



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, August 10, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Appointment to the Historic District Subcommittee

V. Consent Applications

- A. [2016-343](#) 5844 Darrow Road**
Sign (one building, one tenant placard, and one window decal - **NovaCare**)
Submitted by Sign Savers
- B. [2016-302](#) 2199 Middleton Road**
Accessory Structure (shed)
Submitted by C. Tim Emery
- C. [2016-338](#) 85 Milford Drive**
Non-Residential Alteration (six replacement antenna, add connecting equipment - **Verizon**)
Submitted by Jacobs Engineering
- D. [2016-345](#) 75 South Main Street**
Non-Residential Alteration (front entrance ATM vestibule - **Cortland Banks**)
Submitted by The Cortland Savings & Banking Company
- E. [2016-336](#) 5860 Bradford Way**
Addition (enclosed porch)
Submitted by Stone Construction & Remodel

- F. [2016-303](#) **200 Laurel Lake Drive Villa 26**
Addition (enclosed porch)
Submitted by Jim Fausnight

VI. Old Business

- A. [2016-286](#) **7 Bard Drive**
Fence (post and rail fence)
Submitted by Jessica Parker
a) *The existing rope fence was installed prior to approval of a zoning certificate.*
b) *The existing aluminum fence on the north side will remain. AHBR to review the use of two different fence styles on the property.*
c) *Suggest relocating the fence posts to have uniform spacing.*
d) *Question if any gates are proposed for access to the window wells.*
e) *AHBR member questions if the proposed fence is structurally feasible over an 8' span.*
- 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*
- C. [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. New Business

- A. [2016-346](#) **200 East Streetsboro Street**
Demolition (detached garage)
Submitted by David Moore Builders LLC
a) *The subject property is not a historic landmark; therefore, AHBR need only make the following findings: "AHBR finds that the accessory structure at 200 East Streetsboro Street (has OR does not have) historic or architectural significance. Further AHBR finds that the applicant for a permit to demolish this building (will OR will not) voluntarily consent to the retention of these buildings. Unless the applicant agrees to retain the building, a zoning certificate will be issued for the demolition.*

- B.** [2016-325](#) **19 North Oviatt Street**
Alteration (replace rear elevation bay window with two double hung windows, replace and relocate double hung window at the north side)
Submitted by Brandywine Construction - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *The design standards state deteriorated materials should be repaired rather than replaced wherever possible. In the event that replacement is appropriate, the new material should be compatible in composition, design, color and texture.*
b) *Provide specifications for the proposed Enduraclad material.*
c) *AHBR member questions why the north elevation window must be replaced instead of relocated.*
- C.** [2016-195](#) **7554 Hudson Park Drive**
Addition (remove portion of deck, new screened in porch with ventless fireplace)
Submitted by Caronite Construction Co.
a) *Question if the proposed siding behind the fireplace unit is compatible with the screened porch design.*
- D.** [2016-292](#) **2450 Brunswick Lane**
Addition (deck built prior to approval of a zoning certificate)
Submitted by Vince Dibiasio
- E.** [2016-318](#) **6664 Regal Woods Drive** (The Reserve at River Oaks S/L 34)
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*
- F.** [2016-317](#) **5703 Highwood Court** (The Reserve at River Oaks S/L 60)
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*
- G.** [2016-319](#) **5645 Timberline Trail** (The Reserve at River Oaks S/L 65)
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) *Shutters should be sized to be approximately half of the width of the window. Question the width of the shutters at the front elevation.*

H. [2016-320](#)**1682 East Sapphire Drive** (Sapphire Estates S/L 2)

New Residential Construction (single family two-story house)

Submitted by LDA Builders Inc. - *growth management OK - look alike NOT OK - site plan NOT OK - tree plan NOT OK - no recommendation*

- a) Show the front yard setbacks for the houses on the adjoining properties.*
- b) Question look alike criteria with 1679 Sapphire Drive.*
- c) The design standards state the front face of the main body must sit forward at least 18" from the front face of the wings. The proposed garage site 1' behind the front wall; however, the mud room/powder room is recessed 2'.*
- d) The design standards indicate details and materials should be consistently applied on all sides of a mass. Question the use of shake siding in the front elevation gable end only.*
- e) Question if the 8" band should be incorporated on the left and right sides of the main mass.*
- f) Conditional upon approval from City Engineering Department*
- g) Conditional upon approval from City Consultant Landscape Architect.*

I. [2016-340](#)**200 Laurel Lake**

Non-Residential Addition (replace existing pool, new therapy pool, fitness area, and salon)

Submitted by Perspectus Architecture - *approved at the August 8, 2016*

Planning Commission meeting - PC 2016-21

VIII. Other Business**IX. 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.