



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, October 26, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-464](#) **75 South Main Street**
Sign (one buildings sign - **Cortland Bank**)
Submitted by The Cortland Savings and Banking Company
- B. [2016-473](#) **65-75 South Main Street**
Sign (multi-tenant ground sign)
Submitted by Duane Hills

V. Old Business

- A. [2016-286](#) **7 Bard Drive**
Fence (wood picket fence)
Submitted by Jessica Parker
- a) *The existing rope fence was installed prior to approval of a zoning certificate.*
 - b) *The existing aluminum fence on the north side will remain. AHBR to review the use of two different fence styles on the property.*
 - c) *Suggest relocating the fence posts to have uniform spacing.*
 - d) *Confirm the height of the fence.*
- B. [2016-430](#) **222 East Streetsboro Street**
Alteration (bay window replacement)
Submitted by William & Megan Stever

VI. New Business

- A. [2016-460](#) **5672 Timberline Trail** (Reserve at River Oaks S/L 96)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management not required - look alike OK - tree plan OK - site plan OK - no recommendation*
- B. [2016-457](#) **200 East Streetsboro Street**
Addition (mudroom, basketball court, two car garage, indoor pool)
Submitted by Peninsula Architects
a) *Question the use of shutters at the front elevation of the addition.*
b) *Provide specifications for the proposed doors and windows.*
c) *Confirm all mechanical equipment is located within the addition or screened from view.*
- C. [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) *Question the use of stone veneer in the Historic District. Suggest brick or other material more characteristic of other houses in the area.*
c) *Label the height of the main mass and the garage mass from finished grade.*
d) *The lot configuration represented on the site plan is inconsistent with Summit County records. Provide documentation of this correction.*
e) *The size of the lot and the amount of proposed impervious surface must be included on the survey.*
f) *The front yard setback cannot differ by more than 10% of the two adjoining properties unless approved by the AHBR. The other houses on Franklin Street are at a consistent front yard setback. Suggest relocating the house forward in the site to align with the adjacent property.*
g) *Label the patio setback to the side property line. A minimum of three feet is required.*
h) *Show the location of the utility meters and A/C unit on the site plan.*
i) *Conditional upon approval from City of Hudson Engineering Department.*
j) *Conditional upon approval from City Consultant Landscape Architect.*

VII. Other Business**A. TMP-2369 MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: October 17, 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.