



City of Hudson, Ohio

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

Allyn Marzulla, Chair
David J. Drummond, Vice Chair
Laura Church, Secretary
Rachel Czyzak
James H. Grant
Arthur Morris
Jim Seiple

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Thursday, November 12, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-461](#) 7572 Valley View Road**
Addition (screened in porch)
Submitted by Cueni Construction
- B. [2015-470](#) 5504 Towbridge Drive**
Sign (subdivision entrance sign - **Towbridge**)
Submitted by Central Graphics
- C. [2015-475](#) 6580 Westpoint Drive**
Addition (bedroom, bathroom, sitting area, closet and basement)
Submitted by Roofsmith Restoration
- D. [2015-480](#) 34 Park Lane**
Sign (two awning signs - **Restore Cold Pressed**)
Submitted by Akers Identity LLC

V. Old Business**A. [2015-440](#)****2343 Brafferton Avenue**

Alteration (shake siding and cultured stone at the front elevation)

Submitted by J.W. Ross Construction LLC

- a) *The design standards state materials used in any mass, including the main body, must be applied consistently on that mass on all sides of the structure. The applicant has provided a revised option with stone material added at the left side of the garage and three feet of stone across the front elevation terminating at a corner post.*
- b) *The design standards state exposed foundation and tie courses shall be of a consistent material on all elevations.*

VI. New Business**A. [2015-454](#)****2930 Pine Trails Circle**

Accessory Structure (metal shed)

Submitted by William Marthaler

- a) *The design standards state enclosed accessory buildings shall incorporate some elements similar to the main house, for example similar corner board, window types or materials. The proposed shed is an all metal structure. AHBR member suggests revising the shed to incorporate materials similar to the house.*
- b) *The design standards state all facades over ten feet shall have at least one window or door opening. Provide details of the proposed faux windows.*

B. [2015-471](#)**5152 Darrow Road**

Alteration (replace front porch, window replacement) Demolition (detached garage)

Submitted by James Kurtz

- a) *This property is located in District 9 and the structure is not a designated Historic landmark. The applicant indicated that materials will be replaced to match existing.*

C. [2015-472](#)**290 Bicknell Lane**

Addition (master bedroom, screened porch and rear porch)

Submitted by Peninsula Architects

- a) *Provide specifications for the proposed metal roof and shutters.*
- b) *The proposed single shutters on the front elevation appear to be appropriately sized; however, the shutter at the rear elevation awning window appears narrow.*
- c) *Label the height to grade at the screened porch. Question if skirting material or a full width enclosed step is proposed.*
- d) *Conditional upon approval of lot consolidation.*

- D. [2015-453](#) **6727 Majestic Oaks Drive** (The Reserve at River Oaks S/L 42)
New Residential Construction (single-family two story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan NOT OK - no recommendation*
a) *AHBR to confirm the orientation of the house is appropriate.*
b) *Label the driveway setback on the site plan.*
c) *Suggest relocating the basement window under the rear elevation door since a future deck would be subject to the design standards requirement for skirting material that may obscure the window.*
- E. [2015-455](#) **6606 Wildwood Court** (The Reserve at River Oaks S/L 23)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan NOT OK - no recommendation*
a) *Label the driveway setback on the site plan.*
b) *The Land Development Code requires the house be oriented so that it is parallel to the radius of the curve of the street extended through the approximate center of the main mass.*
- F. [2015-473](#) **7041 Darrow Road**
Non-Residential Accessory Structure (warehouse- **American Fireworks**)
Submitted by EM Construction LLC - *Planning Commission site plan approval on November 9, 2015 - PC#2015-28 - no recommendation*
a) *This building is subject to the Architectural and Design Standards; however, it is an industrial warehouse structure. The building should be softened with landscaping and appropriate architectural details. Staff suggests additional windows at the front elevation and extending the masonry accent band across the entire front elevation.*
b) *Provide a detail or photograph of the actual window and door trim.*

VII. Other Business

- A. [TMP-1676](#) **Approval of 2016 AHBR meeting schedule**
- B. **TMP-1693** **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: October 14, 2015 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.