



City of Hudson, Ohio

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

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
John Caputo
Frank Congin
James Grant
Chris Waldeck

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, September 13, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

A. [1493](#)

258 North Main Street

Accessory Structure (fire pit, retaining wall not built according to the approved plans)

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

a) Conditional upon Engineering Department approval.

Attachments: [258 North Main Street - revised](#)

VI. New Business

- A. [1383](#) **15 John Clark Lane****
- Demolition (house)
Submitted by Paul Stenger
- a) The subject property is not a historic landmark; therefore, AHBR need only make the following findings: "AHBR finds the structure at 15 John Clark Lane (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:* [15 John Clark Lane - submittal](#)
- B. [1367](#) **19 North Oviatt Street****
- Fence (6 ft. wood board on board)
Submitted by Kristie Berish - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- a) The maximum height of a fence in the side yard is four feet. The fence height must be reduced forward of the rear of the main mass.*
b) Label the setbacks to the property line and confirm the finished side will face the property line.
- Attachments:* [19 North Oviatt Street - submittal](#)
- C. [1661](#) **8 North Westhaven Drive****
- Accessory Structure (solar panels)
Submitted by Candace Brothers, Yellowlite
- Attachments:* [8 North Westhaven Drive -revised](#)
- D. [1731](#) **7333 Winsted Road****
- Accessory Structure (solar panels)
Submitted by Candace Brothers, Yellowlite
- Attachments:* [7333 Winsted Road - submittal](#)
- E. [1744](#) **6761 Pheasants Ridge****
- Accessory Structure (pavilion, outdoor fireplace)
Submitted by Vizmeg Landscape Inc.
- a) Question the compatibility of the proposed fireplace veneer as compared to the brick on the house. Suggest a more compatible color scheme. Provide material specifications.*
b) Remove the proposed pool and concrete pool deck from the site plan.
c) Conditional upon Fire Department approval.
- Attachments:* [6761 Pheasants Ridge submittal](#)

- F.** [1760](#) **3033 Middleton Road**
Accessory Structure (storage building - Hope Community Church)
Submitted by Jerry Witt
a) The design standards accessory structures with sides greater than ten feet shall have at least one window or door opening and fenestration placement should be at approximately every twelve feet.
Attachments: [3033 Middleton Road - revised](#)
- G.** [1350](#) **70 College Street**
Alteration (siding replacement at the garage) Fence (6 Ft. wood privacy fence and 36" wood picket)
Submitted by Mark Hannum - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) Label the fence run dimensions and setbacks to the property lines on the site plan.
b) Confirm the finished side of the fence will face the property lines and all supports are on the interior.
Attachments: [70 College Street - submittal](#)
- H.** [1468](#) **222 East Streetsboro Street**
Alteration (shake siding at the front elevation, installation of shake siding at the rear elevation)
Submitted by Megan Stever
a) The design standards state materials used on any mass must be consistently applied on all sides of the mass.
Attachments: [222 East Streetsboro Street-submittal](#)
- I.** [1769](#) **172 Aurora Street**
Alteration (remove and replace roofing on back garage, remove chimney brick to roof line and board over)
Submitted by A & B Roofing - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
Attachments: [172 Aurora Street - submittal](#)

- J.** [1687](#) **82 Aurora Street**
Alteration (remove garage doors at the rear elevation and fill in with stone. New rear door)
Submitted by Jeff Csuy - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Provide a plan or rendering showing the location of the new stone material.*
b) *Provide material specifications for the proposed stone and the new door.*
Attachments: [82 Aurora Street - submittal](#)
- K.** [1671](#) **132 Franklin Street**
Alteration (roof and siding replacement)
Submitted by Sabrina Johnson - *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. In the event that replacement is appropriate, the new material should be compatible in composition, design, color, and texture. Question the use of vinyl siding as a replacement for wood siding.*
Attachments: [132 Franklin Street - submittal](#)
- L.** [1632](#) **88 East Streetsboro Street**
Alteration (change to previously approved front porch, revised steps and landing)
Submitted by Lou Buch - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
Attachments: [88 East Streetsboro Street - submittal](#)
- M.** [532](#) **6591 Chestwick Lane**
Addition (alterations to previously approved plans)
Submitted by Prestige Homes
a) *Conditional upon approval from Engineering Department.*
Attachments: [6591 Chestwick Lane - revised submittal](#)
[6591 Chestwick Lane - Alteration](#)
- N.** [1176](#) **6998 Saint Ives Boulevard**
Addition (cigar room)
Submitted by R.C. Norman Construction
a) *Question the proposed stone since the existing house has a brick foundation.*
Attachments: [6998 Saint Ives Boulevard - submittal](#)

- O.** [1736](#) **2601 Hudson Aurora Road**
Addition (great room expansion, enclosed porch)
Submitted by Anthony Slabaugh
a) Question the compatibility of the proposed fireplace veneer as compared to the brick on the house. Suggest a more compatible color scheme. Provide material specifications.
Attachments: [2601 Hudson Aurora submittal](#)
- P.** [1534](#) **5984 Nicholson Drive**
Addition (addition to existing screened porch and alterations to screen openings)
Submitted by Precision Siding and Construction
a) The design standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Question the proposed screened porch expansion on open porch columns with the amount vinyl siding existing and proposed.
Attachments: [5984 Nicholson Drive - submittal](#)
- Q.** [1746](#) **225 Aurora Street**
Addition (Additions to the garage and kitchen, and new laundry)
Submitted by Barbara McDonald - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
Attachments: [225 Aurora Street - revised](#)
- R.** [1509](#) **6586 Chestwick Lane**
New Construction (single family house)
Submitted by Prestige Homes - *look alike OK - tree plan NOT OK - site plan NOT OK - no recommendation*
a) Conditional upon approval from City Consultant Landscape Architect.
b) Conditional upon approval from Engineering Department.
Attachments: [6586 Chestwick Lane - submittal](#)
- S.** [1558](#) **7915 Chamberlin Court** (Chamberlin Place S/L 9)
New Construction (two story house)
Submitted by LDA Builders - *site plan NOT OK - tree plan NOT OK - look alike OK- no recommendation*
a) Add keystone to front elevation on windows in laundry room and 2nd floor main bathroom.
b) Question the use of three different materials at the front elevation.
c) Conditional upon Landscape Architect approval.
d) Conditional upon Engineering Department Approval.
Attachments: [7915 Chamberlin Court - submittal](#)

- T. [1583](#) **7501 North Marblehead Road** (Marblehead Estates Phase Two Block “A”)
New Construction (two story house with finished basement)
Submitted by LDA Builders - *site plan NOT OK - tree plan NOT OK - look alike OK - no recommendation*
- a) *Front yard setback does not meet the averaging of the two adjacent properties. AHBR to review the setback.*
 - b) *Conditional upon Engineering Department Approval.*
 - c) *Conditional upon Landscape Architect approval.*
- Attachments: [7501 North Marblehead Road - submittal](#)

VII. Other Business

VIII. Adjournment

* * *

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.