



# City of Hudson, Ohio

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

*Allyn Marzulla, Chair*  
*David J. Drummond, Vice Chair*  
*Laura Church, Secretary*  
*Rachel Czyzak*  
*James H. Grant*  
*Arthur Morris*  
*Jim Seiple*

*Denise Soloman, Associate Planner*  
*Keri Zipay, Planning Technician*

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Wednesday, April 8, 2015

7:30 PM

Town Hall

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [2015-081](#)      **6024 Stow Road****  
Accessory Structure Non-Residential (Twelve new antennas - Verizon)  
Submitted by Crown Castle
- B. [2015-064](#)      **1540 Hunting Hollow Drive****  
Alteration - (Front entry door replacement)  
Submitted by Gunton Corp. - Pella Window & Door
- C. [2015-074](#)      **5601 Darrow Road****  
Sign (One ground and two building signs - **Goddard School**)  
Submitted by Signarama
- D. [2015-075](#)      **792 Silverberry Lane****  
Addition (Replace existing deck with screened porch)  
Submitted by Michael T. Gleixner  
*a) The zoning certificate will state the screened porch cannot be converted to a glass enclosure without addition of a masonry foundation.*

**V. New Business****A. [2015-068](#)****156 North Main Street Suite E**

Sign (Second floor window sign and projecting sign - **Hardy, Ealy & Associates**)

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

- a) *The Land Development Code allows an upper story occupant one permanent sign placed in a window not to exceed six square feet or 25% of the window area whichever is smaller. The applicant is proposing a smaller sign in the middle window on the Main Street side only. Suggest reducing the amount of text incorporated on the window sign and increasing the letter height.*
- b) *Question the appropriateness of vinyl material for the projecting sign.*

**B. [2015-077](#)****30 Ravenna Street**

Sign (One building sign - **UStoWork**)

Submitted by Carol Howlett

- a) *The design standards state signs mounted on a panel should have a compatible frame or border. AHBR member suggests incorporating a border or routed dimensional edge.*
- b) *AHBR member questions if the sign is undersized compared to the width of the existing gooseneck lighting.*

**C. [2015-084](#)****51 South Main Street #4**

Sign (one building sign - **Green Roots Collection**)

Submitted by Green Roots Collection

- a) *Identify the width of the tenant frontage.*
- b) *Land Development Code Section 1207.17(1)(g)(D) states light shall not be from a colored source.*
- c) *AHBR to discuss whether the sign complies with the approved sign plan for the building.*

**D. [2015-082](#)****27 Steepleview Drive**

Accessory Structure (Outdoor Fireplace and removal of existing deck)

Submitted by The Weidner Group

- a) *Question the compatibility of the proposed stone fireplace and the existing brick house foundation and chimney.*
- b) *This plan is in compliance with Hudson Fire Department requirements.*

**E.**     [2015-066](#)**248 North Main Street**

Alteration (22 replacement windows, first floor front elevation picture window to be replaced with two double-hung windows)

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

- a) *The Secretary of the Interior's Standards for Rehabilitation indicate features should be repaired rather than replaced. Provide documentation of the condition of the existing windows and the need for replacement.*
- b) *AHBR requests close up photos of the front elevation windows.*
- c) *AHBR requests sample of the proposed exterior for Fibrex window.*
- d) *Question if any changes are proposed to the window trim.*
- e) *Provide revised project summary to include simulated divided lite grilles.*

**F.**     [2015-067](#)**6667 Rosewood Trail** (The Reserve at River Oaks S/L 35)

New Residential Construction (Two-story single family house)

Submitted by Pulte Homes of Ohio, LLC - *site plan OK - tree plan OK - growth management OK - look alike OK - no recommendation*

- a) *Incorporate cornice trim at the rear elevation family room*
- b) *Question the use of a single dormer at the front elevation.*
- c) *Question the view of the chimney from the front elevation.*
- d) *Suggest increasing the depth of the front porch to provide a more useable space.*
- e) *Identify the location of the three trees to be planted on the site plan.*

**G.**     [2015-061](#)**6724 Majestic Oaks Drive** (The Reserve at River Oaks S/L 40)

New Residential Construction (Two-story single family house)

Submitted by Pulte Homes of Ohio, LLC - *site plan OK - tree plan OK - growth management OK - look alike OK - no recommendation*

- a) *Suggest removing the proposed shutters and incorporating trim at all windows.*
- b) *Suggest adding a window at the second floor left elevation.*
- c) *Identify the location of the three trees to be planted on the site plan.*
- d) *AHBR member questions if two dormers with single windows would be more symmetrical. AHBR to discuss proposed dormer at the meeting.*

**VI. Other Business**

- A. [TMP-1105](#) **1644 Sapphire Drive**  
Informal Discussion (addition of third front facing garage bay)
- B. [TMP-1193](#) **5674 Humelsine Drive**  
Informal Discussion (addition of third front facing garage bay)
- C. **TMP-1198 MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**  
Attachments: March 11, 2015 AHBR Minutes DRAFT  
May 23, 2012 AHBR Minutes DRAFT

**VII. 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.*