



# 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, April 24, 2019

7:30 PM

Town Hall

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I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [AHBR 19-136](#)      **5915 Darrow Road**  
Signs (Building, Canopy, Monument Cabinet Replacement- Sunoco)  
Submitted by Dana Carman, Pro Sign  
a) *Staff recommends approval as submitted.*

*Attachments:* [5915 Darrow Road Submittal](#)

E. [AHBR 19-184](#)      **2881 Blaikley Drive**  
Addition (Bedroom, Living Room, Office)  
Submitted by Christy Duffus, Payne & Payne Builders  
a) *Staff recommends approval as submitted*

*Attachments:* [2881 Blaikley Drive Submittal](#)

V. Old Business

VI. New Business

- B.**     [AHBR 19-261](#)     **160 Aurora Street (Historic District)**  
Fence (4 ft, 6 ft Wood Lattice)  
Submitted by William Cloyd - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff notes fence was constructed without prior approval. The Land Development Code requires fencing higher than four (4) feet to be located to the rear of the main mass. Applicant is requesting to lower the height of the fence in front of the main mass to comply with LDC requirements.*  
*Attachments:* [160 Aurora Street Submittal](#)
- C.**     [AHBR 19-206](#)     **20 High Street (Historic District)**  
Alteration (Landscape Wall, Porch Columns)  
Submitted by Brian Mancino - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff notes glass block is proposed as light fixtures. Generally, glass block has not been accepted as an appropriate material in the historic district. Suggest revising plans to show glass type more typical of the historic district.*  
*Attachments:* [20 High Street Submittal](#)
- D.**     [AHBR 19-38](#)     **74 Fox Trace Lane**  
Alteration (Skylight)  
Submitted by Andrew Reynolds, Clemens Pantuso Architecture  
*a) Architectural Design Standards indicate all skylights must be flat, no bubble type; staff notes the proposed skylight is not bubble type and is located on the rear elevation.*  
*Attachments:* [74 Fox Trace Lane Submittal](#)
- Legislative History**  
1/23/19            Architectural & Historic Board of Review            approved as amended
- F.**     [AHBR 19-250](#)     **5376 Towbridge Drive**  
Addition (Kitchen, Mudroom, Deck)  
Submitted by Al Klaben  
*a) Verify how new siding will be integrated with existing.*  
*b) Architectural Design Standards require decks to be screened with compatible materials. Revise drawings to include skirting.*  
*Attachments:* [5376 Towbridge Drive Submittal](#)

- G.**     [AHBR 19-268](#)     **290 Bicknell Drive**  
Addition (Master Suite, Front Entry, Dormers)  
Submitted by Rebecca Pantuso, Clemens Pantuso Architects
- a) *Question variation in proposed gambrel roofs. Proposed garage roof varies from existing house as well as proposed rear wing. Suggest revising garage roof to match existing house so as not to compete with main mass design.*
  - b) *Architectural Design Standards require the materials used on any mass to be consistently applied no all sides of the structure. Staff notes proposed wing has horizontal siding on the front (northwest) elevation and shake siding on the side (northeast) elevation.*
- Attachments:* [290 Bicknell Drive Submittal](#)
- H.**     [AHBR 19-197](#)     **6372 Ridgeline Drive (The Reserve of River Oaks, Phase III, Lot 143)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes
- a) *Site Plan OK, Tree Plan OK, Look alike OK. Staff recommends approval as submitted.*
- Attachments:* [6372 Ridgeline Drive Submittal](#)
- I.**     [AHBR 19-198](#)     **5825 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 48)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes
- a) *Revise right elevation to remove drafting error depicting proposed stone*
  - b) *Site Plan OK, Tree Plan OK, Look alike OK*
- Attachments:* [5825 Timberline Drive Submittal](#)
- J.**     [AHBR 19-200](#)     **6635 Regal Woods Drive (The Reserve at River Oaks, Phase 1, Lot 27)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jamey Heinzman, Pulte Homes
- a) *Question if gathering room window on first floor and suite window on second floor can be better aligned.*
  - b) *Staff notes windows on rear wing are not aligned, however, interior floor plan shows a planning center with countertop at this location.*
  - c) *Site Plan OK, Tree Plan OK, Look Alikes OK*
- Attachments:* [6635 Regal Woods Drive Submittal](#)

- K.**     [AHBR 19-264](#)     **101 Lake Forest Drive (Lake Forest, Lots 321, 322, 352, 353)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Jonathan Fleming, Architect
- a) *Architectural Design Standards stipulate attached garages may not be located within a wing that is most forward of all masses. Proposed garage wing extends approximately five (5) feet forward of all masses. The lack of garage setback and the offset roof pitches give a heavy appearance.*
  - b) *Architectural Design Standards requires the same roof shape to be used throughout the building for all roofs. Staff notes varied types disrupt rhythm and balance of proposed home. Roof design also requires downspouts at middle of front mass and overlaps a window.*
  - c) *Architectural Design Standards require the materials used in any mass to be consistently applied on that mass on all sides of the building. Verify if all material changes occur at an inside corner.*
  - d) *Submit material samples and color rendering to assist review.*
  - e) *Staff notes lot consolidation is required prior to issuance of a zoning certificate.*

Attachments: [101 Lake Forest Drive Submittal](#)

## VII. Other Business

- A.**     [AHBR 4173](#)     **6290 Stone Road (Informal Discussion)**  
New Residential Construction (One-Story, Single Family Home)  
Submitted by David Hesse, Payne & Payne Builders
- a) *Architectural Design Standards requires the front setback to not differ by more than ten percent (10%) from the average of the front yard setbacks existing on the two (2) properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review.*
  - b) *The average of the front yard setbacks of the two adjoining properties is seven hundred thirty (730) feet. The new home is proposed at a setback of two hundred forty-eight (248) feet. Staff notes existing house had a front yard setback of eighty-two (82) feet prior to demolition.*
  - c) *Staff notes the property is 4.9 acres and has a depth of one thousand two hundred fifty (1,250) feet.*

Attachments: [6290 Stone Road \(Informal Discussion\)](#)

- B.**     [AHBR 4-10-2019](#)     **Minutes of Previous Architectural & Historic Board of Review Meeting:  
April 10, 2019**

Attachments: [AHBR Minutes April 10, 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.*