



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, April 12, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2017-128](#) 5843 Darrow Road**
Sign (two wall signs - Kumon)
Submitted by Ellet Sign Co.
Attachments: [5843 Darrow Rd - revised](#)
- B. [2017-130](#) 7224 Herrick Park Drive**
Accessory Structure (shed)
Submitted by Lou Ferdinand
Attachments: [7224 Herrick Park](#)
- C. [2017-131](#) 2425 Deer Hollow Drive**
Accessory Structure (detached garage)
Submitted by George Henshaw
Attachments: [2425 Deer Hollow-revised](#)
- D. [2017-094](#) 739 Ashbrooke Way**
Addition (family room, kitchen, closet, storage garage)
Submitted by Palumbo Renovations
Attachments: [739 Ashbrooke Way - submittal](#)

- E. [2017-100](#) **6556 Stone Road**
Addition (screened porch)
Submitted by Paul Palumbo
Attachments: [6556 Stone Road - submittal](#)
- V. **New Business**
- A. [2017-117](#) **118 West Streetsboro Street**
Sign (building signs - **Salon Lofts**)
Submitted by Cicogna Electric and Sign
a) *Projecting signs are not included in the approved sign plan for the building. Provide a revised plan from the building owner or remove the projecting sign from the application.*
b) *Question the compatibility of the proposed mesh panel and 3" deep applied letters with the other signs on this building.*
c) *AHBR member suggests adding a white border.*
Attachments: [118 West Streetsboro Street - revised](#)
- B. [2017-081](#) **73 Division Street**
Demolition (detached garage) Accessory Structure (new detached garage)
Submitted by Gretchen Myers - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Indicate the amount of existing and proposed impervious surface coverage on the site plan.*
Attachments: [73 Division Street](#)
- C. [2017-092](#) **136 Franklin Street**
Accessory Structure roof mounted solar panels on house)
Submitted by Candice Brothers, Yellowlite - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Provide photographs of all sides of the house.*
b) *Confirm the panels will not extend above the peak of the roof.*
c) *Label the height of the proposed panels.*
Attachments: [136 Franklin St-submittal](#)
- D. [2017-102](#) **1 Ellsworth Court**
Alteration (replace front porch & columns)
Submitted by Tracy & Liese Brefka - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *AHBR member questions the use of Azek porch material.*
Attachments: [1 Ellsworth Court](#)

E. [2017-080](#)

5674 Humelsine Drive

Addition (family room) Alteration (siding replacement)

Submitted by Brian W Keske

a) Question if shutters should be incorporated on the existing single windows and the new windows of the addition.

Attachments: [5674 Humelsine - submittal](#)

F. [2017-125](#)

2361 Leeway Drive

Addition (family room) Accessory Structure (addition to existing shed)

Submitted by Steve & Sharon Kuczek

a) The minimum side yard setback on a corner lot is 50 feet for the street side not designated as front. The addition to the shed must be relocated to comply with this requirement.

b) Indicate corner boards and trim on the accessory structure will match the house.

c) Show steps the full width of the sliding door. Note dimensions and materials and confirm solid siders and double handrails if needed.

d) The design standards state projections on the first floor must be carried through to the foundation. Show the fireplace box on the foundation plan and the side elevations.

Attachments: [2361 Leeway Drive](#)

G. [2017-127](#)

88 East Streetsboro Street

Addition (Removal and replacement of front porch)

Submitted by John & Patricia Blankenship - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

a) The front yard setback cannot differ by more than 10% from the front yard setback of the two adjoining properties unless approved by the AHBR. Staff notes the applicant provided a historic photo of the house showing a previous porch.

b) Label the porch column and railing material.

Attachments: [88 East Streetsboro St-submittal](#)

H. [2017-133](#)

156 N. Hayden Parkway

Addition (second floor bedroom addition and new roof over existing patio)

Submitted by David & Nicole Collins

Attachments: [156 N Hayden Revised](#)

- I.** [2017-134](#) **7489 North Marblehead Road**
Alteration to New Construction (revise siding material to board and batten at the second floor front elevation)
Submitted by Old World Classics, LLC
a) The design standards state materials used in any mass must be applied consistently on that mass on all sides of the structure. The proposal does not comply with this standard.
Attachments: [7489 N. Marblehead Road - submittal](#)
[7489 N. Marblehead Road - original](#)
- J.** [2017-139](#) **1772 Hines Hill Road**
Addition (Master bedroom, kitchen & 3 car garage)
Submitted by CPK Construction, Inc
a) Provide a site plan showing the existing and proposed contours, silt fence, and construction entrance.
b) The design standards state large expanses of blank walls should be avoided. AHBR members suggests adding windows at the rear and side elevations of the garage.
c) Question the window alignment at the right elevation.
d) The design standards state steps in front of doors must be the full width of the opening. Increase the width of the rear elevation steps.
e) The design standards state details must be consistently applied on all sides of a mass. Suggest incorporating shutters on all single windows.
f) Conditional upon Engineering Department site plan approval.
Attachments: [1772 Hines Hill Road - submittal](#)
- K.** [2017-107](#) **5771 Timberline Trail** (Reserve at River Oaks S/L 54)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *look alike OK - tree plan OK - site plan OK - no recommendation*
Attachments: [5771 Timberline Trail](#)

- L.** [2017-106](#) **5772 Timberline Trail** (Reserve at River Oaks S/L 104)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *tree plan OK - look alike OK - site plan OK - no recommendation*
a) *The design standards state materials must be consistently applied on all sides of a mass. Question the use of stone at the front elevation under the porch and at the first floor of the projection.*
b) *The design standards state large expanses of blank wall should be avoided. Suggest adding a typical window at the second floor right elevation in Bedroom 3 and second floor left elevation in WIC.*
c) *Question the small window proposed at the second floor front elevation bathroom. Suggest altering the floor plan to incorporate a typical window.*
d) *Question the level of detail proposed at the front elevation and not applied at the sides and rear.*
Attachments: [5772 TIMBERLINE](#)
- M.** [2017-105](#) **5816 Timberline Trail** (Reserve at River Oaks S/L 108)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *tree plan OK - look alike OK - site plan OK - no recommendation*
Attachments: [5816 Timberline Trail](#)
- N.** [2017-108](#) **6584 Regal Woods Drive** (Reserve at River Oaks S/L 79)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *tree plan OK - look alike OK - site plan NOT OK - no recommendation*
Attachments: [6584 Regal Wood](#)
- O.** [2017-145](#) **11 Atterbury Boulevard**
Addition (cooler addition) Alteration (new awnings) Sign (two building signs - **Brew Kettle**)
Submitted by Brew Kettle Hudson - *Planning Commission Conditional Use approval on April 10, 2017- Case #2017-06 - no recommendation*
a) *The sign plan for the must be revised to accommodate the proposed building sign.*
b) *Identify the thickness of the sign panels and letters.*
c) *Indicate if the existing lighting will remain and provide specifications for any proposed fixtures.*
Attachments: [11 Atterburu Blvd- revised](#)

VI. Other Business**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.