



City of Hudson, Ohio

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

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Frank Congin
James Grant
Jim Seiple
Chris Waldeck

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, August 24, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-347](#) 51 South Main Street**
Sign (two building signs, one projecting sign - **Peace, Love & Little Donuts**)
Submitted by Signarama
- B. [2016-360](#) 7989 Princewood Drive**
Accessory structure (detached three car garage)
Submitted by Anthony Miller

V. Old Business**A. [2016-286](#)****7 Bard Drive**

Fence (post and rail fence)

Submitted by Jessica Parker

- a) *The existing rope fence was installed prior to approval of a zoning certificate.*
- b) *The existing aluminum fence on the north side will remain. AHBR to review the use of two different fence styles on the property. AHBR member suggests using a fence style more compatible with the balcony railings and the existing fence.*
- c) *AHBR member suggests relocating the fence posts to have uniform spacing.*
- d) *AHBR member questions if the proposed fence is structurally feasible over an 8' span.*

VI. New Business**A. [2016-351](#)****1573 Stonington Drive**

Accessory Structure (shed)

Submitted by Ovidiu Pica

- a) *The design standards state the roof of an enclosed accessory building should be the same shape as the roof of the main house. Revise the shed to incorporate a gable roof.*
- b) *The design standards state all façades greater than 10' shall have at least one window or door. Incorporate an opening on both 14' sides.*

B. [2016-330](#)**6727 Majestic Oaks Drive**

Addition (deck with covered pavilion)

Submitted by Klassic Decks

- a) *AHBR member suggests revising the pavilion to incorporate a hip roof.*
- b) *AHBR member suggests adding landscaping below the deck and pavilion for screening.*

C. [2016-361](#)**7754 Holyoke Avenue**

Addition (master bedroom) Accessory Structure (outdoor fireplace)

Submitted by George Haggerty

- a) *Provide a roof plan or clarify the alterations proposed to the existing roof.*
- b) *AHBR member questions whether the relocated window at the side elevation is compatible with the other second floor windows.*

- D.** [2016-326](#) **7533 Valerie Lane** (Leeway Acres S/L 4)
New Residential Construction (single family two-story house) Demolition
(existing house and detached garage, log cabin to remain with vinyl shake siding added at the sides and rear)
Submitted by Jamie Sredinski - *growth management not required - look alike OK - site plan NOT OK - tree plan NOT OK - no recommendation*
a) *Suggest incorporating typical windows in the right elevation toy room in place of the small fixed windows.*
b) *The design standards state materials should be consistently applied on all sides of a mass. The proposal includes shake siding at the sides and rear of the log cabin. One side is currently attached to the house and the other sides are different materials.*
c) *Conditional upon approval from City Consultant Landscape Architect.*
d) *Conditional upon approval from City Engineering Department*
- E.** [2016-339](#) **7582 Woodland Avenue** (Woodland Estates S/L 17)
New Residential Construction (single family two-story house)
Submitted by Brownstone Construction LLC - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
a) *Conditional upon a license agreement to locate the driveway in the easement.*
b) *The design standards indicate materials used on any mass must be consistently applied on all sides of the mass. Revise the left elevation to depict shake at the bay window projection.*
c) *Accurately depict the frieze board on all facades.*
d) *Revise the proposed stamped, painted concrete exposed foundation to brick or stone.*
e) *Show on the plans where the great room fireplace is vented. The design standards state vents must be located at the rear elevation.*
f) *Staff notes the large reverse gable not supported by a projection is not a typical design element. Staff suggests adding a projection to visually support the large reverse gable.*
g) *AHBR member commented that the window spacing at the sides and rear elevations appear off balance. Openings should be arranged so they are regulated by a system of parallel and perpendicular lines.*
- F.** [2016-349](#) **6427 Ridgeline Drive** (The Reserve at River Oaks S/L 75)
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*

VII. Other Business

- A.** [TMP-1460](#) **The Reserve at River Oaks**
Informal Discussion - review new house designs

