



City of Hudson, Ohio

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

David J. Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Laura Church

James H. Grant

Jim Seiple

Chris Waldeck

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, April 13, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-120](#) 72 Village Way**
Sign (one building sign - **MedApproved**)
Submitted by Signarama
- B. [2016-103](#) 5270 Hudson Drive**
Non-Residential Alteration (three replacement antennas - **AT&T**)
Submitted by AT&T
- C. [2016-085](#) 5487 Lincoln Boulevard**
Alteration (siding replacement, stone wall material and new front porch posts)
Submitted by Benchmark Properties
- D. [2016-119](#) 5347 Wilshire Park Drive**
Addition (family room)
Submitted by Robert's Construction
- E. [2016-095](#) 97 Stratford Road**
Addition (infill addition at kitchen bay projection)
Submitted by David Pelligra

V. Old Business

- A. [2016-060](#) **43 North Oviatt Street**
Alteration (twenty-four replacement windows, roof replacement, remove slider doors and replace with windows at the rear enclosed porch, new bulkhead doors at side elevation)
Submitted by David Moore Builders LLC - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *This work was started without approval of a zoning certificate.*
b) *The Historic District Subcommittee members state the vinyl windows installed on the historic sections of the house are not an appropriate replacement window.*
c) *The Historic District Subcommittee indicated they have concerns with the window installation and alterations to the window openings.*

VI. New Business

- A. [2016-121](#) **41 South Oviatt - Barlow Community Center**
Fence (three foot aluminum surrounding ground solar panels)
Submitted by City of Hudson - *no recommendation*
- B. [2016-096](#) **410 North Main Street (Markille Cemetery)**
Accessory Structure (service pavilion)
Submitted by City of Hudson - *no recommendation*
a) *AHBR member suggests incorporating the stone base at the posts as shown in the photograph.*
- C. [2016-087](#) **1819 Barlow Road**
Alteration (fourteen replacement windows, prairie style grids on the front elevation)
Submitted by Renewal by Andersen
a) *The design standards state details on the main body must be consistently applied throughout on all sides of the main body. AHBR members state the grid pattern should be consistent for all windows including the rear elevation.*
b) *It appears the first floor front elevation windows were previously replaced and should be added to this application for approval.*
c) *Based on the photographs submitted with the application, it appears the installed siding does not comply with the approved plans. Submit details of the actual installation for review of the alteration.*

- D.** [2016-094](#) **139 Franklin Street**
Alteration (front door replacement and replace front door surround with
Fypon material)
Submitted by Gunton Corp. - *Historic District - recommend referral to the
Historic District Subcommittee pursuant to LDC 1203.12 - no
recommendation*
a) *Clarify the style of the proposed front door trim and confirm it will match
the existing trim.*
- E.** [2016-110](#) **2355 Danbury Lane**
Alteration (shutter replacement)
Submitted by Heather Hakes
a) *AHBR members suggest removing the shutters from the double and triple
window units at the front and rear and wrapping these windows with trim.*
- F.** [2016-113](#) **7467 West Firelands Drive**
Alteration (siding replacement with shake on dormers and rear gable)
Submitted by A & B Roofing
a) *Accurately depict the proposed shake siding at the rear elevation gable
end. Confirm where the transition occurs. AHBR member suggests using
a larger trim at the transition.*
b) *AHBR member questions how the dormer gables will be treated.*
c) *AHBR members state vertical siding at the front entry is not appropriate.
Suggest maintaining the existing panels or replacing with similar style
material.*
- G.** [2016-115](#) **2 Ellsworth Court**
Alteration (alteration to previously approved plans)
Submitted by Todd Salsberry - *Historic District - recommend referral to the
Historic District Subcommittee pursuant to LDC 1203.12 - no
recommendation*
The proposed scope of work includes the following alterations:
- *Remove the second floor addition*
 - *Revise the wall material to cedar shake*
 - *Door and window alterations*
 - *Revise the accessory screened porch to an enclosed pool house*

H. [2016-116](#)**152 Hudson Street**

Alteration (alteration to previously approved plan)

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

The proposed scope of work includes the following alterations:

- *Roof replacement on the entire house and add a 12" roof overhang at all gable ends on the existing house and addition.*
- *Replace the approved Bilco doors with and egress window well at the side elevation.*
- *Replace door D13 at the screened porch with a decorative glass door.*
- *Incorporate frosted glass in the master bath windows*
- *Revise the side elevation master bedroom door from a 15 lite to a 12 lite door.*
- *Remove the south elevation decorative gable vent.*
- *Revise the grid pattern in the eyebrow windows.*
- *Revise the east elevation transom window to decorative glass.*

a) AHBR member questions the use of frosted glass.

b) AHBR member suggests additional fenestration at the south elevation if the decorative vent is removed.

I. [2016-118](#)**6520 Westpoint Drive**

Fence (6 ft. vinyl privacy, two stone columns) Accessory Structure (outdoor fireplace) Alteration (alteration to approved screened porch addition)

Submitted by Robert's Construction

a) Based on the photographs of the project area, the screened porch approved on August 12, 2015 was not built according to the approved plans. Revised plans have been submitted for AHBR review of the addition as constructed.

J. [2016-092](#)**6645 Regal Woods Drive (The Reserve at River Oaks S/L 28)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*

K. [2016-093](#)**6659 Regal Woods Drive (The Reserve at River Oaks S/L 31)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*

- L. [2016-107](#) **5639 Woodview Court** (The Reserve at River Oaks S/L 67)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
a) *Suggest removing the grids from all basement windows.*
b) *The design standards state material used on any mass must be consistently applied on all sides of the structure. Question how the stone used on the front elevation projection should terminate at the right elevation.*

VII. Other Business

- A. [TMP-1955](#) **Consideration for expansion of Historic District**
- B. [TMP-1950](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: [March 9, 2016 meeting minutes](#)
[June 11, 2014 meeting minutes](#)

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.