



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 McConnaughey, 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.