



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, April 22, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-106](#) **6435 Lost Woods Lane**
Accessory structure (In-ground pool) Fence (four foot aluminum fence)
Submitted by Paradise Pools
- B. [2015-096](#) **2211 Jesse Drive**
Accessory Structure (in-ground pool) Fence (Four foot aluminum fence)
Submitted by Jason Cerutti
- C. [2015-100](#) **7300 Herrick Park Drive**
Alteration (reconstruction of damaged roofline)
Submitted by Michael Silver
- D. [2015-098](#) **5450 Towbridge Drive**
Addition (enclosed porch, new deck)
Submitted by Cueni Construction

V. Old Business

- A. [2015-066](#) **248 North Main Street**
Alteration (22 replacement windows, first floor front elevation picture window to be replaced with two double-hung windows)
Submitted by Tom Bellish - Historic District

VI. New Business

- A. [2015-102](#) **98 North Main Street**
Sign (one building sign - **(sub)urban sit**)
Submitted by Phillip Bearden - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *AHBR member suggests edge definition for the signboard.*
- B. [2015-084](#) **51 South Main Street #4**
Sign (one building sign - **Green Roots Collection**)
Submitted by Green Roots Collection
a) *Land Development Code Section 1207.17(1)(g)(D) states light shall not be from a colored source.*
b) *AHBR to discuss whether the sign complies with the approved sign plan for the building.*
c) *AHBR member suggests a more simple design.*
- C. [2015-090](#) **152 Hudson Street**
Accessory Structure (Storage shed)
Submitted by J.H. Homes Inc. - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Provide photographs of the proposed shed location.*
b) *Label the height of the shed to the roof peak and the top of the cupola.*
c) *Incorporate grids in the proposed windows to match the existing house.*
d) *Show all structures including existing fencing in the site plan.*
e) *AHBR member suggests revising octagon windows to double hung.*

D. [2015-099](#)**65 Owen Brown Street**

Accessory Structure (demolish existing garage and construct new detached garage)

Submitted by Battaglia Construction Inc.

- a) Show cornerboards on all elevations.*
- b) Indicate the roof shingles will match the house.*
- c) Identify the foundation material of the existing house.*
- d) Provide specifications for the proposed windows, doors, and siding.*
- e) The design standards state all facades over ten feet should have at least one window or door opening. Incorporate additional openings at the rear elevation.*
- f) Suggest incorporating window grids and straight lap siding to match the main house.*
- g) Plans should incorporate additional detail including cornerboards and trim. Suggest duplicating the wide window trim and sills on from the existing garage.*
- h) Question the use of vinyl shake siding as it does not exist on the house.*
- i) AHBR member suggests using hardiboard siding instead of vinyl.*
- j) AHBR will make findings on the historic or architectural significance of the existing garage.*
- k) AHBR member questions if any windows or materials can be reused on the new garage.*

E. [2015-109](#)**2590 Middleton Road**

Accessory Structure (detached board-walk style deck)

Submitted by Julie Miller

- a) Conditional upon Service and Engineering department reviews.*

F. **2015-097****167 Hudson Street**

Alteration (Removal of six sliding doors, application of stone veneer to two supporting posts)

Submitted by Jason Mills

- a) [comments]*

G. [2015-105](#)**34 North Hayden Parkway**

Alteration (four dormers) Addition (front and side porches)

Submitted by Matt Palumbo

- a) Label the new railing material.*
- b) Label the material in the side porch gable end.*
- c) Confirm the width of the proposed headers and width of the dormers and dormer window.*

H. [2015-107](#)**121 Elm Street**

Alteration (Replace cedar siding with Hardie lap plank siding on both house and 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, where ever possible.*
- b) *In reference to the use of substitute materials, the design standards state if the AHBR concurs that the condition of the material requires replacement, like materials shall be used. The replacement of existing historic materials with contemporary substitute materials is not appropriate. Question the proposed use of Hardiplank on the main house.*
- c) *The use of substitute materials on freestanding structures and non-historic structures is acceptable provided they are compatible size, style, composition, design, color and texture of the historic material. The detached garage was built in 1963.*
- d) *Provide additional close up photographs and documentation of the condition of the existing siding for the house and garage.*
- e) *Question if a window will be added or removed at the opening at the side elevation currently covered by plywood.*
- f) *Confirm the proposed texture for the new siding.*
- g) *Specify how any trim would be replaced if necessary. Confirm wood materials would be used.*

I. [2015-080](#)**7581 Woodland Avenue** (Woodland Estates S/L 3)

New Residential Construction (Two-story single family house)

Submitted by Brownstone Construction LLC - *site plan NOT OK - tree plan NOT OK - look alike OK - growth management OK - no recommendation*

- a) *Question the window placement and alignment on the left elevation.*
- b) *AHBR member questions the placement of the gable end at the front elevation of the garage.*
- c) *Conditional upon approval from City Consultant Engineer.*
- d) *Conditional upon approval from City Consultant Landscape Architect.*

J. [2015-079](#)**6618 Chestwick Lane** (The Estates at Canterbury on the Lakes S/L 21)

New Residential Construction (Two-story single family house)

Submitted by Prestige Homes - *site plan NOT OK - tree plan NOT OK - growth management OK - look alike OK - no recommendation*

- a) *The design standards state fenestration placement should be at a maximum of approximately 12 feet. Add a window at the left elevation master bedroom.*
- b) *The right elevation step should be centered with the door.*
- c) *Question the use of window grids on the right elevation and not the left.*
- d) *Show the location of utility meters and equipment on the elevations and site plan.*
- e) *Label the location of the three trees to be planted on the site.*
- f) *Label the actual front yard setback for 6632 Chestwick Lane S/L 22.*
- g) *Conditional upon approval from City Consultant Engineer.*
- h) *Conditional upon approval from City Consultant Landscape Architect.*

K. [2015-078](#)**6788 Majestic Oaks Drive** (Reserve at River Oaks S/L 5)

New Residential Construction (Two-story single family house)

Submitted by Keith Filipkowski - *site plan OK - tree plan OK - growth management OK - look alike OK - no recommendation*

- a) *Increase the width of the proposed dormers to incorporate windows the same width as a typical window, similar to the dormers approved for S/L 2.*
- b) *Clarify the location of the front porch railing on the elevations and floor plan. Suggest a railing at the sides of the porch.*
- c) *Question the size of the 2040 windows at the right side elevation. Suggest using larger windows aligned with a second floor window.*
- d) *Confirm the tie course level on all elevations.*
- e) *Question the placement of the round louver gable vent on the right elevation.*
- f) *Label the location of the three trees to be planted on the site plan.*

L. [2015-103](#)**1 Academy Lane**

Accessory Structure (maintenance/storage building - **Western Reserve Academy**)

Submitted by Neville Architects - *Planning Commission site plan approval on April 13, 2015 - Case #PC 2015-05 - no recommendation*

The WRA athletic fields and the location of this proposed structure are located outside the Historic District.

- a) The design standards state enclosed accessory buildings shall incorporate some elements similar to the main body; however, this building will be substantially set back from the main buildings on campus*
- b) The design standards state all facades (including rear) shall have at least one window or door opening. The proposed structure location is heavily screened by existing evergreen trees and there is no public access to this area of the property. There is a ten foot grade change from the level of the tennis courts to the proposed floor level of the structure which will also limit visibility.*

M. [2015-024](#)**200 Laurel Lake Drive**

Addition (Bistro and Colony Shop)

Submitted by Perspectus Architecture - *Planning Commission site plan approval on April 13, 2015 - Case #PC2015-06 - no recommendation*

- a) Indicate if the proposed stone and vinyl shake materials match the materials used on existing additions.*
- b) Indicate how the proposed and existing roof shingles will be blended at the front elevation.*
- c) Staff notes the proposed stone façade appropriately terminates at an inside corner where it meets the existing structure.*

VII. Other Business**A. [2014-379](#)****102 Aurora Street**

Informal Discussion

Submitted by John R. Fritz - Historic District

- a) Staff comments will be available for the meeting.*

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.