



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, April 26, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. New Business

- A. [2017-081](#) 73 Division Street**
Demolition (detached garage) Accessory Structure (new detached garage in the same location)
Submitted by Gretchen Myers - *Historic District*.
a) *Accurately depict the garage location on the site plan.*
b) *Conditional upon Engineering Department approval.*

Attachments: [73 Division Street- submittal](#)

- B. [2017-093](#) 2157 Hudson Aurora Road**
Accessory Structure (remove existing shed, new barn, landscape wall)
Submitted by KGK Gardening & Design Corp. - *Historic Landmark* -
recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation

Attachments: [2157 Hudson Aurora Rd - Revised](#)

- C. [91](#) **144 Elm Street**
Accessory Structure (deconstruct garage from property across the street at 147 Elm Street and revise for reuse as a shed) Fence (6 ft. wood privacy)
Submitted by Laura Church - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.012 - no recommendation*
Attachments: [144 Elm - submittal](#)
- D. [2017-161](#) **5690 Timberline Trail**
Addition (covered deck)
Submitted by JP Grabenstetter Construction, LLC
a) *Provide a photograph of a similar installation of the proposed grey metal skirting material, if available.*
Attachments: [5690 Timberline Trail - revised](#)
- E. [80](#) **166 Hudson Street**
Demolition (demolition of attached garage and rear additions, relocation of the remaining portions of the house) Addition (new attached garage and rear additions, alterations to the existing house)
Submitted by Paul Willmott - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *The design standards state deteriorated materials shall be repaired where feasible rather than replaced. Provide documentation on the condition of all materials and the need for replacement.*
b) *Provide specifications for the proposed windows, doors and materials.*
c) *Confirm no changes are proposed to the existing east wings. The elevations note all new materials.*
d) *Conditional upon approval from Engineering Department.*
Attachments: [166 Hudson St - submittal](#)
- F. [2017-141](#) **5784 Timberline Trail (Reserve at River Oaks S/L 105)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *look alike OK - tree plan OK - site plan OK - no recommendation*
Attachments: [5784 Timberline Trail - Revised](#)
- G. [2017-163](#) **5710 Timberline Trail (Reserve at River Oaks S/L 100)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *look alike OK - tree plan OK - site plan OK - no recommendation*
Attachments: [5710 Timberline Trail - revised](#)

H. [2017-142](#)**1671 East Sapphire Drive (Sapphire Estates S/L 1)**

New Residential Construction (single family two-story house)

Submitted by LDA Builders, Inc. - *look alike NOT OK - tree plan NOT OK - site plan OK - no recommendation*

- a) *Staff notes a look alike issue with 1708 East Sapphire Drive. The houses are different in the number of bays and must be different in two of the criteria.*
- b) *The design standards state the front face of the main body must sit forward at least 18" from the front face of the wings. Confirm the main wall of the garage complies with this requirement.*
- c) *Question the window alignment at the left elevation.*
- d) *Provide a cross section of the proposed window and trim.*
- e) *Confirm the stone is proposed on all sides of the columns at the front elevation projection.*
- f) *Conditional upon approval from City Consultant Landscape Architect.*

Attachments: [1671 E Sapphire REVISED submittal](#)

I. [85](#)**250 College Street**

Addition (two-car garage, indoor swimming pool and sport court) Demolition (detached garage)

Submitted by William Childs, Jr. - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *This project was reviewed by the AHBR informally at the May 25, 2016 and June 22, 2016 meetings.*
- b) *Conditional upon approval from Engineering Department.*

Attachments: [250 College St. - submittal](#)

VI. Other Business**A. [TMP-2728](#)**

Historic District Expansion

Attachments: [Hudson NR Amendment Letter](#)

[Historic District Expansion Map](#)

B. [TMP-2729](#)

MINUTES OF PREVIOUS ARCHITECTURAL & HISTORIC BOARD OF REVIEW MEETING.

Attachments: [AHBR Minutes November 9, 2016](#)

[AHBR Minutes February 22, 2017](#)

VII. 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.