



City of Hudson, Ohio

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

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

Nicole Davis

James Grant

John Workley

Nicholas Sugar, Senior Planner

Wednesday, February 26, 2020

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order**
- II. Roll Call**
- III. Public Comment**
- IV. Consent Applications**
- V. Old Business**
- VI. New Business**

A. [5297](#)**147 Hudson Street (Historic District)**

Addition (great room, master suite, replacement windows, entry gate, brick wall)
Submitted by Rick Hawksley - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the proposal originally received AHBR approval on November 15, 2018. A permit extension was granted as work has progressed onsite. A separate permit was received to remove the existing chimney on January 13, 2019.*
- b) *The applicant is requesting the following changes to the approved plan:*
 1. *Removal of previously approved archway on west and front elevation. The previously approved design was intended to be a rebuild of an existing arch connecting the home to a garage.*
 2. *Infill a side entryway door.*
 3. *Redesign windows on rear and right elevation.*
 4. *Install a walkout basement on rear elevation.*
 5. *Remove porch overhang and modify roof at rear mudroom.*
- c) *Question siding infill on left elevation as the façade is brick.*
- d) *Question removal of archway rebuild as it helps balance the existing house with the proposed garage addition.*

Attachments: [147 Hudson Street \(Original\)](#)

[147 Hudson Street for 2-26-20](#)

B. [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) *Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. Submit documentation regarding the current condition of the windows and why repair is not a viable option.*
- 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. Staff notes existing windows have a 6 x 6 true divided light grid pattern while proposed windows will not have grids.*

Attachments: [252 N Main Street](#)

C. [AHBR 19-1067](#)**6099 Eastham Way**

Addition (Garage Addition)

Submitted by Joe Nyeste

- a) *Staff notes applicant received a variance for the proposal on November 21, 2019 for a front facing garage addition.*

Attachments: [6099 Eastham Way](#)

D. [AHBR 20-84](#)**244 Aurora Street (Historic District)**

Addition (Garage Addition, Screen Porch, Window Replacements, Siding Replacement)

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 house was built circa 1954. The proposal has been reviewed through the Secretary of Interior Standards as well as the Secretary of Interior Preservation Brief #14 addressing additions to historic properties.*
- b) *Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. Submit documentation regarding the current condition of the windows and siding and why repair is not a viable option.*
- c) *Secretary of Interior Standards state, "in the event that replacement is appropriate, the new material should be compatible in composition, design, color and texture. Staff notes existing windows are wood with exterior applied mullions. Existing siding is also wood. Verify how proposed windows and siding would be compatible to existing. Submit window and siding specification sheets.*

Attachments: [244 Aurora Street](#)

E. [AHBR 20-88](#)**101 Manor Drive**

Addition (Master Suite)

Submitted by Greg Chaplin

- a) *Existing two story wing type has a prominent main mass. The proposed addition contains numerous recesses and wall breaks, which are not compatible with the main house. Architectural Design Standards State, in most cases, wings do not have significant recesses. Question if west wall could be straightened instead of straddling the property line to allow for a simple roof form and continuous wall surface.*
- b) *Verify proposed wall material on north elevation.*
- c) *Architectural Design Standards require the materials in any mass to be consistently applied. Question application of exposed foundation on east elevation where the grade varies.*

Attachments: [101 Manor Drive](#)

- F. [AHBR 20-63](#) **2467 Westwood Circle (Woodland Estates, Lot 13)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Robert Gerhardstein
- a) *Staff notes the applicant received variances for the front and rear yard setbacks on February 24, 2020.*
 - b) *Architectural Design Standards require the material used in any mass to be applied consistently on that mass on all sides of the structure. Revise elevations to show a consistent exposed foundation.*
 - c) *Architectural Design Standards require fenestration placement approximately every twelve (12) feet. Revise right elevation to meet this requirement.*
 - d) *Question size of window openings on left elevation, primarily at master bedroom.*

Attachments: [2467 Westwood Circle](#)

- G. [AHBR 20-86](#) **2473 Westwood Circle (Woodland Estates, Lot 11)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders
- a) *Architectural Design Standards require the walls of the main body to be one material. Revise front elevation to depict stone veneer at second floor bedroom #3.*
 - b) *Architectural Design Standards require the building to have a typical window used for most windows. Staff notes proposed home has a range of window sizes, with no clear typical window.*

Attachments: [2473 Westwood Circle](#)

VII. Other Business

- A. [AHBR 2-12-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: February 12, 2020**

Attachments: [AHBR Minutes February 12, 2020 - draft](#)

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.