



City of Hudson, Ohio

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

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

Allyn Marzulla

John Workley

Nicholas Sugar, Senior Planner

Wednesday, May 13, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Public Comment

- A. [AHBR 4786](#) This meeting will be held via video-conference. Comments can be submitted to AHBR@hudson.oh.us prior to start of the meeting. Please submit by 4:30 p.m. of the meeting date. All comments received will be read aloud by staff during this portion of the agenda.

IV. Consent Applications

- A. [AHBR 20-276](#) **78 Cohasset Drive**
Accessory Structure (Detached Garage)
Submitted by Paul Coblenz
a) *Staff recommends approval as submitted.*
Attachments: [78 Cohasset Drive Submittal](#)

V. Old Business

- A. [AHBR 20-267](#) **21 Aurora Street (Historic District)**
Addition (Restrooms/Parish Hall - Christ Church)
Submitted by Todd Fodor, Levelheads Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Staff notes design changes of gable windows on east and west elevations and windows on north elevation.*
Attachments: [21 Aurora Street Packet for 5-13-20](#)

VI. New Business

- A. [AHBR 20-271](#) 78 Aurora Street (Historic District)**
Fence (6' Cedar Stockade)
Submitted by Lisa Lemmens - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes proposal received AHBR approval on May 13th, 2015. The permit was issued and has since expired.
b) Staff recommends approval as submitted.
Attachments: [78 Aurora Street](#)
- B. [AHBR 20-313](#) 19 Warrensburg Circle**
Accessory Structure (Detached Garage)
Submitted by Brad Baldwin
a) Staff notes project was approved by AHBR on 8-22-18 Applicant has submitted a redesigned garage for approval.
b) Staff notes a condition will be placed on the permit stating the second story shall not be converted to an accessory dwelling unit.
c) Staff recommends approval as submitted.
Attachments: [19 Warrensburg Circle](#)
- C. [AHBR 20-220](#) 7555 Huntington Road**
Accessory Structure (Detached Garage)
Submitted by John Ploskunak,
a) Question awning windows on left and right elevations and if a full-sized window would better meet the intent of the requirement for fenestration.
b) Staff notes a condition will be placed on the permit stating the second story shall not be converted to an accessory dwelling unit.
Attachments: [7555 Huntington Road](#)
- D. [AHBR 20-305](#) 47 Church Street (Historic District)**
Alteration (Metal Roof Replacement)
Submitted by Gary Price - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes AHBR approved an addition for this property on 9-11-19. Question if addition is included in scope of work. Approved elevations have been added into submittal documents for reference.
Attachments: [47 Church Street](#)

- E.** [AHBR 19-585](#) **226 College Street (Historic District)**
Addition (Garage & Office)
Submitted by Nathanael Dunn, JP Compass Consulting & Construction - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes the following timeline for this proposal:*

- **April 10, 2019:** *Applicant received AHBR approval for proposed garage rebuild and rear addition.*
- **July 24, 2019:** *AHBR reviewed the proposed north addition as an informal request on 7-24-2019. Staff notes the breezeway connection has been modified based on feedback from the Board.*
- **April 30, 2020:** *Proposal received BZBA re-approval on 4-30-20 to permit the attached garage to extend into the side yard setback along High Street with the condition to preserve and add screening along the road.*

Attachments: [226 College Street](#)

- F.** [AHBR 20-268](#) **1440 Winslow Drive**
Addition (Deck)
Submitted by Daniel Castro, Pence Bros.

a) *Question if screen porch addition should be inset from main mass; however, staff notes applicant intends to replace siding on entire house, which will help blend the existing and proposed masses.*

Attachments: [1440 Winslow Drive](#)

- G.** [AHBR 20-84](#) **244 Aurora Street (Historic District)**
Addition (Garage Addition, Screen Porch, Window Replacements, Siding Replacement)
Submitted by Elizabeth Nicklas, Peninsula Architects

a) *Staff notes project was approved by AHBR on 2-26-20. Applicant is requesting to reduce the scope of the project with the following changes: removed mudroom bump out on right elevation, removed dining room addition on rear elevation and screened porch redesigned on rear elevation.*

b) *Staff recommends approval as submitted.*

Attachments: [244 Aurora Street Packet For 5-13-20](#)

H. [AHBR 20-316](#)**312 Aurora Street**

Addition/Accessory Structure (Detached Garage)

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *Architectural Design Standards require accessory structure to incorporate some elements similar to the main body. Question compatibility to main structure.*
- b) *Staff notes a condition will be placed on the permit stating the second story shall not be converted to an accessory dwelling unit.*

Attachments: [312 Aurora Street](#)

VII. Other Business**A.** [AHBR 20-308](#)**5684 Reserve Lane (Informal Discussion)**

New Residential Construction (One-Story, Single Family Home)

Submitted by Angela Ryan, Memmer Homes

- a) *The Land Development Code requires the setback to be within ten (10) percent of the adjacent properties. Staff notes proposed house would be set back behind the adjacent property at 5700 Reserve Lane, though the property in question is a 6.22 acre lot and substantially screened.*
- b) *Staff notes the Architectural Design Standards classify the home as a Large Mass Type.*
- c) *Question if garage/master bedroom mass should be broken up. Staff notes a continuous ridge of approximately eighty (80) feet.*
- d) *Architectural Design Standards state there should be a single dominant material used for all the walls of the building. A second material may be used to accent certain features, such as building projection gable ends, entrance recesses or to emphasize horizontal or vertical division of the building. Staff notes vertical siding, stone, and horizontal siding are proposed as wall materials.*
- e) *Architectural Design Standards state porches may not extend outward from the most forward mass of the building.*
- f) *Revise front step to be full width of door openings.*

Attachments: [5684 Reserve Lane \(Informal\)](#)

B. [AHBR 4-22-2020](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
April 22, 2020**

Attachments: [AHBR Minutes April 22, 2020 - 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.