



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 14, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-398](#) **2852 St. George Drive**
Accessory Structure (shed)
Submitted by Brennan Szczepanski
- B. [2016-399](#) **449-499 West Streetsboro Street - Hudson West Condominiums**
Alteration (remove wood shingles and replace with vinyl shake siding at all buildings)
Submitted by Raymond Rohm
- C. [2016-218](#) **2983 Pine Trails Circle**
Accessory Structure (detached garage)
Submitted by David Huston
- D. [2016-378](#) **2205 Victoria Parkway**
Accessory Structure (inground pool) Fence (four foot aluminum, raised patio with seating wall)
Submitted by Classic Construction & Pool Co. Inc.
a) *Conditional upon a license agreement permitting a fence located in an easement.*
b) *Conditional upon Engineering Department site plan approval.*

- E. [2016-406](#) **157 Elm Street**
Alteration (remove fence at front elevation, install porch railing and columns)
Submitted by James Squyres
- F. [2016-371](#) **6712 Rosewood Trail**
Alteration to New Construction (covered deck)
Submitted by Exscape Designs
- V. **Old Business**
- A. [2016-040](#) **2121 Barlow Road**
Demolition (house, barn, garage, shop, and shed - **Wood Hollow Metro Park**)
Submitted by Summit Metro Parks
a) The subject property is not a historic landmark; therefore, AHBR need only make the following findings: "AHBR finds that the structures at 2121 Barlow Road (have OR do not have) historic or architectural significance. Further AHBR finds that the applicant for a permit to demolish these buildings (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.
- VI. **New Business**
- A. [2016-396](#) **72 North Main Street**
Non-Residential Alteration (remove shutters and revise the sign plan for the building)
Submitted by Laura Dinovi Anderson - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) The proposed sign plan for the building includes a window sign and projecting sign for each tenant and a signplate slogan for each tenant in the existing fascia.
b) Question the use of plastic letters for the signplates. Provide an actual letter sample for review at the meeting.
- B. [2016-395](#) **72 North Main Street Suite 1**
Sign (one window and one projecting sign - **Sister Nails**)
Submitted by Hoa Tao - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) Provide a photograph or a drawing accurately depicting the design proposed on the projecting sign.

- C. [2016-385](#) **120 Hudson Street**
Fence (five foot cedar fence for garden enclosure)
Submitted by Acme Fence - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- D. [2016-370](#) **35 Ingleside Drive**
Accessory Structure (shed)
Submitted by Diana Fusco
a) *Label the setbacks from the shed to the property lines and the distance from the house.*
b) *The design standards state enclosed accessory buildings shall incorporate some elements similar to the main body. Question the compatibility of the proposed metal roof and irregular wood siding with the existing house.*
- E. [2016-386](#) **358 Atterbury Boulevard**
Alteration (convert front porch to a screened porch)
Submitted by Mac's Construction
a) *The design standards state the front door or main entrance to a building shall be visible from the street and not obscured by building masses or fences. The proposed enclosure of the front porch incorporates screens and a knee wall that will obscure the view of the front door. The plans do not comply with this standard.*
b) *Staff determined the proposed alteration to enclose the porch and add a metal roof creates wing as the porch will extend more than five feet from the main mass. The design standards state the front face of the main body must sit forward at least 18" from the front face of the wings. The plans do not comply with this standard.*
c) *The design standards state and additional wing may be added to any mass of the building. This wing must be attached at the rear of side of the building and may not extend forward of the main body. The proposed screened porch enclosure is attached the front of the house.*
d) *Provide a floor plan drawn to scale showing the porch in context with the existing house.*
- F. [2015-197](#) **76 Parmelee Drive**
Addition (front porch pergola)
Submitted by Jessica Obert

- G.** [2016-404](#) **278 North Main Street**
Addition (remove existing deck, add mudroom and covered entry)
Submitted by Todd Clarke - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- a) *Provide a foundation plan or documentation from Summit County Department of Building Standards that a foundation is not required.*
 - b) *Label all materials on the elevations.*
 - c) *Indicate how the roof material of the addition will be blended with the existing.*
 - d) *The Secretary of the Interior Standards for Rehabilitation indicate new additions should be differentiated from the old, and should be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired. Suggest inseting the addition to distinguish the addition from the main house and to preserve the historic window.*
 - e) *AHBR member questions if the intent is to mimic the front porch detail.*
- H.** [2016-373](#) **6430 Ridgeline Drive** (Reserve at River Oaks S/L 77)
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*
- I.** [2016-374](#) **5629 Timberline Trail** (Reserve at River Oaks S/L 70)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - site plan OK - tree plan OK - no recommendation*
- a) *Suggest increasing the size of the proposed dormers to incorporate 3040 windows.*
- J.** [2016-375](#) **5641 Woodview Court** (Reserve at River Oaks S/L 66)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - site plan NOT OK - tree plan OK - no recommendation*
- a) *Conditional upon Engineering Department site plan approval.*

VII. Other Business

- A.** [TMP-2230](#) **200 East Streetsboro Street**
Informal Discussion
- B.** [TMP-2268](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: [August 24, 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.