



City of Hudson, Ohio

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

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Chris Waldeck

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, April 27, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [2016-137](#)

136 Cheshire Drive

Addition (bedroom and bonus room, siding replacement)

Submitted by David Moore Builders

B. [2016-147](#)

5575 Abbyshire Drive

Addition (screened in porch)

Submitted by Legacy Remodeling Team

a) Remove all notes regarding vinyl skirting

b) Zoning certificate to state the screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation to match the house.

V. Old Business**A. [2016-060](#)****43 North Oviatt Street**

Alteration (replace installed vinyl clad windows at the front elevation with Andersen Woodwright windows)

Submitted by David Moore Builders LLC - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *The applicant has submitted a revised proposal for the windows with Andersen Woodwright windows containing a wood interior and a fibrex exterior.*
- b) *Indicate the sash dimensions to confirm the proportions match that of a typical wood window.*
- c) *The revised submittal indicates a revision to the front elevation windows; however, whatever solution is determined for the front windows should be incorporated on all facades to retain the historic integrity of the property and to establish a compatible treatment.*
- d) *Indicate the window material and installation method differences between the proposed and installed windows.*
- e) *Based on a conversation with the contractor, staff understands the primary difference with the revised window is a proposed shallower sill design, however, the design still incorporates two sills.*

VI. New Business**A. [2016-124](#)****60 Village Way - Three Palms Restaurant**

Fence (Six foot wood picket)

Submitted by Liquid Living

- a) *The proposed dumpster enclosure encroaches onto the parcel owned by the City of Hudson. A revised plan indicating the property lines must be submitted.*
- b) *Maintain a five foot walk zone along the existing walkway.*
- c) *AHBR member questions the appropriateness of the six foot fence due to the visibility and proximity to the sidewalk.*

B. [2016-077](#)**2373 Red Coach Lane**

Fence (four foot aluminum) Accessory Structure (inground pool, spa)

Submitted by Classic Construction & Pool Co. Inc.

- a) *Indicate limits of disturbance on the site plan. Based on the large area of disturbance plans have been submitted to the engineering department to confirm if any erosion control measures are needed.*
- b) *Indicate the use area or improvements proposed to the west of the pool where a boxed area is depicted; however not labeled.*
- c) *The existing condition aerial photographs depict an accessory building along the north property line. This structure appears to encroach onto the parcel to the north. Accurately depict the location of the structure on the site plan. Based on its location additional review may be required.*

C. [2016-144](#)**47 Aurora Street**

Accessory Structure (storage shed)

Submitted by Allen Park - Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

- a) *The proposed shed was approved by AHBR (permit #2013-026) for placement at 201 West Streetsboro Street. The applicant is proposing to move the structure to 47 Aurora Street.*
- b) *Design standards indicate that the roofline of accessory structures must match the roofline of the main structure. Note that the roofline of the proposed structure has a gambrel style roof, while the main structure has a gable style roof.*
- c) *Design standards indicate that any walls of an accessory structure longer than 10' must have an opening. The elevations provided show that the two 16' walls do not currently have doors or windows installed. Provide a photo of each side of the proposed structure or detail how the requirement will be met.*
- d) *Provide additional photographs of the existing structures on the property.*
- e) *Identify the locations of all existing structures on the property, including the existing shed, playground area, and fencing.*
- f) *The Land Development Code states the maximum impervious surface coverage cannot exceed 60% of the total gross area of the underlying lot or lots. Provide the amounts of existing and proposed impervious surface coverage.*

D. [2016-087](#)**1819 Barlow Road**

Alteration (fourteen replacement windows, prairie style grids on the front elevation)

Submitted by Renewal by Andersen

- a) *The design standards state details on the main body must be consistently applied throughout on all sides of the main body. AHBR members state the grid pattern should be consistent for all windows including the rear elevation.*
- b) *The first floor front elevation windows were previously replaced with Andersen - 400 series - with a Prairie Style grille pattern.*
- c) *Based on the photographs submitted with the application, it appears the installed siding does not comply with the approved plans. Hardie siding was installed at the front elevation and vinyl Dutch lap siding was installed at the rest of the house.*

E. [2016-146](#)**119 South Main Street**

Alteration (frame in and side existing sun porch)

Submitted by Legacy Remodeling Team

- a) *AHBR member suggests centering the window at the east elevation.*

F. [2016-148](#)**128 Hudson Street**

Alteration (roof replacement)

Submitted by Done with Pride Home Renovations - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendations*

- a) *Provide additional information regarding which roof masses are proposed for soffit and ridge vents. Indicate the location, design, and installation method of the soffit vents.*
- b) *Indicate if any alterations are proposed to the existing gutters.*
- c) *AHBR member requests additional photographs showing closer views of the roof.*
- d) *AHBR member questions using the proposed shingles on the flat roofs.*

G. [2016-145](#)**29 East Streetsboro Street**

Addition (screened in porch, laundry and kitchen) Alteration (remove aluminum siding)

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

a) *Staff notes the following regarding the propose driveway configurations:*

1. *The subject parcel proposes two driveways; however, only one is permitted for the lot.*
2. *District 4 standards require the storage of one vehicle within an enclosed garage and accommodations for two vehicles total. Staff notes the existing garage would no longer be accessible with the proposed modifications.*
3. *A shared driveway, if proposed, would require review by the Planning Commission as a conditional use within District 4.*

b) *Indicate the materials and product information for the proposed windows, shutters, and doors.*

c) *The proposed front landing contains a railing across the front door. Typical entries within the Historic District contain an access oriented to the street.*

d) *Question if the front elevation basement windows are existing.*

e) *AHBR member requests historic photograph of house if available.*

H. [2016-149](#)**57 York Drive**

Addition (master suite addition) Alteration (front entry portico)

Submitted by Payne & Payne

a) *Label the setbacks and dimensions of the proposed additions on the site plan.*

b) *Label the proposed siding and roofing material and indicate if they match existing. Confirm the existing siding material.*

c) *Provide revised plans at a scale of 1/4"=1'.*

- I. [2016-150](#) **7379 Stoneyledge Circle**
Addition (three season room)
Submitted by Rose Dostal
- a) *Submit color photographs at a maximum size of 8.5" by 11" of all four sides of the house.*
 - b) *Submit a revised site plan that accurately depicts the site conditions. Label the addition setbacks to the property lines.*
 - c) *Indicate a foundation to match the main house and label the proposed material.*
 - d) *Revise the elevations to accurately depict the proposed trim and siding with materials labeled.*
 - e) *Suggest incorporating a grid pattern for the doors to match one of the existing patterns on the house.*
 - f) *Incorporate additional details on the elevations regarding the proposed deck design, materials, and railing detail.*
- J. [2016-136](#) **130 North Oviatt Street - Western Reserve Academy**
Non-Residential Addition (maker space entrance)
Submitted by Neville Architects - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendations*
- a) *Based on review of the City of Hudson GIS aerial photographs the Knight Fine Arts Center was built in the late 1980s with the northern portion of the existing building built in the early 1990s.*
 - b) *As the structure is less than fifty years old, the design shall be subject to the type standards according to Section III-2 of the Design Standards. Staff has determined the structure to be a Large Mass Type.*
 - c) *The proposed addition contains a two story massing; however, is attached to the main structure with a single story connection. Question if the applicant studied removing the connector mass to allow the addition a stronger connection to the main structure and provide additional slope to soften the grade change.*
 - d) *The proposed addition contains a flat roof; however, the main structure contains a pitched gable form. Staff notes the design standards do acknowledge allowances for special roof forms for turrets, towers, and other unique masses.*
 - e) *The proposed sunken walkway, tubular railings and retaining walls are highly visible. Question if a more subdued at grade design was considered.*
 - f) *Confirm proposed materials will match the existing structure.*
 - g) *Provide specifications for the proposed windows and doors.*

VII. Other Business**A. [TMP-1956](#)****Project Introduction**

Western Reserve Academy - Preliminary concept design for the President's House Admission Center

- a) *The submittal includes documentation of the existing structure on pages 1-1 through 2-7 and two concept designs for project introduction on pages 2-8 and 2-9.*
- b) *Staff notes the proposed alterations include restoring the open porch currently filled in at the north side, roof alterations and changes to the windows and doors at the rear wing.*

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.