



# City of Hudson, Ohio

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

*David J. Drummond, Chair*

*Allyn Marzulla, Vice Chair*

*Arthur Morris, Secretary*

*Laura Church*

*James H. Grant*

*Jim Seiple*

*Denise Soloman, Associate Planner*

*Keri Zipay, Planning Technician*

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Wednesday, February 24, 2016

7:30 PM

Town Hall

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [2016-041](#)      **7255 Lascala Drive**  
Addition (deck, patio, outdoor fireplace, and bench wall)  
Submitted by Ohio Valley Group**
- B. [2016-043](#)      **200 Laurel Lake Drive**  
Non-Residential Addition/Alteration (new employee entrance, physical  
therapy entrance and one window relocation)  
Submitted by Perspectus Architecture**
- C. [2016-045](#)      **340 North Main Street**  
Non-Residential Accessory Structure (trellis - **Saint Mary's Church**)  
Submitted by KGK Gardening & Design**

**V. New Business****A. [2016-040](#)****2121 Barlow Road**

Demolition (house, barn, garage, shop, and shed - **Wood Hollow Metro Park**)

Submitted by Summit Metro Parks

- a) *Provide documentation of the condition of the structures and the need for demolition. Additional photographs and information has been provided for review.*
- b) *AHBR member questions if the house can be retained and repurposed.*
- c) *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.*

**B. [2016-046](#)****36 South Main Street**

Non-Residential Alteration (replace temporary awning with year round vinyl awning - **Yours Truly Restaurant**)

Submitted by The Awning Guys

- a) *AHBR members question the use of the proposed vinyl awning material.*
- b) *AHBR to discuss the permanent awning structure and whether a more finished appearance with decorative or more substantial supports would be more appropriate.*
- c) *AHBR member suggests considering a covered arbor structure or standing seam metal roof.*
- d) *Conditions of the 2006 approval of the awning stated the canopy to contain open ends and no side walls. Canopy will be seasonal and only in use from May 1 to October 31st. Entire structure, including support framing, to be removed when not in use.*

C. [2016-033](#)**53 Morning Song Lane**

Addition (open front porch, screened-in porch)

Submitted by Monica Slopnick - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *This project was reviewed informally at a previous AHBR meeting. AHBR determined the proposed front yard setback was acceptable.*
- b) *Label the setback from the front wall of the main house to both porches on the floor plan. AHBR member suggests both porches should be set back the same distance and at least 18 inches.*
- c) *Confirm a railing is not required at the open porch.*
- d) *Show all existing and proposed sidewalks or paved areas on the site plan.*
- e) *Due to the strong symmetry of the existing house, the proposed additions should incorporate similar details with the main mass. Details incorporated on both porches should be consistent. AHBR member suggests similar column detail to the main mass but at a smaller scale and less decorative, and mimicking the frieze board panel detail on both porches.*
- f) *A condition of approval on the zoning certificate will state the screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation to match the house.*

D. [2016-042](#)**200 Laurel Lake Drive Villa -21**

Addition (great room, storage closet, and walk-in closet)

Submitted by Jim Fausnight

- a) *The design standards state all roofs in all wings must be of the same kind. The proposed addition incorporated both hip and gable roofs.*
- b) *The design standards state roofs shall not intersect to create a valley.*
- c) *Confirm the foundation at the front elevation projection will match the existing block.*
- d) *Indicate if the landscape wall at the front of the house will be removed.*
- e) *Question the compatibility of the proposed addition with the adjacent unit.*

E. [2016-031](#)**6617 Wildwood Court (The Reserve at River Oaks S/L 20)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan - OK - site plan OK - no recommendation*

- a) *AHBR members commented that the trim band should be applied consistently on all elevations.*

**VI. Old Business**

- A. [2016-023](#)      **160 Elm Street**  
Addition (second floor bedrooms, first floor renovation, front and rear porches) Demolition (existing attached garage and front porch) Accessory Structure (detached garage)  
Submitted by Greg Chaplin  
*a) Conditional upon site plan approval from Engineering Department.*

**VII. Other Business**

- A. [TMP-1850](#)      **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**  
*Attachments:* [February 10, 2016 meeting minutes](#)  
[April 23, 2014 meeting minutes](#)  
[May 14, 2014 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.*