



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

David Drummond, Chair
Arthur Morris, Secretary
Christopher Bach
John Caputo
Nicole Davis
James Grant
John Workley

Nicholas Sugar, Associate Planner

Wednesday, September 18, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 19-643](#) **5075 Darrow Road**
Signs (Ground Sign Cabinet Replacement - Circle K)
Submitted by Lindsay Eisbach State Permits, Inc.
a) *Staff recommends approval as submitted.*

Attachments: [5075 Darrow Road Submittal 9-11-19](#)

Legislative History

7/24/19 Architectural & Historic Board of Review continued

V. Old Business

VI. New Business

- A. [AHBR 19-928](#) **178 North Main Street (Historic District)**
Sign (Projecting Sign - Uncommon Art)
Submitted by Dana Giel-Ray - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Question how sign will be attached/integrated with existing storefront banding.*
b) *Architectural Design Standards state signs should have a matte finish, not a glossy finish. Verify if sign will have a matte finish.*

Attachments: [178 North Main Street Submittal](#)

- B.** [AHBR 19-887](#) **37 South Main Street**
Alteration (Window Replacements - PNC Bank)
Submitted by Forrest Paige, HSB Architects & Engineers
a) Staff notes building was built circa 1893, though not located within the historic district. The original building maintains existing details such as a slate roof and wood windows. Applicant may wish to consider a wood clad window with exterior applied mullions to help preserve the historic character of the building.
Attachments: [Packet For AHBR](#)
[Alternate Window Submitted 9-11-19](#)
- C.** [AHBR 19-527](#) **47 Church Street (Historic District)**
Addition (Sitting Room)
Submitted by Connie Price - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes proposal received a twenty-two (22) foot side setback variance (corner lot) from the BZBA on August 15, 2019.
b) Architectural Design Standards state fenestration placement should be at a maximum of approximately every twelve (12) feet. Staff notes span of thirteen (13) feet six (6) inches on proposed north elevation without fenestration placement. Staff notes applicant has proposed an Espalier Fruit Tree system to be attached to the new siding on this elevation as the floor plan indicates a ventless gas fireplace and bookshelves along the entire width of the wall.
Attachments: [47 Church Street Submittal 9-11-19](#)
Legislative History
6/26/19 Architectural & Historic Board of Review discussed
- D.** [AHBR 19-921](#) **78 Hickory Lane**
Addition (Three Season Room)
Submitted by Tammi Graf, Hurst Design Build Remodel
a) Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Revise elevations to depict foundation to match existing home around proposed addition; however, staff notes materials used on the proposed deck are not required to match.
b) Architectural Design Standards require the details in a wing to be similar to the main body. Verify width of proposed window trim will match the existing home.
Attachments: [78 Hickory Lane Submittal](#)

- E. [AHBR 19-938](#) **190 North Main Street (Historic District)**
Addition (Rear Deck)
Submitted by David Walker - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Question lattice on right side of deck and if it is proposed to remain as shown in photos.*
 - b) *Submit clear photo of proposed door.*
 - c) *If lattice skirting is proposed, frame and revise elevations accordingly.*
 - d) *Question rebar rails as the design is atypical of the historic district. Additionally, please confirm proposed rail system will meet requirements of Summit County Building Standards.*
 - e) *Question if natural wood door trim is a finished design as it is not compatible with the existing building.*

Attachments: [190 North Main Street Submittal](#)

- F. [AHBR 19-888](#) **1956 Christine Drive (Lake Christine, Lot 9)**
New Residential Construction (One-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders
- a) *Architectural Design Standards state fenestration placement should be at a maximum of approximately every twelve (12) feet. Staff notes span of fifteen (15) feet on left elevation, along garage, without fenestration placement.*

Attachments: [1956 Christine Dr Submittal](#)

VII. Other Business

- A. [AHBR 8-28-2019](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: August 28, 2019**

Attachments: [AHBR Minutes August 28, 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.