



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, Senior Planner

Wednesday, August 26, 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 20-701](#) **6140 Nicholson Drive**
Accessory Structure (Detached Garage)
Submitted by Craig Kowalski
a) Staff recommends approval as submitted
Attachments: [6140 Nicholson Drive](#)
- B. [AHBR 20-748](#) **6942 E Hunting Hollow Lane**
Additions (Front Entryway, Sun Lounge, & Sun Porch)
Submitted by Marc Benedict, Fidei Architecture
a) Staff recommends approval as submitted
Attachments: [6942 E Hunting Hollow Lane](#)

V. Old Business

A. [AHBR 20-685](#)**63 Owen Brown Street (Historic District)**

Alterations (Window/Siding Replacements, Shed Dormers)

Submitted by Keith Morris

- a) *Staff notes the AHBR conducted a site visit on 8-19-20. The board observed the following:*
- b) *Condition of siding: Detailed photographs are included in packet.*
- c) *Mismatched storm windows: Storm windows are not from a consistent period and some windows were missing storms.*
- d) *Condition of windows: The existing wood windows were in relatively fair condition. The Secretary of Interior Standards require features to be repaired rather than replaced and recognize that properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. Though the windows are not original to the house, the applicant should provide additional documentation as to why they have no historical significance.*

Attachments: [63 Owen Brown](#)

VI. **New Business**A. [AHBR 20-450](#)**374 North Main Street (Historic District)**

Fence (3.5' Wood Picket Fence)

Submitted by Guy Welever - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes a license agreement will be required between the city and the property owner for installation of the fence within the right of way.*
- b) *Staff notes similar designed and placed fences are located on this section of N. Main Street within the historic district.*

Attachments: [374 North Main Street](#)

- B.** [AHBR 20-475](#) **1315 Connecticut Woods Drive**
Accessory Structure (Barn)
Submitted by Charles A. McGettrick Jr.
- a) *Staff notes the applicant received BZBA approval for increased structure height on August 20th, 2020.*
 - b) *Staff notes conditions will be placed on approval stating no dwelling unit shall be located within the structure.*
 - c) *Architectural Design Standards State accessory structure shall incorporate some elements similar to the main structure, for example similar corner boards, window types or materials. Question compatibility to main house; however, staff notes barn would be located approximately three hundred fifty (350) feet from the Connecticut Woods Drive.*
 - d) *Architectural Design Standards state the roof of an enclosed accessory building should be the same roof shape as the main structure. Staff notes proposed barn has a gable roof while main house has predominantly hip roofs.*
- Attachments:* [1315 Connecticut Woods Drive](#)
- C.** [AHBR 20-739](#) **2 High Street (Historic District)**
Accessory Structures (Fence, Shed)
Submitted by Richard Nickerson - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes the property is located within the historic district; however, the home was constructed circa 1980.*
 - b) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body. Question if proposed shingles will match existing house.*
- Attachments:* [2 High Street](#)
- D.** [AHBR 20-687](#) **47 Aurora Street (Historic District)**
Alteration & Demolition (Awning & Demo Enclosure)
Submitted by Bill Fitzgibbons - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
- a) *Question proposed vinyl material and its overall compatibility to the historic district and if a fabric material would be more appropriate.*
- Attachments:* [47 Aurora Street](#)

- E. [AHBR 20-689](#) **63 Division Street (Historic District)**
Alterations (Shingle & Skylight Replacement)
Submitted by Lindy McDaniel, Roofsmith Restoration - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Question if garage will be re-shingled to match house.*
Attachments: [63 division street](#)
- F. [AHBR 20-732](#) **100 College Street (Historic District)**
Alteration (Windows & Door Removals and Replacements)
Submitted by Bill Gotts - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Question removal of chimney. Provide photos identifying the proposed chimney that would be removed.*
b) *Question how new siding would be integrated with existing.*
c) *Staff notes the AHBR may request a site visit to collect additional information.*
Attachments: [100 college street](#)
- G. [AHBR 20-692](#) **6534 Sherborne Lane**
Additions (Four Season Room)
Submitted by Mark Ramirez, KGK Gardening & Design Corp.
a) *Architectural Design Standards require the roofs in all wings to be the same shape as the main body. Staff notes a flat roof is proposed with an EPDM rubber roofing system while the existing house is a mix of gable and hipped roofs; however, addition is on the rear façade and lower in height than other wings.*
b) *Question how proposed addition clips existing eave returns.*
Attachments: [6534 Sherborne Lane](#)
- H. [AHBR 20-606](#) **6582 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 180)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommends approval as submitted.*
Attachments: [6582 Rosewood Trail](#)
- I. [AHBR 20-604](#) **6637 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 173)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommends approval as submitted.*
Attachments: [6637 Rosewood Trail](#)

- J.** [AHBR 20-605](#) **6583 Walnut Court (Reserve at River Oaks, Phase IV, Lot 186)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Question look alike (lot 184). Staff notes the two designs only differ in porch design. Architectural Design Standards require the design to differ in two major features. Staff notes lot 184 also faces Walnut Court.
Attachments: [6583 Walnut Court](#)
- K.** [AHBR 20-681](#) **6395 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 138)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Question if wider, typical windows should be depicted at dining room to provide more consistency to left elevation.
b) Widen front step to be full width of the entryway opening.
Attachments: [6395 Ridgeline Drive](#)
- VII. Other Business**
- A.** [AHBR 8-12-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: August 12, 2020**
Attachments: [AHBR Minutes August 12, 2020 - draft](#)
- B.** [AHBR 5042](#) **Hudson Future Trends Report Presentation**
Discussion of a Future Trends Report, prepared by staff, to provide education on current and future-focused trends in the areas of Technology, Commercial, Retail and Finance. The purpose of the report is to bring awareness to trends that will impact the City of Hudson in the near future, so that the City may take advantage of early and bold action.
Attachments: [Hudson Future Trends Report](#)

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.