



# City of Hudson, Ohio

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

*David Drummond, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*Christopher Bach*  
*John Caputo*  
*Nicole Davis*  
*James Grant*

*Nicholas Sugar, Associate Planner*

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Wednesday, May 22, 2019

7:30 PM

Town Hall

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I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [AHBR 19-309](#)      **5662 Timberline Trail**  
Accessory Structure (Pavilion)  
Submitted by Brad Robinson  
*a) Staff recommends approval as submitted.*  
*Attachments:* [5662 Timberline Trail Submittal](#)

V. Old Business

VI. New Business

A. [AHBR 19-365](#)      **446 North Main Street (Historic District)**  
Fence (4' & 6' Privacy Fence)  
Submitted by Tom Lopienski - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff recommends approval as submitted.*  
*Attachments:* [446 North Main Street Submittal](#)

- B.**     [AHBR 19-377](#)     **48 North Oviatt Street (Historic District)**  
Fence (3' Cedar Picket)  
Submitted by James Randall, Northeast Ohio Fence - Historic District -  
recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 -  
no recommendation.  
*a) Staff recommends approval as submitted.*  
**Attachments:** [48 North Oviatt Street Submittal](#)
- C.**     [AHBR 19-332](#)     **6722 Rosewood Trail**  
Accessory Structure (Roof Extension, Patio, Hot Tub)  
Submitted by Steve Petersen, H & M Landscaping  
*a) Submit detailed photo of patio pavers to confirm compatibility with  
pavilion pillars.*  
**Attachments:** [6722 Rosewood Trail Submittal](#)
- D.**     [AHBR 19-344](#)     **2092 Middleton Road**  
Demolition & Accessory Structure (Pole Barn)  
Submitted by James Chapas  
*a) Staff notes existing barn is proposed to be demolished. Barn was built  
circa 1968 requiring AHBR approval as "Basic Development". Staff has  
not identified historic or architectural significance.*  
*b) Verify if logo is proposed at each gable end. Remove from elevation if  
logo is not proposed.*  
*c) Architectural Design Standards require fenestration placement every  
twelve (12) feet. Staff notes span of twenty-six feet on west elevation  
without fenestration placement and sixteen (16) feet on south elevation  
without fenestration placement.*  
*d) Architectural Design Standards require accessory buildings to  
incorporate some elements similar to the main body. Staff recommends  
implementing matching windows and trim to the main home to help meet  
this requirement.*  
**Attachments:** [2092 Middleton Road Submittal](#)

**E.**     [AHBR 19-363](#)**6778 Majestic Oaks Drive**

Accessory Structure (Pavilion/Hot Tub)

Submitted by Christian Garofalo

- a) *Architectural Design Standards require fenestration placement every twelve (12) feet. Staff notes span of eighteen (18) feet on left elevation without fenestration placement.*
- b) *Architectural Design Standards require fence materials to be compatible with their site location and surrounding development. Question use of stacked stone on proposed six (6) foot wall surrounding hot tub. Use of stacked stone at this height will create a heavy appearance and is not consistent with the site.*
- c) *Question use of concrete panels inside pavilion.*
- d) *Hudson Fire Department comments: separation distance between fire pit and porch structure are not identified on site plan and Section 307 of the 2017 Ohio Fire Code requires that gas-fired (natural/LP gas) recreational fires in fire pits cannot be located with 15 feet of a structure.*

Attachments: [6778 Majestic Oaks Drive Submittal](#)

**F.**     [AHBR 19-334](#)**7566 Huntington Road**

Addition (Master Bedroom)

Submitted by Paul Palumbo, Palumbo Renovations

- a) *Staff notes vinyl siding is proposed while existing house has aluminum siding. Question if proposed vinyl siding will match in size and texture.*
- b) *Question glass block window on front elevation. Staff notes existing home has sliding basement windows on front elevation which are screened by a window well.*
- c) *Question if ridgelines should mirror existing ridgelines on right side of home (at garage). Submit full front elevation to review.*
- d) *Question location and width of proposed entryway steps.*

Attachments: [7566 Huntington Road Submittal](#)

**G.** [AHBR 19-328](#)**1939 Norton Road**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Andrea Schrock, Rembrandt Homes Inc.

- a) *Architectural Design Standards require window details to be consistently applied. Staff notes shutters are proposed on front elevation and are not consistently applied on side or rear elevations.*
- b) *Architectural Design Standards require steps in front doors to be full width of the opening. Widen front entry step to align with width of doorway.*
- c) *Architectural Design Standards require fenestration placement every twelve (12) feet. Staff notes a span of twenty-four (24) feet without fenestration placement on rear garage.*
- d) *Cedar shake is more appropriate on cupola. Architectural Design Standards permit one dominant material with an additional material used to accent certain features. Vinyl siding will introduce a third material.*
- e) *Confirm vinyl shake siding returns to inside corner at stairway on front elevation.*
- f) *Hudson Fire Department comments: access drive must be designed to support fire apparatus weighing 60,000 pounds; access drive culvert(s) must be designed to support fire apparatus weighing 60,000 pounds; an additional 3' strip must be kept clear on each side of trees, bushes and other similar obstructions; access drive must have a minimum unobstructed overhead clearance of 13'6".*

Attachments: [1939 Norton Road Submittal](#)

**VII. Other Business****A. [AHBR 19-310](#)****6290 Stone Road (Informal Discussion)**

New Residential Construction (One-Story, Single Family Home)

Submitted by David Hesse, Payne & Payne Builders

- a) *Staff notes applicant received Board's consent for proposed front setback during informal review at 4-24-19 AHBR meeting.*
- b) *Indicate proposed materials.*
- c) *Architectural Design Standards requires window details to be consistently applied. Staff notes shutters are proposed on front elevation and are not consistently applied on side or rear elevations.*
- d) *Final plans to depict fireplace venting and rear patio steps.*
- e) *Question proposed stairway window on front elevation and if it should be redesigned to better align with adjacent windows.*
- f) *Question if exposed foundation is consistently applied around garage when transitioning from front elevation to right elevation. Exposed foundation appears higher on right elevation.*
- g) *Question the width of proposed trim.*
- h) *Question consistency of grids on all windows.*

Attachments: [6290 Stone Road Submittal \(Informal\)](#)

**B. [AHBR 5-8-2019](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:  
May 8, 2019**

Attachments: [AHBR Minutes May 8, 2019 - draft revised](#)

**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.*