



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

Nicole Davis

James Grant

Nicholas Sugar, Associate Planner

Wednesday, July 25, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. 4461 5863 Darrow Road

Sign (Building - Huntington Bank)

Submitted by Lou Belknap, Agile Sign

a) Staff recommends approval as submitted.

Attachments: [5863 Darrow Road Submittal](#)

V. Old Business

A. 4486 5897 Darrow Road

Sign (Building - Fozio's Advanced Automotive Service & Tire)

Submitted by Dean Schramm, Schramm Signs

a) Sign package was originally approved by Arch Board on 6-27-18 with the condition that the signs have a matte finish.

b) Applicant is requesting a glossy finish to the proposed signs.

c) Architectural Design Standards indicates signs should have a matte finish, not a glossy or reflective finish.

d) Submit material sample prior to meeting.

Attachments: [5897 Darrow Road Submittal](#)

VI. New Business

A. [4229](#)**139 Franklin Street (Historic District)**

Fence (3 ft. wood picket)

Submitted by Patricia Forkel - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff recommends approval as submitted.*Attachments: [139 Franklin Street Submittal](#)B. [4437](#)**100 Lake Forest Drive**

Accessory Structure (Cart Pavilion)

Submitted by Ernest Roma, Lake Forest Country Club

- a) *Architectural Design Standards indicate "enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types and materials." Elements of the proposed structure differ from the main structure; however, staff notes the structure is only partially enclosed and also located 700' from the main structure.*
- b) *Architectural Design Standards require all facades over 10 feet to have one window or door opening. No fenestration placement is proposed on North/South elevations. Staff notes building is located 1,000 feet from the street. Suggest increased landscaping in lieu of fenestration placement.*
- c) *Provide complete photographs of main building.*

Attachments: [100 Lake Forest Drive Submittal](#)C. [4466](#)**1612 Carriage Hill Drive**

Alteration (Vertical Siding)

Submitted by Denise Cipriano, Great Day Improvements

- a) *Proposal will replace sliding door with two casement windows. Area under windows will be filled in with vertical siding. Architectural Design Standards indicate materials must be applied consistently around each mass.*

Attachments: [1612 Carriage Hill Drive Submittal](#)D. [4365](#)**29 College Street (Historic District)**

Addition, Accessory Structure (Detached Garage)

Submitted by Allan Sveda - Historic

Attachments: [29 College Street Submittal](#)

E. [3829](#)**2445 Glenn Echo Drive**

Addition (First floor)

Submitted by Paul Palumbo, Palumbo Renovations

- a) *Applicant received a variance on 7-19-18 for street facing garage addition.*
- b) *Building is two story wing type. Proposed master suite addition will extend forward of the existing main mass. Architectural Design Standards require the front face of the main body to sit forward 18" from the front face of wings.*
- c) *Site plan to show driveway extension to proposed garage addition.*

Attachments: [2445 Glenn Echo Drive Submittal](#)F. [4403](#)**771 Silverberry Lane**

Addition (Second Story)

Submitted by Jim Dombroski

- a) *Suggest incorporating decorative brackets to visually support the rear cantilever.*

Attachments: [771 Silverberry Lane Submittal](#)G. [4335](#)**434 North Main Street (Historic District)**

New Home (Lighton On Main, Lot 4)

Submitted by Justin Kapela, J. Kapela Design & Construction - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a. *Section III-2 (b)(iii) states New freestanding structures and non-historic properties: The use of substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials. Question if vinyl siding and stone foundation are compatible materials.*
- b. *Architectural Standards require exposed foundations to be consistently applied to each mass. Staff notes inconsistent application around left, right and rear elevations. Revise plans to depict a consistent treatment on all elevations.*
- c. *Front steps to be full length at sidelites.*
- d. *Submit product sheets for windows, foundation and doors. Suggest simulated divided lites.*

Attachments: [434 North Main Street Submittal](#)

H. [4169](#)**2321 Exline Circle (Canterbury Place, Part 1, Lot 18)**

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

Submitted by Larry Wojtala, Our House Custom Homes

- a) *In addition to City of Hudson ordinances property owner is subject to applicable subdivision regulations.*
- b) *Limits of disturbance must be depicted on the site plan.*
- c) *Incorporate tree protection fencing to protect the 32-inch Elm and mature trees on the adjacent property.*
- d) *Adjust the orientation of the house to be parallel with the street.*
- e) *Architectural details including shutters, window headers, and trim shall be consistently applied on all elevations.*
- f) *Question the use of the clipped hip roofs. Gable end with shake siding could be incorporated to create a more unified design.*

Attachments: [2321 Exline Circle Submittal](#)I. [3925](#)**6572 Regal Woods Drive (The Reserve at River Oaks, Phase II, Lot 83)**

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Home was originally approved 6-13-18. Applicant is requesting to use brick on foundation and front mass in lieu of stone.*
- b) *Change notations on plans to denote brick.*

Attachments: [6572 Regal Woods Drive Submittal](#)J. [4351](#)**5508 Timberline Trail (The Reserve of River Oaks, Phase III, Lot 133)**

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Confirm stone returns to house around both sides of porch.*

Attachments: [5508 Timberline Trail Submittal](#)K. [4352](#)**5556 Timberline Trail (The Reserve at River Oaks, Phase III, Lot 124)**

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Question window placement on rear elevation, Planning Center.*

Attachments: [5556 Timberline Trail Submittal](#)L. [4353](#)**6357 Forest Edge Drive (The Reserve at River Oaks, Phase III, Lot 118)**

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

Submitted by Jamey Heinzman, Pulte Homes

- a) *Concrete steps to extend full width of entryway, including sidelites*
- b) *Question if typical windows can be applied to right elevation, such as the dining room.*

Attachments: [6357 Forest Edge Drive Submittal](#)**VII. Other Business**

A. [3646](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:****July 11, 2018**Attachments: [AHBR Minutes July 11, 2018 - 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.