



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 13, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-121](#) 86 Owen Brown St. Suite 6**
Sign (window sign - **Evolve Fitness**)
Submitted by Shawn Lightner
- B. [2015-149](#) 5114 Darrow Road**
Sign (ground sign - **Life is Sweet**)
Submitted by Signarama
- C. [2015-132](#) 7 Morning Song Lane**
Accessory Structure (gazebo)
Submitted by Arthur J. Creehan Jr.
- D. [2015-134](#) 5466 Port Chester Drive**
Accessory Structure (above ground swimming pool)
Submitted by Gabriel Michel
- E. [2015-147](#) 2092 Middleton Road**
Addition (bed and bathroom additions)
Submitted by Architectural Options
- F. [2015-113](#) 5777 Reserve Lane**
Addition (cold storage area over existing garage)
Submitted by Gregory Stawicki

V. Old Business**A. [2015-099](#)****65 Owen Brown Street**

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

Submitted by Battaglia Construction Inc.

- a) *Remove the vinyl siding note on the wall detail.*
- b) *AHBR will make findings on the historic or architectural significance of the existing garage.*
- c) *AHBR member questions the modern appearance of raised panel doors.*

B. [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, wherever 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.*
- d) *Question if a window will be added or removed at the opening at the side elevation currently covered by plywood.*
- e) *Confirm the proposed texture for the new siding.*
- f) *Specify how any trim would be replaced, if necessary. Confirm wood materials will be used.*

VI. New Business**A. [2015-142](#)****78 Aurora Street**

Fence (six foot wood privacy fence)

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

- B.** [2015-135](#) **176 Brandywine Drive**
Accessory Structure (pergola, fire pit, retaining wall and patio)
Submitted by Erik Nord
a) *Suggest using a retaining wall material compatible with the exposed house foundation.*
b) *AHBR member suggests using vertical siding for the retaining wall as an option.*
- C.** [2015-145](#) **22A Thirty Acres Lane**
Alteration (Changes to previously submitted approval of enclosing a screened-in porch)
Submitted by Alberta and Scudder Kelvie - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- D.** [2015-125](#) **1899 Ashley Drive**
Addition (main entrance) Accessory Structure (storage shed) Fence (six foot fence)
Submitted by Jamal Tahat
a) *Revised plans were submitted at the end of the day for review at the meeting.*
b) *AHBR member questions if the roof shingles on the shed will match the house.*
- E.** [2015-148](#) **48 College Street**
Addition (Enclosure and extension of existing screened-in porch)
Submitted by Architectural Options - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *Incorporate revisions from May 8, 2015 email into plans.*

F. [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) *The Secretary of the Interior Standards indicate a new addition should be differentiated from the existing house. Suggest inseting the connection to the area above the garage from the main house.*
- c) *Identify the dimensions and materials for the proposed balcony.*
- d) *Question the use of single shutters on new windows.*
- e) *AHBR members questions the proposed grilling deck visible from the front. Suggest a more finished design.*
- f) *AHBR questions the compatibility of the proposed vertical siding and standing seam metal roof with this style house.*

G. [2015-118](#)**6694 Rosewood Trail (The Reserve at River Oaks S/L 13)**

New Residential Construction (new two story single family house)

Submitted by Keith Filipkowski - *site plan NOT OK - tree plan OK - growth management OK - look alike OK - no recommendation*

- a) *Label the three trees to be installed on the site plan.*
- b) *Question the size of the fascia at the rear gable end of the nook.*
- c) *Conditional upon approval from City Consultant Engineer.*

VII. Other Business**A. TMP-1277****MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW, BOARD OF ZONING AND BUILDING APPEALS, OR PLANNING COMMISSION MEETINGS.**

Attachments: April 22, 2015 minutes - DRAFT

July 11, 2012 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.