



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 11, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [4113](#) **89 First Street, Suite 202**
Sign (Building, Projecting - Hidden Spirits Cocktails)
Submitted by Karen Becker, Becker Signs
a) *Staff recommends approval as submitted.*
Attachments: [89 First Street, Unit Suite 202 Submittal](#)

B. [4172](#) **5850 Darrow Road**
Sign (Building - Alter'd Core)
Submitted by Michael Matiyasic, Signs PDQ
a) *Staff recommends approval as submitted.*
Attachments: [5850 Darrow Road Submittal](#)

H. [4282](#) **178 West Streetsboro Street**
Alteration (Exterior Door & Window)
Submitted by Robert Kallstrom
a) *Staff recommends approval as submitted.*
Attachments: [178 West Streetsboro Street Submittal](#)

V. Old Business

VI. New Business

C. [3998](#)**214 1/2 Ravenna Street**

Accessory Structure (Detached Garage)

Submitted by Michael Gerson, Shannonwood Homes

a) *Plans must accurately depict windows, window trim and roof overhangs.*Attachments: [214 Ravenna Street Submittal](#)D. [4267](#)**7545 Darrow Road**

Accessory Structure (Shed)

Submitted by Lori McConaughey, Hudson Montessori

a) *Architectural Design Standards require all facades (including the rear) over ten (10) feet long to have at least one window or door opening.**Only one opening on the front elevation is shown.*b) *Architectural Design Standards require accessory buildings to incorporate some elements to the main body. Proposed metal shed does not incorporate materials, shape or details of the main building.*Attachments: [7545 Darrow Road Submittal](#)E. [4297](#)**7537 Huntington Road**

Accessory Structure (Detached Garage)

Submitted by Ed Jobkar

a) *Provide drawings to show rear elevation of house after garage will be removed.*b) *Question the use of a gable roof for garage and a hip roof for porch.*c) *Applicant to bring a sample of proposed siding material to meeting.*Attachments: [7537 Huntington Road Submittal](#)F. [4373](#)**178 South Main Street**

Accessory Structure (Detached Garage)

Submitted by Bill Young, Legacy Remodeling Team

a) *Applicant was granted a variance by the Board of Zoning and Building Appeals on June 21, 2018 to exceed the maximum accessory structure size of 1,000 SF. Proposal will remove a portion of the existing structure and rebuild.*b) *Plans do not accurately depict existing building. Adjust to show accurate building height and details.*c) *The proposed addition will have a gable roof while the existing building has a hip roof. Staff notes however, the existing addition has a shed roof.*Attachments: [178 South Main Street Submittal](#)

G. [4326](#)**116 North Main Street (Historic District)**

Alteration (Roof Replacement)

Submitted by Thomas Joseph, Tech Corp LLC - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff recommends approval as submitted.*

Attachments: [116 North Main Street Submittal](#)

I. [4181](#)**657 West Streetsboro Street**

Addition (Master Bedroom & Garage)

Submitted by Peter Burnett, CPK Construction

- a) *Delineate wetland and show wetland setback on survey.*
- b) *Architectural Design Standards require foundation material to be consistently applied to masses and wings. Staff notes the foundation level varies around the proposed wing addition.*
- c) *Question lack of openings on the left elevation of the main mass.*
- d) *Architectural Standards require fenestration placement every 12 feet. Additional window required on right elevation, first floor.*

Attachments: [657 West Streetsboro Street Submittal](#)

J. [4198](#)**5533 Stonecreek Way**

Addition (Family/Dining Room & Mud Room)

Submitted by Andrew Smith

- a) *Staff recommends approval as submitted.*

Attachments: [5533 Stonecreek Way Submittal](#)

K. [4325](#)**6782 Evergreen Road**

Addition (Front Porch)

Submitted by R.C. Norman Construction

- a) *Confirm exposed foundation of proposed porch matches existing foundation.*
- b) *Question if proposed porch can be better integrated into existing roof lines. Question if side porch could extend to meet the existing gable end.*

Attachments: [6782 Evergreen Road Submittal](#)

L. [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) *Question use of cultured stone for exposed foundation. Suggest brick foundation as it is more appropriate for the Historic District.*
- b) *Architectural Standards require new and substitute materials to be compatible with historic materials. Materials must be compatible in proportion, size, style, composition, color and texture. Vinyl siding is not a compatible material.*
- c) *Architectural Standards require exposed foundations to be consistently applied to each mass. Staff notes inconsistent application around left, right and rear elevations.*
- d) *Submit impervious surface calculation on site plan.*
- e) *Front steps to be full length at sidelites.*
- f) *Submit product sheets for windows, foundation and doors. Windows should utilize simulated divided lites.*
- g) *Submit look alike photo for 422 N Main Street.*

Attachments: [434 North Main Street Submittal](#)**VII. Other Business**A. [3621](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:****June 27, 2018**Attachments: [AHBR Minutes 6-27-2018](#)B. [4365](#)**29 College Street (Historic District) - Informal Discussion**

Addition, Accessory Structure (Detached Garage)

Submitted by Allan Sveda - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

- a) *Proposal for the following:*

*Demolish and rebuild bedroom wing.**Demolish and rebuild detached garage.**Window, exterior entryway replacement.*Attachments: [29 College Street Submittal](#)**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.