



City of Hudson, Ohio

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

Allyn Marzulla, Chair
David J. Drummond, Vice Chair
Laura Church, Secretary
Rachel Czyzak
James H. Grant
Arthur Morris
Jim Seiple

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, May 27, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-168](#) **46 Park Lane**
Sign (building sign - **Interiors Inc.**)
Submitted by Nadia Wearsch**
- B. [2015-161](#) **2752 Stonebridge Court**
Accessory Structure (storage shed)
Submitted by Patrick J. Gallacher**
- C. [2015-174](#) **124 Atterbury Boulevard**
Alteration (front porch reconstruction)
Submitted by Robert Kallstrom**
- D. [2015-176](#) **2463 Brunswick Lane**
Fence (six foot wood post and plastic mesh garden fence)
Submitted by Michael Kotheimer**

V. Old Business**A. [2015-107](#)****121 Elm Street**

Alteration (Replace cedar siding with Hardie lap plank siding at the detached garage, add pergola at front elevation, new windows at the front elevation of the garage)

Submitted by Joe and Laurie Moreno - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *The design standards state deteriorated materials shall be repaired rather than replaced, wherever possible.*
- b) *Question if a window will be added or removed at the opening at the side elevation currently covered by plywood.*
- c) *Confirm the proposed texture for the new siding.*
- d) *AHBR member suggests using cedar siding at the detached garage due to the close proximity of the garage to the house and street.*

B. [2015-151](#)**42 Aurora Street**

Addition (Enclosure of screened-in porch and addition of a second story to existing garage, covered grilling area) Alteration (window and roof replacement)

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

- a) *The Secretary of the Interior Standards for Rehabilitation indicate historic features should be repaired instead of replaced. The applicant has provided documentation of the condition of the existing windows.*
- b) *AHBR member questions if the proposed left side addition should be set back further or lightened in appearance from the front elevation.*

VI. New Business**A. [2015-091](#)****2 High Street**

Fence (Six foot wood fence)

Submitted by Rick and Kim Nickerson - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

B. [2015-180](#)**7678 Mannheim Court**

Addition (new front entry door and portico)

Submitted by Roberts Construction Company Inc.

- a) *AHBR member questions the proposed design elements with this style house.*

- C. [2015-187](#) **1644 Sapphire Drive**
Addition (third front facing garage bay)
Submitted by Mike Furlong - *BZBA approval for variances to permit a front entry garage on May 21, 2015 - Docket #2015-02 - no recommendation.*
- D. [2015-153](#) **6724 Majestic Oaks Drive** (The Reserve at River Oaks S/L 40)
New Residential Construction (two-story single family house)
Submitted by Keith Filipkowski - *growth management OK - look alike OK - site plan OK - no recommendation*
- a) *Staff requests AHBR confirmation that the proposed orientation of the house is acceptable. As proposed, the house is approximately perpendicular to the radius of the curve of the street.*
 - b) *Question the proposed siding at the left elevation of the porch abutting the stone. Suggest inseting the porch to accommodate the material change.*
 - c) *Suggest incorporating fascia board at the sides of the sunroom*
 - d) *Question the use of window headers on the stone at the front elevation.*
 - e) *AHBR member questions whether the front elevation is balanced.*
- E. [2015-125](#) **1899 Ashley Drive**
Addition (main entrance) Alteration (siding replacement, remove shutters)
Accessory Structure (storage shed) Fence (six foot fence)
Submitted by Jamal Tahat
- a) *Provide a front elevation at a scale of 1/4"=1'. The front elevation depicts the addition in a three dimensional view which is not appropriate for an elevation.*
 - b) *The front elevation does not accurately depict the existing front door and side lights. Revise the plan to represent the design and dimensions of the existing door.*
 - c) *Accurately depict the proposed trim details around the first floor entry and the width of the opening.*
 - d) *Remove the grids from the windows and depict as double hung windows.*

VII. Other Business

- A. [TMP-1286](#) **7400 Valerie Lane**
Informal Discussion (garage addition forward of the main mass)
Submitted by John and Patricia Caputo
- B. **TMP-1302** **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW, BOARD OF ZONING AND BUILDING APPEALS, OR PLANNING COMMISSION MEETINGS.**
Attachments: May 13, 2015 Minutes - DRAFT

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.