



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, July 8, 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 20-507](#) **2994 Middleton Road**
Accessory Structure (Detached Garage)
Submitted by Jennette Wilch
a) *Staff recommends approval as submitted.*
Attachments: [2994 Middleton Road](#)

V. Old Business

VI. New Business

- B.** [AHBR 20-538](#) **3007 Hudson Aurora Road**
Demolition (House)
Submitted by John Bedell
- a) *As the property is outside the historic district and not an individual historic landmark, the AHBR may only make the following recommendation upon review:*
- "The Architectural and Historic Board of Review finds the structure at 3007 Hudson Aurora Road [(does) (does not)] have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building."*
- Attachments:* [3007 Hudson Aurora Road](#)
- C.** [AHBR 20-495](#) **2425 Hudson Aurora Road**
Addition (Sunroom)
Submitted by Jim Dombroski
- a) *Question if window will be added to north elevation if optional door is not built.*
- b) *Question proposed width of posts and if they are scaled properly to the porch/roof overhang.*
- Attachments:* [2425 Hudson Aurora Road](#)
- D.** [AHBR 20-523](#) **20 Baldwin Street (Historic District)**
Addition (Kitchen, Great Room)
Submitted by Todd Clarke - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes proposal was informally reviewed by the AHBR on 6-10-20.*
- b) *Staff notes the AHBR has scheduled a site visit on 7-6-20.*
- c) *Architectural Design Standards state projections on the ground floor should be carried through to the foundation.*
- d) *Question proposed fenestration on east elevation, as it would only result in one reduced window opening.*
- e) *Submit product specification sheet for proposed windows and roof material.*
- Attachments:* [20 Baldwin St](#)
- E.** [AHBR 20-527](#) **7685 Holyoke Avenue**
Addition (Second Floor Addition)
Submitted by Steven Cochran, Cochran's Remodeling & Construction LLC.
- a) *Architectural Design Standards require all roofs in all wings to be the same shape as the main body. Question proposed offset pitch and if a dormer addition could be an alternative design.*
- Attachments:* [7685 Holyoke Avenue](#)

F. [AHBR 20-488](#)**7574 Woodland Avenue (Woodland Estates, Lot 18)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Andrew Kalnitsky, Gold Key Builders

- a) *Staff notes proposal was informally reviewed by the AHBR on 6-24-20.*
- b) *Staff notes the following revisions from the informal discussion; the main mass has been pulled forward; a rear dormer has been added at garage; windows have been added to north elevation at second floor.*
- c) *Architectural Design Standards state wings may not be larger or taller than the main body of the structure. Verify the left wing is not taller than the main mass.*
- d) *Architectural Design Standards state fenestration placement should be at maximum approximately twelve (12) feet. Staff notes a span of approximately twenty (20) feet on north elevation without fenestration placement. A kitchen is located along this span; however, question if a reduced sized window could be added to meet these requirements.*

Attachments: [7574 Woodland Avenue 7-8-20 Submittal](#)

G. [AHBR 20-528](#)**48 Clinton Street**

New Commercial Structure (Smiths Curated Building)

Submitted by Todd Smith

- a) *Staff notes the proposal was informally reviewed by the AHBR on 5-27-20. Topics of discussion included roof massing/roof pitch, storefront design and proposed exterior wall material.*
- b) *Staff notes multiple building types are allowed in the District 5 - Village Core District. A two-story simple mass is permitted for any permitted use in the district, so long as it is not located on Main Street. As the proposal is located in the pedestrian downtown, it is important to have a prominent storefront entrance, which is reflected in the design even though it is most applicable to the two story simple mass.*
- c) *The continuous roof mass, steep roof pitch and proposed standing seam material give the roof a heavy appearance along the front and rear perspectives. The proposed pitch is also steeper than surrounding development and conflicts with Principle E of the Design Standards: New buildings and alterations shall respect the existing context and framework. Question if a shingled roof to add some texture and/or a reduction in roof pitch could be incorporated.*
- d) *Question proposed wall material and its compatibility with surrounding development per Principle E of the Design Standards. Staff notes stucco has been utilized on surrounding buildings; however, these applications have been moderate, often used to break up a larger commercial storefront mass or multiple housing units.*
- e) *Submit product specification sheet for proposed concrete panel base.*

Attachments: [48 Clinton Street](#)

VII. Other Business**A.** [AHBR 6-24-2020](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
June 24, 2020**

Attachments: [AHBR Minutes June 24, 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.