



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Francoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, August 23, 2023

7:30 PM

City Hall
1140 Terex Road

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

A. [AHBR 23-741](#) 144 Hudson Street (Historic District)

Addition (972sf Mater Bedroom and Great Room)

Submitted by Chris Lachman

a) *Staff notes this project went before the AHBR as an informal review on August 9, 2023.*

b) *The applicant has submitted material cut sheets for the addition. The Architectural Design Standards state all chimneys must match the foundation material. Additionally, the Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and foundation to match.*

c) *Staff notes the existing foundation is brick and the existing chimney is painted brick. The applicant is proposing the new chimney to be a stone veneer material. Recommend both chimneys be the same material to meet this requirement.*

Attachments: [144 Hudson St. AHBR Packet 8.23.23](#)

VI. New Business

A. [AHBR 23-752](#) 233 Aurora Street (Historic District)

Fence (4' wood split rail)

Submitted by Amanda Keller

a) The Architectural Design Standards State fence heights and materials shall be compatible with their site location and surrounding development. Fences in the front yard shall be more formal in design and lower in height when sited close to the street or sidewalk. Staff notes a split rail fence is proposed near Hudson Street; however, would match existing fencing on the street and would be enhanced by plantings.

Attachments: [233 Aurora St. AHBR Packet](#)

B. [AHBR 23-655](#) 7555 Foxdale Circle

Accessory Structure & Addition

Submitted by Breanna Smith, American Construction Group

a) The Architectural Design Standards state roofs on projections should match the roof material on the building (unless both roofs are flat) and to the extent possible, shall be the same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Staff notes a metal roof is proposed while the existing house is shingled; however, would be located at the rear of the house out of public view.

b) Question if the end elevation is accurately depicting the intent of the design.

Attachments: [7555 Foxdale AHBR Packet](#)

C. [AHBR 23-773](#) 7679 N. Mannheim Ct.

Covered Patio (810sf)

Submitted by Krystal Crisman, HM Landscaping

a) The Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structure, but should be related to materials in the details of the structure. Staff notes the applicant is proposing shingles to match the house.

b) The Architectural Design Standards state roofs on projections should match the roof material of the building, and to the extent possible, shall be same kind of roof. The applicant is proposing a shed roof while the house has gable and hip roofs; however, would be located at the rear of the house.

c) Question if the drawings accurately depict proposed proportions, intersections with windows, and intended roof design.

Attachments: [7679 N. Mannheim Ct. AHBR Packet](#)

VII. Other Business

A. [AHBR 23-684](#) 7322 Arborwood Drive (Informal)

Addition (352sf Garage Expansion)

Submitted by Len Huddleston

- a) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. Staff notes the existing garage is forward of the main body and the applicant is proposing to extend the existing garage by 16 feet.*
- b) *The Architectural Design Standards require the materials used in any mass to be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing board and batten siding on the front elevation that is not consistently applied to all sides of the mass.*
- c) *Staff notes the Land Development Code requires side loading attached garages to be 25 feet from the side property line. The applicant is proposing to be approximately 22 feet from the property line. The applicant would need to revise the site plan to show the 25 feet or pursue a variance request through the Board of Zoning and Building Appeals.*
- d) *Staff notes this case went to the AHBR on August 9, 2023. The Board requested the applicant provide documentation of the factors of a practical difficulty on the property. The applicant has provided this documentation. The AHBR can use these factors in determining if a special exception should be granted.*

Attachments: [7322 Arborwood Dr. AHBR Packet](#)

B. [AHBR-6807](#) Discussion of day and time of site visits**C. [AHBR 8-9-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: August 9, 2023.**

Attachments: [AHBR Minutes August 9, 2023 - Draft](#)

VIII. Staff Update**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.