



# 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, November 14, 2018

7:30 PM

Town Hall

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [5252](#)      **5801 Darrow Road**  
Sign (Building, Ground - JLP CPAs)  
Submitted by Joe Berdine, Signarama  
*a) Staff recommends approval as submitted.*  
*Attachments:* [5801 Darrow Road Submittal](#)
- B. [5284](#)      **72 Village Way**  
Sign (Building - The Brain Center)  
Submitted by Joe Berdine, Signarama  
*a) Staff recommends approval as submitted.*  
*Attachments:* [72 Village Way Submittal](#)
- C. [5185](#)      **6615 Meadow Farm Drive**  
Accessory Structure (Detached Garage)  
Submitted by Stephen Kolar  
*a) Staff recommends approval as submitted.*  
*Attachments:* [6615 Meadow Farm Drive Submittal](#)

**V. Old Business****A. [4955](#)****54 North Oviatt Street (Historic District)**

Addition (Family Room, Laundry Room, Porch)

Submitted by Diane Rubin Schuld, Studio D - Historic District - - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - No recommendation.

- a) *Staff notes redesign follows Secretary of Interior Standards by preserving significant historic features, being located largely out of public view and being subordinate to the existing building.*
- b) *Provide specifications on windows, siding, doors, etc.*

Attachments: [54 N Oviatt St Submittal](#)

**Legislative History**

10/24/18

Architectural &amp; Historic Board of Review

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**VI. New Business****A. [5297](#)****147 Hudson Street (Historic District)**

Addition (great room, master suite, replacement windows, entry gate, brick wall)

Submitted by Rick Hawksley - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the proposal was approved at the 10/11/2017 Arch Board meeting. The permit has since expired, and the applicant is requesting renewal.*
- b) *No changes have been made to the previously approved plans.*

Attachments: [147 Hudson Street Submittal](#)

**B. [5246](#)****38 Aurora Street (Historic District)**

Accessory Structure (Fence)

Submitted by James Hackney - 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 side and rear yard without a permit or Arch Board approval. A variance request was denied by the BZBA on September 20, 2018 for a 6' fence in the side yard where LDC permits a maximum fence height of 4'.*
- b) *Request is to reduce the fence to 4' height in side yard and maintain a height of 6' in rear yard.*
- c) *Architectural guidelines require the finished side of the fence to face the property line boundary. Proposed fence has the unfinished side facing the boundary. Applicant has submitted a letter from the adjacent neighbor approving the design.*
- d) *Staff notes proposed fence differs in design to the existing fence in the front yard, however, the proposed fence shares a similar design to the previous fence it has replaced.*

Attachments: [38 Aurora Street Submittal](#)

C. [5294](#)

**13 North Oviatt Street (Historic District)**

Accessory Structure (Fence)

Submitted by Megan Coughlin - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Confirm finished side of fence will face neighboring property.*

Attachments: [13 N Oviatt Street Submittal](#)

D. [5275](#)

**74 E Streetsboro Street (Historic District)**

Alteration (Entryway Door)

Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) *Staff recommends approval as submitted.*

Attachments: [74 E Streetsboro Submittal](#)

E. [5041](#)

**5538 Stow Road**

Addition (Attached Garage)

Submitted by Nathan Young

a) *Architectural Design Standards require chimneys to match the foundation material. Staff notes existing chimney is brick and a stone foundation is proposed.*

b) *Confirm stone foundation will be installed around entire home.*

c) *Submit product specifications for proposed stone.*

d) *Revise right and left elevations to show grade line.*

Attachments: [5538 Stow Road Submittal](#)

Legislative History

10/24/18

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F. [5191](#)

**7303 Walters Road (SV-Lot 91 E of Walter Road)**

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

Submitted by David Nystrom, Alair Homes

a) *Architectural Design Standards require the front face of the main body to sit forward at least 18" from the front face of the wings. Proposed garage wing extends forward 20' of main body.*

b) *Front elevation has five (5) window types while Architectural Design standards require a typical window to be used with up to three special windows. Staff notes, however, this standard is for public faces of the building. The public face of the proposed home will be located 423' from Walters Road.*

c) *Land Development Code requires the front setback to not differ by more than ten percent (10%) from the average depth of the adjoining properties. The average depth of the two adjoining properties is 280'. While the proposed house has a front setback of 423', it is appropriately*

*sited due to the shallow lot depth of 7231 Walters Road (see Aerial Map).*

Attachments: [7303 Walters Road Submittal](#)

- G.**     [5243](#)                   **5548 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 125)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes  
a) *Staff recommends approval as submitted.*  
Attachments: [5548 Timberline Trail Submittal](#)
- H.**     [5245](#)                   **5590 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 88)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes  
a) *Staff recommends approval as submitted.*  
Attachments: [5590 Timberline Trail Submittal](#)
- I.**     [5249](#)                   **5261 Towbridge Drive (Towbridge Subdivision, Phase III, Lot 78)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Donald Highlander, ConnectingSpaces LLC  
a) *Staff recommends approval as submitted.*  
Attachments: [5261 Towbridge Drive Submittal](#)
- VII.    Other Business**
- A.**     [3875](#)                   **46 Ravenna Street**  
Sign Plan Review (Evaporator Works)  
Submitted by Dan Dicillo, Streak Investments  
a) *AHBR approved two ground signs on May 9, 2018. The Board asked staff to review the sign plan for the property, which was to be submitted at a later date.*  
b) *Submitted sign plan specified a common border for all tenant panels. Staff inferred signs should also share a common background color. Staff and applicant are requesting clarification from the Board regarding this requirement.*  
c) *Architectural Design Standards state sign plan should address uniform background colors or harmonious use of a limited range of complementary background colors, and/or harmonious use of a limited range of complementary colors for the sign lettering.*  
Attachments: [46 Ravenna Street Submittal](#)
- B.**     [3878](#)                   **2019 Architectural & Historic Board of Review Meeting Schedule**  
Attachments: [2019 AHBR Meeting Schedule](#)
- C.**     [3877](#)                   **Minutes of Previous Architectural & Historic Board of Review Meeting:  
October 24, 2018**  
Attachments: [AHBR Minutes October 24, 2018 - 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.*