



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, August 26, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2015-336](#) **6825 Majestic Oaks Drive (The Reserve at River Oaks Phase 1)**
Sign (entry walls, columns, and subdivision entrance sign)
Submitted by Vizmeg Landscape Inc.
- B. [2015-345](#) **7200 Valley View Road**
Non-Residential Alteration (fourteen replacement windows - **First Church of Christ, Scientist**)
Submitted by Scherl Construction
- C. [2015-356](#) **7 Tanager Drive**
Addition (kitchen expansion and deck)
Submitted by Diane Rubin Schuld
- D. [2015-349](#) **14 Rachels Way**
Addition (enclose existing screened-in porch, new screened-in porch, window modification)
Submitted by Scandinavian Signature Construction Company

V. New Business**A. [2015-348](#)****60 North Oviatt Street**

Accessory Structure (demolish existing detached garage, construct new one bay detached garage)

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

- a) *Label the new garage dimensions and the setback from the existing house on the site plan.*
- b) *Label the height of the structure at the rear elevation at the midpoint between the eave and the ridge.*

B. [2015-341](#)**2157 Hudson Aurora Road**

Alteration (two replacement aluminum clad windows)

Submitted by Palumbo Renovations - *Historic Landmark - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *Identify the material of the existing windows and provide documentation of the condition and need for replacement.*

C. [2015-343](#)**5941 Eastham Way**

Addition (remove existing sunroom and flat roof deck, build new three seasons room, remove lower level door and window and replace with two glass block windows)

Submitted by Abby Sheatzley

- a) *Question the use of glass block above grade.*
- b) *AHBR member suggests small double hung or transom windows in place of the proposed glass block at the rear elevation.*

D. [2015-350](#)**55 North Oviatt Street**

Addition (kitchen expansion)

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

- a) *Label all proposed materials on the elevations.*
- b) *Provide specifications for the proposed windows.*
- c) *Question the proposed roof shape at the addition. The main roof is comprised of gable roof forms and the proposed addition has a flat roof with metal at the perimeter.*
- d) *AHBR member suggests fenestration or closed shutters on the east elevation.*

- E. [2015-317](#) **6672 Rosewood Trail** (The Reserve at River Oaks S/L 15)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes - *growth management OK - look alike OK - site plan OK - tree plan OK - no recommendation*
a) *Verify the basement window and door trim at the rear elevation is consistent with the rest of the house. On a previous approval a stone sill was incorporated with no window trim.*

VI. Other Business

- A. **TMP-1506** **6778 Majestic Oaks Drive/6798 Majestic Oaks Drive**
Review of stone material options for S/L 4 and S/L 6.
Submitted by Pulte Homes
- B. [TMP-1461](#) **2 Ellsworth Court**
Informal Discussion - Addition/alteration
Submitted by Gordon Costlow
- C. [TMP-1497](#) **42 Aurora Street**
Informal Discussion - detached garage
Submitted by Ted Georger
- D. **TMP-1507** **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: August 12, 2015 meeting minutes DRAFT

VII. 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.