



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, September 28, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

V. Old 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.*

VI. New Business

- A. [2016-437](#) **116 West Streetsboro Street**
Sign (two building signs - **Huntington Bank**)
Submitted by Holsman Sign Services
- a) *Confirm all sign surfaces will have a matte finish. Plans note satin finish.*
 - b) *Confirm the drive through lighting will be off when the bank is closed.*
 - c) *Provide details of the proposed ATM surround and signage.*
 - d) *The Land Development Code allows signs to be placed on no more than two exterior walls. Suggest reducing the "Welcome" sign to two square feet to be allowed as a signplate.*

- B.** [2016-431](#) **92 College Street**
Fence (four foot split rail with wire mesh and 42" cedar picket)
Submitted by Tom Hughey - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Accurately depict the driveway and fence along the driveway on the site plan.*
b) *AHBR to review the use of multiple fence styles on the property.*
c) *AHBR member questions the appropriateness of the split rail fence with wire mesh.*
- C.** [2016-411](#) **6242 Canterbury Drive**
Accessory Structure (pond house)
Submitted by John Fish
a) *The design standards state the roof of an enclosed accessory building should be the same shape as the main house. Suggest revising to a hip roof to match the house.*
b) *The design standards state enclosed accessory building should incorporate some elements similar to the main house. AHBR questions the compatibility of the proposed design with the main house.*
c) *Indicate the setback to the pond.*
- D.** [2016-439](#) **236 West Streetsboro Street**
Accessory Structure (inground hot tub) Fence (four foot aluminum)
Submitted by Hudson Pools & Spas - *BZBA approval of a variance to allow an accessory structure in the side yard on September 15, 2016 - Docket #2016-18 - no recommendation*
a) *Label the fence run dimensions on the site plan.*
b) *Confirm the location of any pool equipment.*
- E.** [2016-423](#) **29 College Street**
Alteration (roof replacement)
Submitted by M.R. Plank Construction - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- F.** [2016-433](#) **2 High Street**
Alteration (garage door replacement)
Submitted by Rick & Kim Nickerson - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

G. [2016-434](#)**35 East Main Street**

Alteration (bay window replacement)

Submitted by Lorelee Marsh & Stephen Ruedrich - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

a) *AHBR member questions if the window can be repaired. Provide additional photos showing the condition of the windows to document the need for replacement.*

H. [2016-432](#)**258 North Main Street**

Addition (living room expansion)

Submitted by Integrity Homes and Remodeling Inc. - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *Based on the square footage of the addition and patio and the proposed grading and retaining wall, engineering site plan review is required. Provide a survey incorporating all site plan requirements.*
- b) *Remove the note regarding the future fire place or incorporate into the plans.*
- c) *Question the use of glass block basement windows above grade. Suggest matching the existing basement window type.*
- d) *AHBR member suggests incorporating fenestration at the south elevation.*
- e) *AHBR member requests additional photos of the front of the house and looking down the side from the sidewalk.*
- f) *Conditional upon Engineering Department site plan approval.*

I. [2016-436](#)**54 Clairhaven Road**

Addition (master suite expansion)

Submitted by J. Kapela Designs Inc.

a) *Incorporate the front yard setbacks for the two adjoining properties on the site plan. The front yard setback cannot differ by more than 10% from the setback of the adjacent property unless approved by the AHBR.*

J. [2016-424](#)**197 Hudson Street**

Addition (master bedroom suite) Accessory Structure (detached garage, outdoor kitchen, fence and arbor)

Submitted by Peninsula Architects - *BZBA approval for variances to the required side and rear setbacks on September 15, 2016 - Docket #2016-17 - no recommendation*

- a) *Indicate the new gate will be self-closing and self-latching to meet the code requirements for a swimming pool.*
- b) *Provide a site plan showing where the runoff from the proposed garage and motor court will be routed to. The site plan should show existing and proposed contours and necessary spot elevations to accurately show surface water runoff, footer drain connections and any utility connections.*

- K.** [2016-429](#) **7503 Vinemont Court**
Addition (garage)
Submitted by Peninsula Architects
a) *Confirm the new impervious surface will drain to either the City right of way or the existing pond at the back of the property and not towards the adjacent parcel to the south.*
b) *Label the side yard setback for the proposed garage.*
- L.** [2016-408](#) **185 West Streetsboro Street**
Demolition (house and detached garage)
Submitted by Peninsula Architects
a) *The subject property is not a historic landmark; therefore, AHBR need only make the following findings: "AHBR finds that the structures at 185 West Streetsboro Street (have OR do not have) historic or architectural significance. Further AHBR finds that the applicant for a permit to demolish this building (will OR will not) voluntarily consent to the retention of these buildings. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.*
- M.** [2016-409](#) **185 West Streetsboro Street**
New Residential Construction (single family 1.5-story house)
Submitted by Joseph Matava - *Planning Commission approval of a shared driveway on May 9, 2016 - Case No. 2016-09 - BZBA approval of variances to the side and rear yard setbacks on March 17, 2016 - Docket No. 2016-07 - growth management not required - look alike OK - tree plan NOT OK - site plan NOT OK - no recommendation*
a) *The approved variances are based on the front yard along West Streetsboro Street. Label the side facing West Streetsboro Street as the front elevation.*
b) *Provide a cross section of a window showing details of the proposed window trim.*
c) *Label the corner board dimensions. Suggest adding the wider corners at the front elevation.*
d) *Conditional upon Engineering Department site plan approval.*
e) *Conditional upon approval from City Consultant Landscape Architect.*

N. [2016-410](#)**4 Lennox Road**

New Residential Construction (single family 1.5-story house)

Submitted by Joseph Matava - *Planning Commission approval of a shared driveway on May 9, 2016 - Case No. 2016-09 - BZBA approval of variances to the side and rear yard setbacks on March 17, 2016 - Docket No. 2016-07 - growth management not required - look alike OK - tree plan NOT OK - site plan NOT OK - no recommendation*

- a) *Provide a cross section of a window showing details of the proposed window trim.*
- b) *Label the corner board dimensions.*
- c) *Question the massing and narrow projection at the front. Suggest widening the front entry projection and porch.*
- d) *AHBR member questions the window spacing at the left side of the front elevation and suggests incorporating two windows instead of one.*
- e) *Conditional upon Engineering Department site plan approval.*
- f) *Conditional upon approval from City Consultant Landscape Architect.*

VII. Other BusinessA. **TMP-2322****MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: September 14, 2016 meeting minutes

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.