



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, March 9, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-061](#) **7310 Valley View Road**
Accessory Structure (in ground swimming pool) Fence (wood split rail fence with wire mesh)
Submitted by Highland Construction

V. New Business

- A. [2016-068](#) **201 West Streetsboro Street**
Sign (two ground signs - **Hudson Presbyterian Church**)
Submitted by Signarama - *BZBA approval of a variance to permit a second ground of less than four square feet on November 20, 1991 per Docket #97-40 - no recommendation*
- a) *The design standards state the number of items of information displayed should be consistent with the amount of information that can be comprehended while driving and ten items or less is typical. The large front ground sign exceeds ten items of information; however, the revised design appears appropriately scaled.*
 - b) *Provide a side view of the proposed sign and indicate the dimensions of the sign base.*

- B.** [2016-064](#) **2 High Street**
Fence (extension of six foot wood privacy fence, replace existing stockade at east property line)
Submitted by Kim Nickerson - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- C.** [2016-058](#) **7742 Salem Circle**
Alteration (alteration to previously approved addition- revise the foundation from a full foundation matching the house to a post and beam construction with concrete blocks set on the existing patio)
Submitted by Greg Noeth
a) The design standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. AHBR member states the proposal does not comply with this requirement.
- D.** [2016-060](#) **43 North Oviatt Street**
Alteration (twenty-four replacement windows, roof replacement, remove slider doors and replace with windows at the rear enclosed porch)
Submitted by David Moore Builders LLC - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) This work was started and the windows have already been replaced and the sliding doors removed without approval of a zoning certificate.
b) AHBR member states vinyl clad windows are not an acceptable replacement window in the historic district.
- E.** [2016-066](#) **92 College Street**
Alteration (Ten replacement windows)
Submitted by WindowPro Holdings LLC - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) The design standards state deteriorated materials shall be repaired rather than replaced. Provide close up photographs and documentation on the condition of the existing windows and need for replacement.
b) Provide specifications for the proposed grilles. AHBR member requests confirmation that the simulated divided lite windows will have interior and exterior applied muntins.
- F.** **2016-074** **64 Aurora Street**
Alteration (roof replacement)
Submitted by A & B Roofing - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

G. [2016-065](#)**68 Division Street**

Addition (front porch)

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

- a) *AHBR approval of the front yard setback is required as the setback differs by more than 10% of the average of the two adjoining properties.*
- b) *Confirm steps will have closed risers.*
- c) *AHBR to discuss incorporating additional detail or duplicating some of the details of the front porch shown in the historic photograph by incorporating a lower roof pitch and similar column and bracket design.*

H. [2016-059](#)**681 Seasons Road**

Accessory Structure (three car ports, enclosure on existing deck) Alteration (siding replacement)

Submitted by RLD General Contracting

- a) *Provide a site plan at a scale of 1"=20' accurately depicting the location of all existing and proposed structures.*
- b) *Carports*
 - i. *The Land Development code requires an accessory structure to be located in the rear yard. The carport appears to be in the side yard as drawn on the aerial view of the property.*
 - ii. *The design standards state enclosed accessory buildings shall incorporate some elements similar to the main body i.e. similar corner boards, window types or materials. The carports do not have similar elements to the house as constructed.*
 - iii. *The design standards state the roof of an enclosed accessory building should be the same as the roof of the main structure. The carport roof does not match the gable roof of the house.*
 - iv. *The design standards state all facades over ten feet shall have at least one window or door opening. The carports have 20' walls without an opening.*
 - v. *The carports as constructed do not comply with the Land Development Code requirements or the design standards. Staff requests the applicant work with Code Enforcement on a date for removal.*
- c) *Confirm width of the proposed shutters.*
- d) *Label the total height of the proposed accessory structure on the deck from the ground level.*

- I. [2016-048](#) **6685 Rosewood Trail** (The Reserve at River Oaks S/L 36)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
a) *The design standards state large expanses of blank walls should be avoided and fenestration placement should be at a maximum of every 12 feet. AHBR to discuss replacing the 4010 fixed window with a larger window.*
- J. [2016-049](#) **6627 Regal Woods Drive** (The Reserve at River Oaks S/L 26)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
- K. [2016-050](#) **6702 Rosewood Drive** (The Reserve at River Oaks S/L 12)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
a) *AHBR members suggest removing the cornice trim at the front brick projection and incorporating the brick window detail.*
b) *Suggest centering the front door between the porch columns and incorporating sidelights on both sides.*
c) *Question if skirting should be added below the landing at the garage mandoor.*

VI. Other Business

- A. [TMP-1878](#) **2715 Hudson Aurora Road**
Informal Discussion - front yard setback for new house construction
Submitted by Phil Lopez
- B. [TMP-1879](#) **434 North Main Street**
Informal Discussion - proposed new house design
Submitted by Justin Kapela
- C. [TMP-1597](#) **53 First Street**
Merino property development - review of building scale and massing
Submitted by RDL Architects
- D. **TMP-1898** **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: February 24, 2016 meeting minutes

VII. Adjournment

* * *

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.