



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 27, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Election of Officers - Historic Subcommittee

IV. 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.

V. Consent Applications

VI. Old Business

VII. New Business

A. [AHBR 20-320](#) **29 East Streetsboro Street (Historic District)**
Accessory Structure (Garage Remodel/Fence)
Submitted by Allan Sveda - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Verify finished side of the fence will face neighboring property.*

Attachments: [29 East Streetsboro Street](#)

- B.** [AHBR 20-353](#) **33 East Streetsboro Street (Historic District)**
Accessory Structure (6' Fence)
Submitted by Allan Sveda - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Verify finished side of the fence will face neighboring property.
Attachments: [33 East Streetsboro Street](#)
- C.** [AHBR 20-319](#) **39 Church Street (Historic District)**
Accessory Structure (6' Wood Fence)
Submitted by Kirk Kapusta, R & T Fence Inc. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Verify finished side of the fence will face neighboring property.
b) Staff notes property currently has two different styles of existing fence; however, the proposed fencing would match the fence along the east property line.
Attachments: [39 Church Street](#)
- D.** [AHBR 20-336](#) **263 North Main Street (Historic District)**
Alteration (Roof/Cupola)
Submitted by Gabor Koszoru - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Secretary of Interior Standards states the removal or alteration of historic features should be avoided. Furthermore, distinctive features, finished, and examples of craftsmanship that characterize the property shall be preserved. Question the removal of existing cupolas. Submit documentation verifying the appropriateness of copper to the age and style (Queen Anne) of home.
b) Submit product specification sheet for the proposed synthetic slate material.
Attachments: [263 N Main](#)
- E.** [AHBR 20-357](#) **56 Lake Forest Drive**
Alteration (Screen Porch Metal Roof)
Submitted by William Gotts
a) Architectural Design Standards requires additions to be compatible with the main structure by incorporating materials and a foundation to match. Question proposed metal roof.
Attachments: [56 Lake Forest](#)

- F.** [AHBR 20-314](#) **139 Old Orchard Drive**
Addition (Garage, Second Story Bedroom and Game Room)
Submitted by Elizabeth Nicklas, Peninsula Architects
- a) *Architectural Design Standards requires additions to be compatible with the main structure by incorporating materials and a foundation to match. Question proposed flat membrane roof on connection between wings.*
 - b) *Architectural Design Standards require fenestration placement approximately every twelve (12) feet. Staff notes a span of fourteen (14) feet on south elevation along the first-floor garage.*
 - c) *Architectural Design Standards require the main body to be the largest visible mass; however, staff notes the existing house did not meet this requirement and the garage is set back in the rear yard.*
- Attachments:* [139 Old Orchard Drive](#)
- G.** [AHBR 20-355](#) **1427 Hines Hill Road**
Accessory Structure (Detached Garage)
Submitted by Elizabeth Nicklas, Peninsula Architects
- a) *Staff notes applicant received BZBA approval on 5-21-20 to site the accessory structure in the side yard.*
 - b) *Architectural Design Standards states the roof of the accessory building should be the same roof shape as the roof of the main structure. Question proposed roof shape in relation to the main house.*
 - c) *Architectural Design Standards require accessory buildings to incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question compatibility to main structure.*
- Attachments:* [1427 Hines Hill Road](#)
- H.** [AHBR 20-233](#) **7598 Woodland Avenue (Woodland Estates, Lot 19)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by David Nystrom, Alair Homes
- a) *Staff notes AHBR informally reviewed proposed home at the 3-11-20 meeting. Staff notes the following revisions: house width has been narrowed; fenestration added to north elevation; and horizontal siding has been removed as a second wall material.*
- Attachments:* [7598 Woodland Avenue](#)

I. [AHBR 20-308](#)**5684 Reserve Lane**

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

Submitted by Angela Ryan, Memmer Homes

- a) *Revise front step to be full width of door openings.*
- b) *Staff notes AHBR informally reviewed proposed home at 5-13-20 meeting.*

The Board discussed the following:

- a. *Exterior materials, particularly the stone dormers on the front elevation and how the pitch of the front porch can be reduced to better align with submitted example.*
- b. *Continuous ridge on east elevation and how the façade is broken up by the proposed porch.*
- c. *Front porch extension and how it is appropriate for the house design, though could be pulled in slightly to add separation/definition.*
- d. *Proposed house setback and how it is appropriate for the site and neighborhood.*

Attachments: [5684 Reserve Lane](#)

VIII. Other Business**A. [AHBR 4869](#)****48 Clinton Street (Informal Discussion)**

New Commercial Building

Submitted by Laura Yeager Smith

- a) *Staff notes proposal will redesign previously approved commercial building at the corner of Morse Road and Clinton Street.*
- b) *Architectural Design Standards require storefront type masses to be divided into storefront bays from twenty (20) feet to forty (40) feet. Staff notes only one storefront entrance on seventy-six (76) foot wide street facing frontage.*
- c) *Question proposed roof slope. Proposed 15:12 roof slope results in a large roof mass facing Clinton Street.*
- d) *Question proposed wall material and its compatibility with surrounding development. Submit additional photos showing examples of proposed finish.*
- e) *Question if building should have a more prominent base.*

Attachments: [48 Clinton Street \(Informal\)](#)

B. [AHBR 5-13-2020](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
May 13, 2020**

Attachments: [AHBR Minutes May 13, 2020 - draft](#)

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.