



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, November 9, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-525](#) 51 South Main Street**
Sign (one building sign - **John Robert's Studio**)
Submitted by Carl Rappaport, Sign-Lite
- B. [2016-533](#) 180 West Streetsboro Street Suite 5 - Jaipur Junction**
Alteration (awning replacement)
Submitted by Ohio Awning and Mfg. Co
- C. [2016-527](#) 7680 Valley View Road**
Fence (wood split rail with wire mesh on the interior)
Submitted by Elizabeth Leonard
- D. [2016-529](#) 2788 Blue Heron Drive**
Alteration (portico over existing front stoop)
Submitted by Palumbo Renovations
- E. [2016-530](#) 88 North Hayden Pkwy**
Alteration (Add two dormers at the front elevation, window and door alterations)
Submitted by William Gotts

V. Old Business**A. [2016-458](#)****135 Franklin Street**

New Residential Construction (single family two-story house)

Submitted by Peninsula Architects - *growth management not required - look alike OK - site plan NOT OK - tree plan NOT OK - Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *Question the compatibility of this house design with the surrounding properties. The massing, height, size and front entry projection are not typical of houses in this area.*
- b) *The front yard setback cannot differ by more than 10% of the two adjoining properties unless approved by the AHBR.*
- c) *AHBR member commented that the overall size and height of the proposed new house is out of scale with this short block neighborhood and is not compatible with the three other houses on Franklin Street.*
- d) *Conditional upon approval from City of Hudson Engineering Department.*
- e) *Conditional upon approval from City Consultant Landscape Architect.*

VI. New Business**A. [2016-481](#)****220 North Main Street**

Sign (one building and one projecting - **The Farmhouse on Main**)

Submitted by The Farmhouse on Main LLC - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *This building sign was installed prior to approval of a zoning certificate.*
- b) *Provide the dimensions of the text and logo on the projecting sign.*
- c) *The design standards state a sign should not exceed 70% of the height and length of the sign panel. Suggest reducing the height of the sign and lettering.*
- d) *The design standards state all wall signs mounted on a panel should have a compatible frame or border. Suggest revising the sign to a rectangular sign panel with a border.*
- e) *Question the inconsistent letter placement.*
- f) *Clarify which sign designs are proposed. Remove all details that do not apply to this application.*
- g) *AHBR members question the appropriateness with the installed building sign.*

- B.** [2016-483](#) **2642 East Streetsboro Street**
Accessory Structure (shed)
Submitted by Joe Archer
a) The design standards state enclosed accessory buildings shall incorporate some elements similar to the main house such as corner boards, window types or materials. Indicate any elements which match the main house.
- C.** [2016-512](#) **128 Hudson Street**
Alteration (replace three windows with sliding door and steps)
Submitted by Barbara G. Lochridge - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) AHBR member requests additional photographs of the existing house.
- D.** [2016-516](#) **262 Bridgewater Circle**
Addition (screened porch and deck)
Submitted by Dennis A Saxe Architect
a) AHBR member suggests all porch columns be the same width.
b) The zoning certificate will state the screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation.
- E.** [2016-517](#) **2636 Doug Avenue**
Addition (add storage area at existing attached garage)
Submitted by James R Wilson
a) Provide a roof plan showing the proposed addition and alterations to the existing roof.
- F.** [2016-528](#) **5427 Towbridge Drive**
Addition (addition to attached garage)
Submitted by Legacy Remodeling Team
a) Provide plans at a scale of 1/4"=1' scale and a full view of the front elevation of the house and addition.
b) The design standards state wings cannot be larger or taller than the main body. The footprint of the garage window with the proposed addition is larger than the footprint of the main mass. The proposed addition does not comply with this standard.
c) The design standards state the front face of the main body must site forward at least 18" from the front face of the wings. The proposed addition does not comply with this standard; however, the existing garage is forward of the main mass.

- G.** [2016-474](#) **309 West Streetsboro Street** (Hampshire Estates S/L 9)
New Residential Construction
Submitted by All Service Construction - *growth management not required - look alike OK - site plan NOT OK - tree plan NOT OK- no recommendation*
a) *Show the location of the A/C unit and utility meters in the site plan.*
b) *Provide a cross section of the proposed windows and trim.*
c) *Confirm the fireplace vent is located at the rear.*
d) *Suggest revising the garage roof to a traditional gable and match the slope of the main mass.*
e) *Note all steps will have solid risers.*
f) *Suggest revising stucco foundation to brick or stone material.*
g) *Conditional upon approval from City Consultant Engineer.*
h) *Conditional upon approval from City Consultant Landscape Architect.*
- H.** [2016-475](#) **6621 Wildwood Court (Reserve at River Oaks S/L 19)**
New Residential Construction (Single family two-story house)
Submitted by Pulte Homes - *growth management not required - look alike NOT OK - tree plan OK - site plan OK - no recommendation*
a) *Question look alike with S/L 22. Staff notes these two houses have a different wing configuration and major feature with the portico.*
- I.** [2016-477](#) **5636 Woodview Court (Reserve at River Oaks S/L 68)**
New Residential Construction (Two-story single family house)
Submitted by Pulte Homes - *growth management not required - look alike NOT OK - tree plan OK - site plan OK - no recommendation*
a) *Question look alike with S/L 65. Staff notes these two houses have a different wing configuration and major feature with the portico.*

VII. Other Business

- A.** [TMP-2383](#) **6463 Hammontree Drive**
Informal Discussion
- B.** [TMP-2389](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: [October 26, 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.