



City of Hudson, Ohio

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

David Drummond, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Frank Congin
James Grant
Jim Seiple
Chris Waldeck

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, July 27, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-306](#) **45 West Streetsboro Street**
Sign (one building sign and lighting replacement - **True North**)
Submitted by Diamond Z Engineering**
- B. [2016-280](#) **6546 Thornbrook Circle**
Addition (living room)
Submitted by David Moore Builders, LLC**
- C. [2016-298](#) **1420 Plantation Drive**
Addition (first floor master suite, new vinyl rail at front porch)
Submitted by Dennis Saxe**
- D. [2016-304](#) **2910 Barlow Road**
Addition (deck)
Submitted by Southerland Custom Builders - BZBA approval of a variance to
the minimum rear yard setback on May 19, 2016 - Docket #2016-08**

VI. New Business**A. [2016-286](#)****7 Bard Drive**

Fence (four foot rope rail fence, installed prior to approval of a zoning certificate)

Submitted by Jessica Parker

- a) *Indicate if all existing fencing will be removed.*
- b) *The design standards state except in District 8, only the following fence materials shall be allowed: wood (or vinyl closely resembling wood), wrought iron (or aluminum closely resembling wrought iron), stone, or brick. All other fence materials, including chain link and vinyl-clad chain link, are prohibited unless substantially screened from public view by landscaping or other means. AHBR members question the appropriateness and visibility of the proposed rope and post fence.*

B. [2016-294](#)**82 Aurora Street**

Alteration (replace slate roof at the rear of the main house with asphalt shingles)

Submitted by A&B Roofing - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *The design standards state deteriorated materials shall be repaired where feasible rather than replaced. Detailed documentation of the existing conditions must be provided by the applicant, including additional photographs, details of previous repairs, and an estimate for repair of the existing slate roof.*

C. [2016-315](#)**98 Aurora Street**

Alteration (wood siding replacement on east elevation)

Submitted by Highland Square Restoration - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

D. [2016-316](#)**37 Church Street**

Alteration (replace slate roof at detached garage)

Submitted by Noel and Mary Becker - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- a) *The design standards state deteriorated materials shall be repaired where feasible rather than replaced. Provide detailed documentation of the condition of the existing slate roof and the need for replacement.*
- b) *Provide a sample of the proposed slate.*

- E. [2016-299](#) **141 North Hayden Parkway**
Addition (front porch replacement)
Submitted by Legacy Remodeling Team
*a) The front yard setback cannot differ by more than 10% from the adjoining properties unless approved by AHBR.***
- F. [2016-303](#) **200 Laurel Lake Drive Villa 26**
Addition (enclosed porch)
Submitted by Jim Fausnight
*a) The existing and proposed roof pitches are not accurately depicted on the roof plan compared to the proposed elevations. Provide a revised roof plan.***
- G. [2016-309](#) **58 Owen Brown Street**
Addition (three car attached garage with second floor living space)
Submitted by Ronald Zelenak - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) Question the use of aluminum fascia and vinyl soffit.
b) Label the deck material.
c) AHBR member suggests a second set of posts at the deck to provide visual balance.
d) AHBR member questions the size and scale of the first floor left elevation windows. Suggest larger windows at the first floor or smaller narrow windows at the second floor.
*e) Conditional upon site plan approval from Engineering Department.***
- H. [2016-307](#) **5662 Timberline Trail**
Alteration to New Construction (change to previously approved front elevation)
Submitted by Pulte Homes
a) Suggest removing the 1x8 trim band at the front elevation gables.
b) AHBR member questions if the proposed trim will be flat against the siding.
*c) AHBR member suggests 8"-10" trim in the gable instead of 6".***
- I. [2016-272](#) **6731 Majestic Oaks Drive (The Reserve at River Oaks S/L 43)**
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management OK - look alike OK - site plan OK - tree plan OK - no recommendation*
*a) AHBR member suggests incorporating a stone base at the painted columns.***
- J. [2016-305](#) **1101 Redwood Boulevard - Trails of Hudson**
Alteration (shift end unit garages forward and relocate front entrance to the side elevation)
Submitted by Redwood Living
*a) Incorporate the revised footprint into updated project development plans showing the alteration at each building with this condition.***

- L. [2016-308](#) **153-155 College Street**
Non-Residential Alteration (Alterations to the **Western Reserve Academy President's House**)
Submitted by MacLachlan, Cornelius, & Filoni, Inc. - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

VII. Other Business

- A. [TMP-2177](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**
Attachments: [July 13, 2016 meeting minutes](#)
[June 22, 2016 meeting minutes](#)

VIII. Adjournment

* * *

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.