



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
John Caputo
James Grant
Chris Waldeck

Nicholas Sugar, Associate Planner

Wednesday, May 9, 2018

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

A. [3437](#)

37 North Oviatt Street (Historic District)

Addition, Renovation & Accessory Structure

Submitted by Jason Baylor - *Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.*

a) Proposed cantaliever deck on North Elevation violates 8' side yard setback and is not visually supported.

Attachments: [37 N Oviatt](#)

B. [3438](#)**109 East Streetsboro Street (Historic District)**

Addition & Window Replacement

Submitted by Nikolas Sirna, Peninsula Architects - Historic District - *recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

a) Submit cross sections of the proposed windows.

b) Indicate the window sash dimensions of the existing and proposed windows.

c) Detail the differences between the proposed Pella Reserve and Proline windows.

Attachments: [109 E Streetsboro](#)
[109 East Steetsboro](#)
[Interior Window Images](#)

VI. New Business**A. [3642](#)****5715 Darrow Road**

Demo Commercial Building

Submitted by Tom MacGeorge

a) Application is being presented to the Board because the building is over 50 years old. Demolitions of buildings over 50 years old are considered "Basic Development", requiring architectural review.

b) Building is 18,500 SF built circa 1965. Staff has not identified any historical significance to the structure.

Attachments: [5715 Darrow Road](#)

B. [3443](#)**111 First Street**

Signs (Building, Projecting - One Eleven Spa)

Submitted by Laura Stanley

a) Per Architectural Design Standards, height and width of sign comprised of individual letters should not exceed 70% of the height and width of signable area. Additionally, signs should be placed to complement the architecture of the building. Building sign should be centered between the storefront soldier course and the bottom of the second story windows.

b) Staff notes the sign complies with the approved sign plan. The plan states "lighting to be varied by tenant space, signs to be located so architectural details are not covered and letter heights dictate per the Architectural and Design Standards."

Attachments: [111 First Street Submittal](#)

- D.** [3678](#) **46 Ravenna Street**
Signs (Ground - Evaporator Works)
Submitted by Nathaniel Milstein, Easy Sign Group
a) Question the use of stone as brick is more typical in the downtown district. Submitted Material samples required for closer review.
b) Design Standards state, "A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.)." Please provide additional detail on proposed tenant sign panels including common design elements shared between them. Additionally, Design Standards state, "Generally 10 items or less of information per sign are a typical amount of information the average person can comprehend while driving."
Attachments: [46 Ravenna Street](#)
- E.** [3427](#) **2450 Brunswick Lane**
Accessory Structure (Pergola & Hot Tub)
Submitted by Vince DiBiasio
a) The submitted design creates a fence appearance. Fences over 4' are not permitted in the side yard per Land Development Code section 1206.03 (5) regulating.
b) The trellis, screening and pergola design is more typical of a rear deck than the current proposal visible from the street frontage. Suggest a setback of several feet from the front elevation.
Attachments: [2450 Brunswick Lane](#)
- F.** [3484](#) **1469 Hines Hill Road**
Accessory Structures (Barn)
Submitted by Mike Ritenour
a) Design Standards indicate accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. however, staff notes the property is located in District 2, the city's rural residential zoning district. The property is 3 acres and is surrounded by large, rural residential lots.
Attachments: [1469 Hines Hill Road](#)
- G.** [3749](#) **7701 Holyoke Ave**
Accessory Structures (Detached Garage)
Submitted by Chris Finley, Finley and Sons Builders
a) Staff recommends approval as submitted

Attachments: [7701 Holyoke Ave](#)

- H. [3542](#) 71 Division Street (Historic District)**
Deck & Fence
Submitted by Beverly Bauza - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
a) Railings should be wood to be compatible with existing house.
b) Angled corners on decks not typical in historic district.
c) Skirting should be framed lattice or solid vertical boards.
Attachments: [71 division street](#)
- I. [3590](#) 85 Division Street (Historic District)**
Alteration (Siding Replacement)
Submitted by Marybeth Murphy - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - Recommend site visit to committee.
a) Submit documentation on existing condition demonstrating the need to replace.
b) Submit material sample of proposed siding.
Attachments: [85 division street](#)
- J. [3535](#) 145 Aurora Street (Historic District)**
Alteration (Window Replacement)
Submitted by David Fike, Fike Builders - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
a) Provide documentation on need to replace each window.

Attachments: [145 Aurora](#)
- K. [3426](#) 7321 Darrow Road**
Alteration (Siding Roof, Windows & Door Replacement)
Submitted by William Gotts
a) Revised front door design loses prominence of entry.
b) Material changes from board and batten to lap siding on west elevation.
Should be the same composition, as both sections are on the same plane.
Attachments: [7321 Darrow Road](#)
- L. [3456](#) 7628 Oxgate Court**
Addition (garage)
Submitted by Brian W. Keske, BWK Design
a) Wings may not be larger or taller than the main body of the structure, but they may be the same height. Proposal would create a total wing footprint of 1,300 SF including a 60' continuous facade. The main body has a footprint of 1,100 SF.
Attachments: [7628 Oxgate Court](#)

M. [3473](#)

5459 Lincoln Blvd (Boston Park Subdivision)

New Residential Construction (One story, Single Family House)

Submitted by Chris Cobientz , Cobientz Homes

- a) The materials used in the main body must be applied consistently on that mass on all sides of the structure. Therefore, exposed stone foundation should be applied at a consistent height on all elevations. Also question if vinyl shake siding and decorative timber frame should be used on other gables.*
- b) Bath and closet projections on right elevation should be carried through to the foundation.*
- c) Confirm if there is a chimney associated with the fireplace. Identify any other equipment such as AC unit on site plan.*

Attachments: [5459 Lincoln Blvd](#)

N. [3270](#)

7523 Huntington Road (Western Reserve Ranch Estates I Lots 2/3)

New Residential Construction (1-Story, Single Family Home)

Submitted by Mike Burianek, Modern Home Concepts

- a) Design proposes stone and horizontal siding with brick at the exposed foundation. Revise the stone or brick materials to be a matching masonry.*
- b) Indicate the location of the stone on the first floor plan to confirm all material changes occur at an inside corner.*
- c) Design contains a total of four wall materials: horizontal siding, shake siding, stone, and brick. Suggest revising to one primary materials with a single accent material.*
- d) Design standards do not permit forward projecting wings (forward projection over 5 ft). Staff notes the first floor bath projection is seven feet.*
- e) Align the basement windows below first floor openings.*
- f) Depict the siding trim and corner boards on all facades.*
- g) Setback of adjacent property to the north is 120 ft. Setback of adjacent property to the south is 53 ft., however, this home faces Hudson Aurora Rd. Proposal is appropriately spaced between the two setbacks. LDC states the front setback shall not differ by more than 10% of adjacent unless approved by AHBR.*

Attachments: [7523 Huntington Road Submittal](#)

O. [3419](#)

6766 Majestic Oaks Drive (Reserve at River Oaks Lot 7)

New Residential Construction (2-Story, Single Family Home)

Submitted by Jamey Heinzman, Pulte Homes

- a) Question look alike #8. Staff notes bay configuration is different but no other difference occur except minor differences in porch design.*

Attachments: [6766 Majestic Oaks Drive Submittal](#)

- P. [3580](#) **5619 Timberline Trail (Reserve at River Oaks S/L 71)**
New Construction (Two Story Single Family House)
Submitted by Jamey Heinzman, Pulte Homes
*a) One sidelite proposed on front entryway. Suggest incorporating dual
sidelites for a balanced entry.*
Attachments: [5619 Timberline Trail](#)

- Q. [3581](#) **6404 Kingwood Drive (Reserve at River Oaks S/L 86)**
New Construction (Two Story Single Family House)
Submitted by Jamey Heinzman, Pulte Homes
a) Staff recommends approval as submitted.

Attachments: [6604 Kingwood Drive](#)

VII. Other Business

- A. [3480](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
April 11, 2018**
Attachments: [AHBR Minutes April 11, 2018](#)
- B. [3506](#) **6771 Pheasants Ridge - Informal Discussion**
New Construction (Single Family House)
Submitted by Prestige Homes
*a) Proposed setback is not within 10% of adjacent properties. Question if the
house can be moved back to further align with this standard.*
*b) The building has a first-floor footprint of 4,000 SF. Structures which have
a first floor greater than 2,500 square feet are considered Large Mass Types.
Massing requirements do not allow a garage to be the most forward mass.*

VIII. 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.*