



City of Hudson, Ohio

CD Meeting Agenda - Final-revised 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, August 14, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 19-727](#) **2078 Ravenna Street**
Addition (Rear Porch)
Submitted by Mike Connair
a) Staff recommends approval as submitted.
Attachments: [2078 Ravenna Street Submittal](#)**
- B. [AHBR 19-795](#) **2516 Cedarwood Court**
Addition (Attached Garage & Breezeway)
Submitted by Kracken Construction LLC.
a) Staff recommends approval as submitted.
Attachments: [2516 Cedarwood Submittal for 8-14-19](#)**

V. Old Business

VI. New Business

A. [AHBR 4024](#)**2222 East Streetsboro Street**

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

Submitted by Karen McBee, Alexandra Fine Homes

a) *House was previously approved in 2017, though construction did not start until early 2019. House is currently under construction and the applicant is requesting the following changes from the previously approved plans:*

- *Garage redesigned around prominent porte cochere.*
- *Dormer on front façade redesigned with shed roof in lieu of previously approved hip roof.*
- *A chimney added to the rear façade.*
- *Grand Manor slate style shingle proposed in lieu of dimensional shingle.*
- *Will now apply 2" real stone around entire house.*

Attachments: [2222 East Streetsboro Street Submittal](#)

[Previously approved plans](#)

B. [AHBR 19-557](#)**90 Aurora Street (Historic District)**

Alteration (Window Replacements)

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

a) *Staff notes AHBR performed site visit on July 31, 2019. Additional photos taken during the site visit have been included in the submittal packet.*

b) *Verify window details will be preserved, including existing exterior stops.*

Attachments: [90 Aurora Street Submittal for 8-14-19 Meeting](#)

Legislative History

7/24/19

Architectural & Historic Board of Review

discussed

C. [AHBR 19-667](#)**5 Baldwin Street (Historic District)**

Alterations (Window/Door)

Submitted by Sue Patterson, 76 Supply Co. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Verify how new siding will be integrated with existing.*

Attachments: [5 Baldwin Street Submittal](#)

- D.** [AHBR 19-780](#) **34 Church Street (Historic District)**
Alteration (Roof Shingle Replacement)
Submitted by Michael Penn- Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff recommends approval as submitted.
Attachments: [34 Church Street Submittal](#)
- E.** [AHBR 19-834](#) **7111 Kate Drive**
Addition (Rear Porch)
Submitted by Carl Sartoris
a) Question the proportions of proposed flashing. Does not appear to complement brick and roof shingles.
Attachments: [7111 Kate Drive Submittal](#)
- F.** [AHBR 19-835](#) **56 Bard Drive**
Addition (Bedroom)
Submitted by Peter Paino Builders
a) Verify if proposed trim width will match existing windows.
b) Architectural Design Standards require additions to have a foundation to match the main structure. Verify if proposed exposed foundation will match existing.
c) Architectural Design Standards require fenestration placement approximately every twelve (12) feet. Staff notes span of fifteen (15) feet on right elevation without fenestration placement, though a shower is proposed at this location. Suggest using typical double hung windows in lieu of proposed high awning windows to provide additional fenestration along this elevation.
d) Staff notes fifteen (15) feet on left elevation without fenestration placement; however, a bathroom vanity is located along this span.
Attachments: [56 Bard Drive Submittal](#)
- G.** [AHBR 19-670](#) **6375 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 137)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) Revise left elevation to accurately depict grade.
b) Question symmetry on front elevation. Application of stone appears unbalanced.
Attachments: [6375 Ridgeline Drive Submittal\[1\]](#)

VII. Other Business**A. [AHBR 19-427](#)****5606 Sunset Drive (Informal Discussion)**

Accessory Structure (Shed)

Submitted by Robert Kollar

- a) *Staff notes shed was constructed without a permit within the required side and rear setbacks. Applicant applied for variances and the request was reviewed by the BZBA on July 18, 2019. The request was continued to the August 15, 2019 BZBA meeting with the condition that the applicant receive review comments from the AHBR and the Summit County Building Department.*
- b) *Staff notes proposed shed is 16' x 16', or two hundred fifty-six (256) square feet, classifying the building as a large accessory building in the Architectural Design Standards.*
- c) *Architectural Design Standards state the roof of accessory buildings should be the same roof shape as the main structure. Staff notes main house has a series of gabled roofs and the proposed shed is a gambrel roof.*
- d) *Architectural Design Standards requires the accessory structure to incorporate some elements similar to the main body. Staff notes only proposed shingle roof relates to the main body.*

Attachments: [5606 Sunset Drive Submittal \(Informal\)](#)

B. [AHBR 19-4361](#)**2357 Hudson Aurora Road (Informal Discussion)**

Addition

Submitted by Alair Homes

- a) *Architectural Design Standards prohibit wings from being larger or taller than the main structure. Staff notes proposed wing has a building footprint of one thousand ninety (1,090 sf) square feet, while the main mass has a building footprint of approximately seven hundred fifty (750 sf) square feet.*
- b) *Architectural Design Standards require a wing's foundation material to match the main structure; however, staff notes original house has a stone foundation and existing addition has a block foundation. Suggest a utilizing a block foundation to match existing addition and remain subordinate to main house.*
- c) *Final submittal to include Engineered site plan and material spec sheets.*

Attachments: [2357 Hudson Aurora Road Submittal for 8-14-19](#)

C. [AHBR 7-24-2019](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
July 24, 2019**

Attachments: [AHBR Minutes July 24, 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.