROOTS NOTED WITH X. PROTECT ALL OTHERS FROM DAMAGE. CONSULT WITH ARCHITECT BEFORE TRIMMING TREES.

9. NOT USED

10. TIE EXISTING DOWNSPOUTS AND NEW DOWNSPOUTS INTO EXISTING STORM DRAIN. SEWER-(SCHEDULE 35) 8" IN R.O.W. (BY PERMIT) 6" ON SITE, 4" DS LATERALS AND BOOTS. PAINT TO MATCH HOUSE. CATCH BASINS NDS #2400, #2404, 24" x 24" WITH GRATES DISCOUNT DRAINAGE SUPPLY. VERIFY DRAIN ELEVATIONS. TIE IN FOUNDATION DRAIN BY EXTERIOR SUMP. VERIFY LOCATION OF ALL UTILITIES AND TREES. MODIFY AS NECESSARY.

**RENOVATIONS AND ADDITIONS  
188 HUDSON STREET  
HUDSON, OHIO**

**DESIGN with a VISION**  
RICK HAWKSLY ARCHITECT  
PO Box 664 Kent, OH 44240  
330-715-2354

**CONTENTS:**  
**SITE PLAN**

**S-2**

**STATE OF OHIO**  
Richard Lee Hanning  
9150  
12/31/2017  
RICHARD LEE HANNING  
S909180  
12/31/2017

PROJECT DATE  
12-4-2017  
REVISIONS



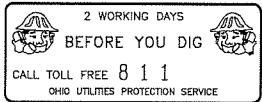
BENCHMARK  
TOP OF PINCH TOP PIPE  
AT NORTHWEST CORNER OF  
PROPERTY  
ELEV. = 100.00' ASSUMED

1" PINCH PIPE FO  
0.35'W., 0.34'N.  
BENCHMARK  
TOP = 100.00' AS

A graphic scale consisting of a horizontal line with tick marks at 10, 0, and 10. The scale is marked with vertical lines and horizontal grid lines. The central zero mark is a thick vertical line with a horizontal bar extending across the scale. The tick marks at 10 and -10 are also thick vertical lines with horizontal bars.

## **SITE PLAN for**

**188 HUDSON STREET**  
SITUATED IN THE CITY OF HUDSON  
SUMMIT COUNTY, OHIO  
PART OF LOTS 57 AND 67 OF  
THE FORMER HUDSON TOWNSHIP  
SCALE: 1" = 10' DATE: NOVEMBER, 20



A 732 101 370

WALL OVER PL

1" OPEN PIPE  
FOUND & USED

TOPOGRAPHIC SURVEY PREPARED BY:  
JEFFREY A. CORDI, P.S. #B270  
1052 INDEPENDENCE AVENUE  
AKRON, OHIO 44310  
330-388-8146  
CordiSurvey@gmail.com  
FIELDWORK PERFORMED NOVEMBER 14, 2011

FIELDWORK PERFORMED NOVEMBER 14, 2017

**DESIGN with a VISION**  
RICK HAWKSLEY ARCHITECT  
PO Box 664 Kent, OH 44240  
330-715-2354

**DESIGN with a VISION**  
RICK HAWKSLEY ARCHITECT  
PO Box 644 Kent, OH 44240  
330-715-2354

## CONTENTS:

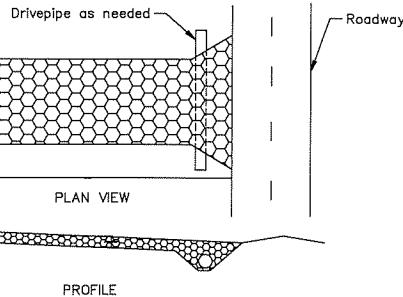
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PROJECT DATE  
12-4-2017

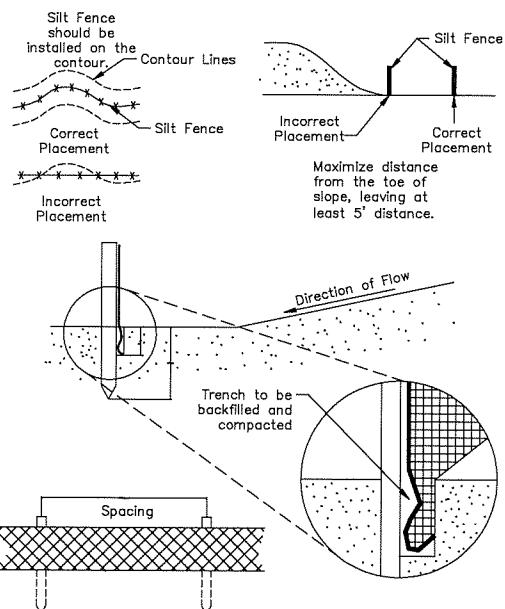
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REVISIONS

Specifications  
for  
Construction Entrance



Specifications  
for  
Silt Fence



Specifications  
for  
Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the 5' ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure adequate uniform trench depth.
8. Maintenance — Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed, 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

**Criteria for Silt Fence Materials**

1. Fence Posts — The length shall be a minimum of 32 in. long. Wood posts will be 2 b x 2 in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric (See chart below)

Fabric Properties	Values	Test Method
Grab Tensile Strength	90 lb. minimum	ASTM D 1682
Mullen Burst Strength	190 psi minimum	ASTM D 3786
Slurry Flow Rate	0.3 gal/min/ft maximum	
Equivalent Opening Size	40-80	US Std. Sieve CW-02215
Ultraviolet Radiation Stability	90% minimum	ASTM G-26