



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Christopher Bach
James Grant
Shane Reid
John Workley

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, January 27, 2021

7:30 PM

Via Video-Conference & Live-Stream

- I. Call To Order
- II. Roll Call
- III. Public Comment

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 21-2](#) 71 Great Oak Drive
Addition (Pavilion)
Submitted by Doug Nemeckay, H & M Landscaping
a) *Staff recommends approval as submitted.*
Attachments: [71 Great Oak Drive](#)

V. Old Business

VI. New Business

A. [AHBR 21-29](#)**91 Prescott Drive**

Accessory Structure (Detached Garage)

Submitted by Stan Kohn

- a) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Suggest incorporating additional elements to complement the house such as shutters, frieze board in the gables, or gable returns.*
- b) *Verify proposed exposed foundation material.*
- c) *Verify proposed siding material.*

Attachments: [91 Prescott Drive](#)

B. [AHBR 20-155](#)**258 North Main Street (Historic District)**

Addition (Dining Room & Master Bedroom)

Submitted by Jeffrey Ury, Alair Homes

- a) *Staff notes the applicant has requested the following changes to the previously approved plans for 258 North Main Street, file 20-155 noting the changes have been made and observed onsite:*
- *Use of fiber cement siding on south, west, and east elevations where wood lap siding was previously approved.*
 - *Reduction in size of window on east elevation at second floor bedroom.*
- b) *Staff also observed omission of trim bands and incorrect window muntins, though the applicant has agreed to correct these variations from the previously approved plans.*
- c) *Staff notes the 20-155 project authorized replacement of the existing wood siding with in kind materials at the circa 1940 rear mass; however this area has also been replaced with cement board siding.*
- d) *Staff notes the 20-155 addition was designed to share the wall same plane with the historic main mass on the north elevation. Therefore, there is no inset, or break in the mass to introduce a new siding material. The Secretary of Interior Standards require the addition to be compatible with the architectural features of the main mass. Changing wall material would require a logical break to respect and complement the main historic mass. Additionally, the City of Hudson Design Standards indicate in Section III-2. b (3) that if materials are to be replaced on a historic structure (1940 mass) like materials should be used.*
- e) *Staff notes the 2017 addition has fiber cement siding; however, this addition was inset and distinctly separate from the historic main mass.*
- f) *Staff notes the Board had extensive discussion on the size of the front window and determined it should match the existing windows on the front façade. A condition to require the size to match the existing was made to further strengthen the determination.*
- g) *Summary: Staff recommends the front elevation window be revised to match the size of the adjacent historic window as was previously approved by the board. Staff recommends the cement board siding at the side and rear elevations be replaced with wood siding as was approved previously by the board.*

[Attachments: 258 North Main Street 1-27-2021](#)

[258 North Main Street Photos 1-21-2021](#)

[258 North Main Street 6-11-2020](#)

[258 North Main Street 3-11-2020](#)

C. [AHBR 21-31](#)**30 Aurora Street (Historic District)**

Addition (Attached Garage)

Submitted by Elizabeth Nicklas, Peninsula Architects - Historic District -

recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 -
no recommendation.

- a) *Staff notes the proposed garage structure is an addition to the existing house and was reviewed informally by the Architectural and Historic Board on December 16, 2020. Rather than the materials match to the main house, the project has been proposed with a carriage house design with a board and batten siding and no shutters.*
- b) *Staff recommends formal discussion on the application and scheduling of a site visit.*
- c) *Staff notes BZBA approved on January 21, 2021 of forward-facing garage request subject to staff informing the Board of BZBA's strong concerns of the concept gate depicted on the renderings.*
- d) *Staff suggests proposed concept gate and any other accessory structures must be depicted on all plans, if proposed. Question the gates presence from the street and if it will impact the historic character of the streetscape and home.*
- e) *Secretary of Interior Standards state "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- f) *Secretary of Interior Standards state, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*
- g) *The existing non-historic addition impacts a limited portion of the east elevation; however, the proposed addition will impact the same area of the east elevation and almost all of the south elevation. Question if the addition can be modified so less of the historic structure is impacts and the original massing is more intact. Please note, the rectangular shape of the single-story addition could be adjusted to be narrower, but deeper allowing the existing south elevation dining room window and façade to remain.*
- h) *Staff notes carriage house detailing of the garage mass is appropriate; however, the mass is in close proximity to the historic structure and is significantly taller in height than a typical detached structure. To reduce the scale of the structure in relation to the historic mass. Question if the following can be revised:*
 - *Lower the height of the carriage mass below the cornice of the*

historic mass.

- *Shift the carriage mass several feet to the south.*
- *Remove the side elevation gable ends of the carriage mass and utilize the smaller dormers.*
- *Reduce the overall height as this is designed to appear as a detached structure and are typical in height no greater than 18 feet (per Land Development Code standards). The proposed south elevation has a structure height of approximately 30 feet.*

Attachments: [30 Aurora Street \(Site Plan/Elevations\)](#)

[30 Aurora Street \(Existing Photos/Renderings\)](#)

VII. Other Business

A. [AHBR 1-13-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 13, 2021

Attachments: [AHBR Minutes January 13, 2021 - draft](#)

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.