



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, January 11, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-591](#) **7547 Crown Point Drive**
Accessory Structure (inground pool) Fence (4 ft. aluminum)
Submitted by American Construction Group
Attachments: [7547 Crown Point - draft plans](#)

V. Old 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) *Question the use of applied vinyl letters on an aluminum panel in the Historic District.*
b) *Label the overall sign dimensions and height from the sidewalk for the projecting sign.*
c) *Question the number of items proposed on the projecting sign and the visibility of the text.*
Attachments: [220 N.Main St-revised plan](#)

B. [2017-005](#)**81 East Streetsboro Street**

Alteration (painting brick)

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](#)
[Standards for Rehabilitation](#)

VI. New Business**A.** [2017-003](#)**144 Elm Street**

Alteration (replace side entry door, remove two overhangs, siding repair, trim replacement)

Submitted by Laura & Steve Church - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

Attachments: [144 Elm St plans - DRAFT](#)

B. [2017-001](#)**71 West Case Drive**

Addition (great room, master suite, enclosed porch)

Submitted by John D. Toomey Architect

a) *AHBR members commented that the proposed chimney should be brick to match the existing chimney and wall material at the front elevation.*

Attachments: [71 West Case plans -DRAFT](#)

C. [2016-256](#)**7489 North Marblehead Road (Marblehead Estates)**

New Residential Construction (two story single family house)

Submitted by Old World Classics, LLC - *growth management not required - look alike OK - tree plan OK - site plan NOT OK - no recommendation*

- a) *The design standards state the front face of the main body must sit forward at least 18" from the front face of the wings. AHBR to review the forward projection in line with the main mass.*
- b) *The design standards state details must be consistently applied on all sides of a mass. Question the gable details at the front elevation garage projection. Suggest removing the window header and lowering the trim band to match the other front elevation gables.*
- c) *Question the alignment of the rear and side elevation windows.*
- d) *Provide a cross section of a window and trim detail.*
- e) *Suggest incorporating typical double hung windows at the first floor right elevation and adding another window to reduce the span without an opening.*
- f) *Confirm how the proposed fireplace will be vented. The design standards indicate vents shall be located at the rear.*
- g) *Conditional upon approval from Engineering Department.*

Attachments: [7489 N Marblehead plans - DRAFT](#)

[7489 N Marblehead Look alike](#)

D. [2016-600](#)**5682 Timberline Trail (Reserve at River Oaks S/L 97)**

New Residential Construction (single family house)

Submitted by Pulte Homes - *growth management not required - look alike NOT OK - site plan OK - tree plan OK - no recommendation*

- a) *Question if the design complies with look alike criteria with S/L 95. Staff notes differences in the wing confirmation and a slightly different major feature.*
- b) *Question if the design complies with look alike criteria with S/L 65. Staff notes differences in major feature only.*

Attachments: [Look alike front elevations](#)

[5628 Timberline Trail - draft plan](#)

VII. Other Business**A. [TMP-2480](#)****226 College Street**

Informal Discussion

Attachments: [226 College Street Draft Plan](#)

[226 College St - photos](#)

B. [TMP-2490](#)**1441 Middleton Road**

Informal Discussion

Attachments: [1441 Middleton plans](#)

VIII. Election of Officers**IX. 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.