



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

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

Nicholas Sugar, Associate Planner

Wednesday, May 23, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [3752](#) **7489 North Marblehead Road**
Fence (4 ft. wood split rail with interior wire mesh)
Submitted by Ryan Fedor
Attachments: [7489 N. Marblehead Road Submittal](#)

V. Old Business

- A. [3535](#) **145 Aurora Street (Historic District)**
Alteration (Window Replacement)
Submitted by David Fike, Fike Builders - Historic District - recommend referral to
Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Submit a cross section to verify exterior applied mullion.*
Attachments: [145 Aurora Street Submittal](#)

B. [2103](#)**84 North Oviatt Street (Historic District)**

Addition (Window Placement)

Submitted by Robert Morlan - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) *This proposal was approved by the Board at the Oct 11, 2017 meeting.*

The applicant is requesting approval for minor changes relating to window placement.

b) *The applicant has stated the windows will be salvaged from the existing façade.*

Attachments: [84 N. Oviatt Street Submittal \(Previous\)](#)

[84 N. Oviatt Street Submittal \(Revised\)](#)

Legislative History

10/11/17

Architectural & Historic Board of Review

approved

VI. New Business**A. [2924](#)****27 Owen Brown Street (Historic District)**

Accessory Structure (detached garage)

Submitted by Barbara McDonald - Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

a) *Question the omission of drive access to garage. Also, no separation is proposed between garage and second floor living space. First floor must function as a garage in order for height to be approved.*

b) *Suggest a cross section be submitted to show how the structure related in height to the house and adjacent garage.*

c) *Suggest removing the reverse gable at the front elevation as the structure should be subordinate in design to the main house.*

Attachments: [27 Owen Brown Street Submittal](#)

B. [3954](#)**245 North Main Street (Historic District)**

Accessory Structure & Fence (8-foot privacy fence)

Submitted by Charlie Green, Windstream - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes the rear elevation does not contain a window opening.*

Attachments: [245 North Main Street Submittal](#)

- C. [3920](#) **48 Aurora Street (Historic District)**
Addition, Windows and Dormers
Submitted by Samantha Ayotte, Peninsula Architects - Historic District -
recommend referral to Historic Subcommittee pursuant to LDC 1203.12 - no
recommendation.
a) Dormer impacts the symmetry of front elevation.
Attachments: [48 Aurora Street Submittal](#)
- D. [3557](#) **65 Manor Drive**
Addition & Accessory Structure
Submitted by Robert Kagler
*a) Submit elevations and a floor plan for the proposed accessory
structure.*
*b) Staff notes wings shall not be larger than the main mass. Proposed
addition has a larger footprint than main mass. However, the addition
is broken into varied roof lines.*
Attachments: [65 Manor Drive Submittal](#)
- E. [3049](#) **6604 Hollis Blvd (Canterbury on the Lakes, 1A, Lot 11)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Prestige Homes
*a) Question the varied roof pitches on left elevation. Submit roof plan for
reference.*
b) Staff notes two different typical windows on house.
c) Confirm solid risers and double hand rail at rear steps.
Attachments: [6604 Hollis Blvd Submittal](#)
- F. [3753](#) **5675 Timberline Trail (The Reserve at River Oaks, Phase II, Lot 63)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Group
a) Staff recommends approval as submitted.
Attachments: [5675 Timberline Trail Submittal](#)

VII. Other Business

- A. [3529](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
May 9, 2018**
Attachments: [AHBR Minutes 5-9-2018](#)

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.