



City of Hudson, Ohio

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

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

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, November 8, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [1217](#) **2900 Woodbridge Drive**
Fence (four-foot aluminum)
Submitted by Andrew Guran
Attachments: [2900 Woodbridge submittal](#)

V. Old Business

- A. [885](#) **135 Elm Street**
Alteration (replace installed material below porch with cut stone veneer)
Submitted by Shane & Rebecca Reid
a) Question if only the large stone within the sample can be used rather than the mix of sizes.
b) Provide a sample of the proposed material or detailed photographs of the proposed and existing.
Attachments: [135 Elm submittal](#)

VI. New Business

- A. [2333](#) **27 E Main Street**
Sign (instructional ground sign-**Town Hall**)
Submitted by Hudson Chamber of Commerce - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) AHBR member indicates a better solution may be to incorporate below new existing sign.
Attachments: [27 E Main submittal](#)
- B. [2273](#) **164 Elm Street**
Fence (four-foot wood picket)
Submitted by Acme Fence - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
Attachments: [164 Elm submittal](#)
- C. [2285](#) **56 Lake Forest Drive**
Alteration (front entrance portico)
Submitted by William Gotts
a) The design standards indicate that a wing may not extend forward of the main body. A wing is defined as a projection greater than five feet.
b) Submit a site plan showing the full property.
c) Provide a floor plan of the project area and adjacent portion of the front of the house.
d) Staff notes that the tall thin columns do not appear to visually support the proposed projection.
Attachments: [56 Lake Forest submittal](#)

- D. [2346](#) **2371 Cambridge Drive**
Addition (master suite)
Submitted by Legacy Remodeling Team
a) Add existing fence, shed, and patio to the site plan. Indicate if the fence and shed will remain after the proposed project.
b) The foundation on the proposed project area should match the existing foundation of the house.
c) Indicate if the proposed siding and roofing will match the existing.
d) Provide the material of the proposed windows.
e) The east side of the property has been determined to be the rear of the house, which requires a 50' setback to the proposed addition. A 10% minor modification may be considered per the standards of Section 1203.08; however, a survey of the property must be submitted to verify the proposed setback.
Attachments: [2371 Cambridge submittal](#)
- E. [2236](#) **5787 Timberline Trail (Reserve at River Oaks S/L 52)**
New Construction (two story single family house)
Submitted by Pulte Homes - *Site plan OK-tree plan OK-look alike- OK no recommendation*
Attachments: [5787 Timberline Trail Submittal](#)

VII. Other Business

- A. [AHBR 3153](#) **2018 Meeting Schedule**
Attachments: [2018 AHBR Schedule](#)
- B. [AHBR-3173](#) **MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETINGS. October 25, 2017**
Attachments: [AHBR MINUTES 10-25-2017](#)

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.