



City of Hudson, Ohio

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

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Associate Planner

Wednesday, September 25, 2019

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 19-921](#) **78 Hickory Lane**
Addition (Three Season Room, Rear Deck)
Submitted by Tammi Graf, Hurst Remodel
a) *Staff recommends approval as submitted.*
Attachments: [Revised submittal for 9-25-19 AHBR Meeting](#)

V. Old Business

VI. New Business

- A. [AHBR 19-950](#) **7 College Street (Historic District)**
Alteration (Shingle Replacement)
Submitted by Bill Buehl, A & B Roofing - Historic District - recommend referral to
Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Staff recommends approval as submitted.*
Attachments: [7 College Street Submittal](#)

- B.** [AHBR 19-994](#) **32 Owen Brown Street (Historic District)**
Alteration (Shingle Replacement)
Submitted by Bill Buehl, A & B Roofing - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff recommends approval as submitted
Attachments: [32 Owen Brown Street Submittal](#)
- C.** [AHBR 19-1000](#) **2050 Ravenna Street**
Alteration (Siding Replacement)
Submitted by Jamie Scheff
a) Staff notes home previously had false shutters located on front façade main mass. Staff issued a siding permit and siding contractor agreed to replace false shutters and trim. Applicant is now requesting removal of false shutters.
b) Architectural Design Standards require regulating lines for window and door openings. The Design Standards state regulating lines should have some demonstrable order. Staff notes existing false shutters maintained a 3 x 3 window order on front elevation of house.
c) Staff notes the City approved an application for a double hung window in this location on August 1, 2017.
Attachments: [2050 Ravenna Street Submittal](#)
- D.** [AHBR 19-786](#) **7947 Valley View Road**
Addition (Front Porch)
Submitted by Elizabeth Nicklas, Peninsula Architects
a) Architectural Design Standards require the materials used in any mass to be consistently applied on that mass on all sides of the building. Staff notes stone is proposed partially on separate masses; however, in each case it terminates at an inside corner.
b) Verify proposed materials for screen porch.
Attachments: [7949 Valley View Road Submittal 9-25-19](#)

E. [AHBR 19-991](#)**19 Roslyn Avenue**

Addition (Sunroom, Porch and Side Porch)

Submitted by Gordon Costlow, Costlow and Associates Inc.

- a) *Architectural Design Standards classify this home as a cape type. It is defined as having a main body, one and a half stories tall, and may have one story, subordinate wings. Staff notes the proposed wing would replace a single story enclosed porch and a second story projection. The proposed wing would be one and a half stories tall.*
- b) *Staff notes while the proposed wing is located to the rear and inset from the main mass, applicant should study lowering the proposed ridge to meet the intent of the cape type definition.*
- c) *Staff notes a portion of the proposed second story wing overhangs an open porch. Applicant should study lowering the proposed second story addition, so porch columns are not visually supporting wall surface.*

Attachments: [19 Roslyn Avenue Submittal](#)

F. [AHBR 4365](#)**29 College Street (Historic District)**

Exterior Alteration

Submitted by Allan Sveda - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes AHBR approved exterior alterations on 7-25-18 including the following: Window replacements, siding replacement, front stoop replacement, demo existing garage and build new detached garage, demo rear sunroom, rebuild of existing addition (south side). A zoning inspection was performed September 19, 2019 and deviations were observed from the approved plans.*
- b) *The following changes were observed that are acceptable to staff:*
 1. *Omission of window on right elevation. Staff notes finished elevation meets the Architectural Design Standards' requirement for fenestration placement.*
 2. *Omission of basement window on right elevation.*
 3. *Railing added to front stoop.*
 4. *Rear double hung window added at rear porch.*
- c) *The following changes were observed that have staff comment:*
 1. *Two (2) casement windows replaced existing double hung windows on rear elevation, with one window moved to center of elevation. Applicant proposed double hung windows with grids. Staff notes Secretary of Interior Standards State, "the alteration of features and spaces that characterize a property shall be avoided."*
 2. *Window trim details of first floor windows on front elevation changed; now differ from details of other windows. Staff notes Secretary of Interior Standards State, "Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings should not be undertaken."*
 3. *Staff notes window overlaps trim board on rear elevation, first floor.*
 4. *Staff notes while existing windows did not have window grids, they were consistent around home.*

Attachments: [29 College Street Submittal](#)

[Applicant's Response](#)

VII. Other Business

A. [AHBR 19-316](#)**Discuss Site Visit for 65 College Street (Historic District)**

Alteration (Window Replacement)

Attachments: [65 College Street Submittal](#)

**B. [AHBR 9-11-2019](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
September 11, 2019**

Attachments: [AHBR Minutes September 11, 2019 - 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.