



City of Hudson, Ohio

CD Meeting Agenda - Final 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, September 9, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Appointments to Historic District 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

- A. [AHBR 20-528](#) **48 Clinton Street**
New Commercial Structure (Smiths Curated Building)
Submitted by Todd Smith
- a) Staff notes proposal was tabled at the July 8, 2020 AHBR Meeting. Staff notes the following revisions:
1. Greek revival design.
 2. Roof height has been reduced approximately ten (10) feet to address previous concern over roof massing.
 3. Hardie Board horizontal siding and Hardie trim is proposed in lieu of stucco to address compatibility concerns.
 4. Asphalt shingle roof proposed in lieu of standing seam metal to address compatibility concerns.

Attachments: [48 Clinton Street](#)

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

Alterations (Window/Siding Replacements, Shed Dormers)

Submitted by Keith Morris

a) *Staff has referenced the Secretary of Interior Standards Preservation Brief #9 addressing the Repair of Wooden Historic Windows with the following findings:*

1. *Windows should be reviewed as one architectural element within the context of the whole building.*
2. *The most important factor determining if windows are significant is if they are original. Additionally, subject windows should reflect the original design of the building.*

b) *Staff notes the applicant has documented the current windows are not original. The proposed windows will reflect the original design, with exception to the proposed aluminum cladding, and are an appropriate product for the historic district. Removal of the mismatched storm windows would help reflect the original design of the house and windows.*

c) *Secretary of Interior Standards require the historic siding to be repaired rather than replaced. Staff notes the Board and applicant have acknowledged portions of the original siding can be repaired, especially on the front elevation.*

Attachments: [63 Owen Brown Street Packet for 9-9-20](#)

[Secretary of Interior Brief - Window Replacement](#)

C. [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) *Staff notes the addition in question was previously an attached carriage house converted to a family room and loft space in the 1960s (see attached HHA summary report).*

b) *The AHBR conducted a site visit on September 2, 2020. The following observations were made:*

1. *The addition in question was built/renovated at a later era.*
2. *The windows around the addition are not historically significant.*
3. *Question proportions and compatibility of proposed arched doors on rear elevation. While the proposed doors resemble the front doors on the house, the other openings around the addition are squared, angular.*

Attachments: [100 College Street](#)

VII. New Business

- A. [AHBR 20-420](#) **20 Baldwin Street (Historic District)**
Accessory Structure (Detached Garage Addition)
Submitted by Todd Clarke, Clarke Design LLC. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes the applicant received a variance for the proposed garage addition as the Land Development Code does not permit accessory structures within a side yard.*
 - b) *Staff notes the AHBR conducted a site visit while reviewing the previous submittal for alterations to the home.*
 - c) *Submit product specification sheets for proposed standing seam metal roof and garage door.*
- Attachments: [20 Baldwin Street](#)
- B. [AHBR 20-703](#) **6630 Stone Road**
Accessory Structure (Shed)
Submitted by Margaret Hill
- a) *Staff previously administratively approved a 192 SF shed with gable roof to match home. Due to contractor's error, 240 SF shed was delivered with gambrel roof.*
 - b) *Architectural Design Standards require the roof of an enclosed accessory building should be the same roof shape as the roof of the main structure. Staff notes main structure has gabled roofs while proposed shed would have a gambrel roof.*
 - c) *Staff notes shed has been repositioned from previously approved site plan to opposite side of property, with increased visibility from Stone Road.*
- Attachments: [6630 Stone Road](#)
- C. [AHBR 20-788](#) **34 Blackberry Drive**
Alterations (Siding, Windows, Awnings, Roof Material)
Submitted by Terry Hitchcock
- a) *Question removal of gable returns on front and left elevations. Staff notes gable returns are consistent around current home.*
 - b) *Architectural Design Standards state roofs on projections should match the roof material of the home and to the extent possible, shall be the same kind of roof. Staff notes the main structure has asphalt shingle roofing material, while metal standing seam roof is proposed for the significantly sized wrap-around porch.*
- Attachments: [34 Blackberry Drive](#)

- D.** [AHBR 20-741](#) **1909 Norton Road**
New Residential Construction (Two- Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders
- a) *Question if windows to the left and right of front entryway projection can be centered.*
 - b) *Question application of siding above front entryway door.*
 - c) *Question if bedroom windows on right elevation can be better aligned.*
- Attachments: [1909 Norton Road](#)

VIII. Other Business

- A.** [AHBR 5058](#) **136 Hudson Street (Historic District) [Informal]**
Addition (Porch)
Submitted by Nik Sirna, Peninsula Architects
- a) *Question overall impact of proposed porch on well preserved front façade. Suggest a less impactful front stoop resembling the attached precedent photo.*
- Attachments: [136 Hudson](#)
- B.** [AHBR 8-26-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
August 26, 2020**
- Attachments: [AHBR Minutes August 26, 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.