



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, December 14, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

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 OK - tree plan OK - Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *The driveway location has been revised to address the Board's concerns from the previous meeting.*
- 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.*

Attachments: [135 Franklin St - draft plans](#)

VI. New Business

- A. [2016-584](#) 2755 E. Streetsboro Street**
Demolition (barn)
Submitted by TRW Construction LLC
a) The subject property is not a historic landmark; therefore, AHBR need only make the following findings: "AHBR finds barn at 2755 East Streetsboro Street (has OR does not have) historic or architectural significance. Further AHBR finds that the applicant for a permit to demolish this building (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
Attachments: [2755 E Streetsboro St - Draft plans](#)
- B. [2015-445](#) 306 Kilbourne Drive**
Fence (trellis)
Submitted by Alvin Coppolo
*a) This fence was installed prior to approval of a zoning certificate.
b) Incorporate all proposed fencing on the site plan. Label the length of the fence runs and the setbacks to the property lines.
c) The site plan should include all structures and fences within 20' of the property line. Include the location of the neighbor's fence on the site plan.
d) Conditional upon a license agreement to locate a fence in an easement.
e) AHBR member suggests framing the lattice for a more finished appearance.
f) AHBR member questions if plantings are proposed.*
Attachments: [306 Kilbourne Dr-draft plans](#)
- C. [2016-578](#) 6091 Willow Lake Drive**
Fence (6 ft. wood privacy 4 ft. wood picket)
Submitted by Tara Vance
*a) This fence was installed prior to approval of a zoning certificate.
b) AHBR to review the use of two different fence styles on the property.
c) AHBR member suggests a sloped section of fence to transition from the six to four foot fence.*
Attachments: [6091 Willow Lake Dr - draft plans](#)
- D. [2016-549](#) 5639 Woodview Court**
Accessory Structure (outdoor fireplace)
Submitted by DDIY Home Services
Attachments: [5639 Woodview plans - draft](#)

E. [2016-544](#)**200 East Streetsboro Street**

Alteration (42 replacement windows)

Submitted by Renewal by Andersen

- a) *No changes to the windows of the recently approved addition are proposed with this application.*
- b) *The design standards state details should be consistently applied on all sides of a mass. Provide full views of each side of the house to verify the pattern is consistent for all windows on a façade.*
- c) *The existing windows have full colonial grids. AHBR member suggests matching the existing grid pattern.*

Attachments: [200 E Streetsboro plans draft](#)

F. [2016-585](#)**81 East Streetsboro Street**

Alteration (remove four metal awnings from the west side, remove exterior oven box and patch brick, rear window alteration, relocate screened porch steps and door, painting entire house) Fence (3 ft. wood picket)

Submitted by Peter & Amiee Wiley - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *AHBR members question the proposal to paint the brick. The Secretary of the Interior's Standards guidelines for Rehabilitating Historic Buildings indicates applying paint or other coatings to masonry that has been historically unpainted is not recommended.*

Attachments: [81 E Streetsboro St - Draft plans](#)

G. [2016-586](#)**128 Hudson Street**

Addition (expand existing rear porch) Accessory Structure (relocate barn and add new bay, relocate cottage structure and add bathroom)

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

- a) *Identify the existing materials proposed to be matched.*
- b) *The design standards state the roof of an enclosed accessory buildings should be the same shape as the main house. Question the proposed shed roof addition at the cottage.*
- c) *The zoning certificate will state the screened porch cannot be converted to a glass enclosure without the addition of a masonry foundation.*
- d) *The zoning certificate will state these proposed improvements are not associated with approval of an accessory dwelling unit and the structures will not be used as living facilities.*

Attachments: [128 Hudson plans - DRAFT](#)

- H.** [2016-587](#) **6187 Burr Oak Way (Canterbury on the Lakes S/L 163)**
Alteration to New Construction (changes to previously approved new single family house)
Submitted by Prestige Homes
Attachments: [6187 Burr Oak plans draft](#)
- I.** [2016-558](#) **6421 Ridgeline Drive (Reserve at River Oaks S/L 73)**
New Residential Construction (two story single family house)
Submitted by Pulte Homes - *growth management not required - look alike*
OK - site plan OK - tree plan OK - no recommendation
Attachments: [6421 Ridgeline Dr Lot 73 - draft plans](#)
- J.** [2016-559](#) **6423 Ridgeline Drive (Reserve at River Oaks S/L 74)**
New Residential Construction (two story single family house)
Submitted by Pulte Homes - *growth management not required - look alike*
OK - site plan OK - tree plan OK - no recommendation
a) *The design standards state materials must be must be consistently applied on all sides of a mass. Suggest incorporating the brick band at the rear wall of the main mass.*
b) *The design standards state details must be consistently applied. Question the proposed roof overhang at the front elevation second floor recessed area. Staff notes an alteration to the proposed roofline must also comply with look alike criteria.*
Attachments: [6423 Ridgeline Dr Lot74 - draft plans](#)

K. [2016-572](#)**100 Lake Forest Drive**

Addition (kitchen renovation and expansion for freezer/cooler unit)

Submitted by Lake Forest Country Club

- a) *Staff notes the proposal includes removing the lower portion of the side elevation gable detail and covering this architectural element with the proposed flat roof addition. Staff questions the compatibility of the proposed roof form with the existing roof line. Suggest lowering the height of the addition to match the eave height of the gable form at the side entry.*
- b) *The extended flat roof and brick wall covering the gable end alters the symmetry of the south elevation. The design standards indicate the regulating lines of a building control the location of major features and aid in composition. The proposed addition covering the gable end obstructs the existing symmetry and composition.*
- c) *The design standards for a large mass building type state the same roof shape must be used throughout the building for all roofs except for turrets, towers and other unique masses. Staff notes flat roofs currently exist on the building; however, the proposed addition significantly expands the existing flat roof mass.*
- d) *Staff encourages the applicant to propose a revised design relocating the freezer/cooler to the front and side of the existing kitchen to reduce the length of the addition and maintain the existing gable roof form. The applicant has indicated other options had been considered, but they would not work operationally.*

Attachments: [100 Lake Forest Dr draft plans](#)

VII. Other Business**A. TMP-2467 Approval of 2017 meeting schedule****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.