



City of Hudson, Ohio

CD Meeting Agenda - Final-revised Architectural & Historic Board of Review

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
John Caputo
Frank Congin
James Grant
Chris Waldeck

Denise Soloman, Associate Planner
Nicholas Sugar, Associate Planner

Wednesday, February 28, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2840](#) 5876 Darrow Road**
Sign (Ascent Global Logistics)
Submitted by Chad Kress
a) approve on the condition the logo is set below soldier course
Attachments: [5876 Darrow Road Submittial](#)

V. Old Business

- [2869](#) **15 John Clark lane**
New Residential Construction (single family two-story house), Demo existing house
Submitted by Joseph Matava
Attachments: [15 John Clark Lane Submittial](#)

B. [2948](#)**188 Hudson Street (Historic District)**

Addition (Convert existing detached garage to a two-story attached living space and construct new attached, front facing garage.)

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

a) Staff notes the addition appears to be taller than the existing structure. Secretary of Interior Standards Preservation Brief #14 states "A new addition should always be subordinate to a historic building; it should not compete in size, scale or design with the historic building."

Attachments: [188 Hudson Street Submittal](#)

VI. New Business**A. [2756](#)****7377 Lascala Drive**

Addition (garage with bonus room)

Submitted by R.C. Norman Construction

a) Wings should be subordinate to main structure. Addition should be lowered 18" below existing roof height.

b) Submit a roof plan to properly evaluate ridge design.

Attachments: [7377 Lascala Drive Submittal](#)

B. [2937](#)**568 Barlow Road**

Addition (Master bedroom with sunporch /office)

Submitted by Tracy Zuccaro

Attachments: [568 Barlow Road Submittal](#)

C. [3046](#)**7709 Huntington Rd**

Accessory Structure (Detached garage and loft)

Submitted by Terry Proctor

a) Applicant to confirm the proposed garage is not taller than the main structure.

b) Proposed garage does not retain elements of the main structure.

Attachments: [7709 Huntington Road Submittal](#)

D. [3060](#)**43 Church Street - Historic District**

Addition (Demo enclosed patio rebuild mudroom)

Submitted by Lee Brooks - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) Roof should have the same shape as the main body. Incorporate the previously approved gable form.

Attachments: [43 Church Street Submittal](#)

- E. [3068](#) **6463 Hammontree Drive**
Addition (garage and living space)
Submitted by Tony Crasi
a) Project was approved by AHBR on 6-28-17. Applicant has requested modifications to the windows on the south elevation and garage doors on the west elevation.
Attachments: [6463 Hammontree Submittial](#)
- F. [2952](#) **6756 Majestic Oaks Drive (Reserve at River Oaks Lot 8)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes
a) Question the 2nd floor bath window size on the front elevation.
b) Provide information of site plan that tank battery has been removed.
c) Provide plugged oil well setback radius of 25' on site plan.
Attachments: [6756 Majestic Oaks Submittial](#)
- G. [2945](#) **6744 Majestic Oaks Drive (Reserve at River Oaks Lot 9)**
New Construction (single family two-story house)
Submitted by Pulte Homes
a) Provide plugged oil well setback radius of 25' on open space parcel on site plan.
Attachments: [6744 Majestic Oak Submittial](#)
- VII. **Other Business**
- A. [3371](#) **2741 Hudson Aurora Road - Informal Discussion**
New Residential Construction (250 ft. setback)
Submitted by John Carse
a) Section 1205.04(d)(5)(A)(ii) states the front setback shall not differ by more than (10) percent 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.
Attachments: [2741 Hudson Aurora Submittial](#)
- B. [AHBR 2-14-2018](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. February 14, 2018**
Attachments: [AHBR Minutes 2-14-2018](#)

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.