



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

John Workley

Nicholas Sugar, Senior Planner

Wednesday, March 11, 2020

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 20-157](#) 1931 Christine Drive**
Addition (Deck)
Submitted by John Anzaldi, Anzaldi Construction
a) Staff notes property in question is a corner lot. The proposed deck would face a public street.
Attachments: [1931 Christine Drive Submittal](#)
- B. [AHBR 20-132](#) 2210 Ravenna Street**
Addition (Garage Addition)
Submitted by Joe Chiera
a) Staff recommends approval as submitted.
Attachments: [2210 Ravenna Street Submittal](#)
- C. [AHBR 20-153](#) 7652 North Mannheim Court**
Addition (Screened Porch)
Submitted by Doug Fleming, Robert's Remodel
a) In the event the screen porch is converted to enclosed living space, the addition would have to have an exposed foundation to match the existing house.
Attachments: [7652 North Mannheim Court](#)

V. Old Business**A. [AHBR 20-118](#)****252 North Main Street (Historic District)**

Alteration (Window Replacements)

Submitted by Stuart Hamilton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes AHBR conducted a site visit on 3-4-20. The following observations were made:*

1. *First floor windows are not original to the home.*
2. *Second floor windows are in poor condition.*
3. *Current windows have a mix of window grid patterns. A consistent 6 over 6 window grid pattern is preferable.*
4. *Rear entry door is not original to the home.*

b) *Secretary of Interior Standards require substitute materials to be compatible in proportion, size, style, composition, design and color with existing materials. Question proposed replacement composite door.*

Attachments: [252 N Main Street Submittal 3-11-20](#)

VI. New Business**A. [AHBR 20-138](#)****204 Aurora Street (Historic District)**

Fence (4' Lattice Fence)

Submitted by Andrew Cronin, Vizmeg Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff notes proposed lattice fence will match existing lattice fence in material and style.*

Attachments: [204 Aurora Street](#)

B. [AHBR 20-158](#)**197 East Streetsboro Street**

Accessory Structure (Detached Garage)

Submitted by William Gotts

- a) *Revise site plan to show driveway (with turn around) and note existing garage will be removed.*
- b) *Staff notes proposal would demolish an existing concrete block detached garage built circa 1934.*
- c) *Architectural Design Standards require accessory buildings to have the same roof shape as the roof of the main structure. Staff notes the main structure has a hip roof and the proposed accessory structure would have a gambrel roof. A simple gable roof is typical of this neighborhood.*
- d) *Architectural Design Standards require accessory buildings to incorporate some elements similar to the main body. Staff notes roof material as only perceived qualifying element similar to main body.*
- e) *Architectural Design Standards require fenestration placement every twelve (12) feet. Revise to add fenestration to right, rear and left elevations to meet this requirement.*

Attachments: [197 East Streetsboro Street](#)

C. [AHBR 20-154](#)**63 Division Street (Historic District)**

Alteration (Window Replacements)

Submitted by Brandy Dalton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. AHBR may request a site visit to further assess the condition of existing windows.*

Attachments: [63 Division Street](#)

D. [AHBR 20-143](#)**211 Aurora Street (Historic District)**

Alteration (Window Replacements)

Submitted by Julie Fiorentini, Infinity Windows - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. AHBR may request a site visit to further assess the condition of existing windows.*
- b) *Secretary of Interior Standards state, "In the event that replacement is appropriate, the new material should be compatible in composition, design, color and texture". Question proposed fiberglass exterior as an appropriate substitute for wood. Submit window sample to aid AHBR in assessment.*

Attachments: [211 Aurora Street](#)

- E.** [AHBR 20-155](#) **258 North Main Street (Historic District)**
Addition (Dining Room & Master Bedroom)
Submitted by David Nystrom, Alair Homes - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes the applicant received informal comment from AHBR on 12-11-19. Applicant has made the following modifications based on the discussion:*
1. *Wide trim band has been removed on below gable.*
 2. *Square windows have been removed on south elevation.*
 3. *Bay window has been revised to be more compatible with window on north elevation.*
 4. *Window has been added on east elevation, second, floor.*
- b) *Question if proposed return gable is appropriate as existing gables are open.*
- c) *Question if casement windows on north elevation could better complement the typical window by matching the dimensions of one sash.*
- d) *Provide proposed window product type and specification sheet.*
- Attachments:** [258 North Main Street](#)
- F.** [AHBR 20-161](#) **1411 Middleton Road**
Addition (Garage Addition)
Submitted by Elaine Gleason
- a) *Staff notes existing house already has multiple roof slopes/pitches. Question the need for the notched ridge on proposed addition.*
- b) *Question how new siding will be integrated/blended at infilled window on west elevation.*
- Attachments:** [1411 Middleton Road](#)
- G.** [AHBR 20-113](#) **6562 Regal Woods (The Reserve at River Oaks, Phase IV, Lot 145)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
- a) *Staff recommends approval as submitted.*
- Attachments:** [6562 Regal Woods Drive](#)
- H.** [AHBR 20-114](#) **6597 Kingswood Drive (The Reserve at River Oaks, Phase IV, Lot 195)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
- a) *Staff recommends approval as submitted.*
- Attachments:** [6597 Kingswood Drive](#)

- I. [AHBR 20-117](#) **309 West Streetsboro Street (Hampshire Estates, Phase II, Lot 9)**
New Residential Construction (One Story, Single Family Home)
Submitted by Richard Zimmerman
- Staff notes the property is part of the Hampshire Estates Subdivision and has a minimum front yard setback of sixty (60) feet.*
 - Architectural Design Standards require all roofs in all the wings to be the same kind, though they may have a different pitch or orientation. Roofs shall not intersect a wall to cause a valley. Question hip roof at rear porch as the remainder of the house has gable roofs.*

Attachments: [309 West Streetsboro Street](#)

VII. Other Business

- A. [AHBR 4743](#) **7598 Woodland Avenue (Informal Discussion)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by David Nystrom, Alair Homes
- Architectural Design Standards allow projections to extend a maximum five (5) feet from the main mass. Staff notes mud hall projection extends 7' 6" from main mass.*
 - Architectural Design Standards require the walls of the main body to all be one material. Staff notes main body transitions from board and batten siding to lap siding.*
 - Suggest inseting spare bedroom projection to rework wall material to end at inside corner and create better eave transition on north elevation.*
 - Architectural Design Standards require fenestration placement every twelve (12) feet. Revise north elevation to include additional fenestration placement.*
 - Architectural Design Standards require chimneys to match the foundation material. Revise proposed chimney to stone.*

Attachments: [7598 Woodland Avenue \(Informal\)](#)

- B. [AHBR 2-26-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: February 26, 2020**

Attachments: [AHBR Minutes February 26, 2020 - draft](#)

- C. [AHBR 4750](#) **Historic District Expansion Update**

Attachments: [Memo to Council - Survey Results](#)

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.