



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, City Planner
Alicia Schrenk, Associate Planner

Wednesday, October 14, 2020

7:30 PM

Via Video-Conference & Live Stream

II. Roll Call

III. Public Comment

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

V. Old Business

VI. New Business

- A. [AHBR 20-875](#) **36 S Main Street (Yours Truly)**
Commercial Addition
Submitted by Andrew Shibley
- a) *Staff notes the application received informal review on 8-12-20. Staff notes applicant has addressed the Board's informal comments pertaining to the exterior stairwell, window surrounds and front entryway facing S Main Street.*
 - b) *Staff notes entrance tower still does not appear fully integrated into existing building.*
 - c) *Suggest connecting the two entrances with an additional section of concrete.*
 - d) *Suggest providing a decorative bike rack visible from S Main Street.*
 - e) *Revise elevation key to distinguish between "two-way fireplace" and "fixed window". Both are labeled "H"*
- Attachments:** [Packet For AHBR](#)
- B. [AHBR 20-887](#) **105 First Street (Nestle Toll House Café)**
Exterior Alterations (storefront window)
Submitted by Susan Le Suer
- a) *Staff notes outdoor seating along First Street would require a license agreement and 5' sidewalk clearance.*
 - b) *Suggest wood panel base match adjacent wood panel (Scout and Molly's) in design.*
 - c) *Staff notes multiple options proposed for exterior bar/countertop.*
- Attachments:** [Packet For AHBR](#)
- C. [AHBR 20-825](#) **1477 Hunting Hollow Drive**
Accessory Structure (Shed)
Submitted by Jacob Methew
- a) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Staff notes vinyl siding, trim and cornerboards as materials similar to main house. Suggest painting shutters white as an additional element to match house.*
 - b) *Question proposed concrete pillar foundation and if screening/skirting should be applied.*
- Attachments:** [Packet For AHBR](#)

- D.** [AHBR 20-845](#) **44 Church Street (Historic District)**
Accessory Structure (Fence)
Submitted by John Sorgi
a) Architectural Design Standards require the finished side of fencing to face the property line. Verify proposed fencing will meet this requirement.
Attachments: [Packet For AHBR](#)
- E.** [AHBR 20-854](#) **73 Hudson Street (Historic District)**
Accessory Structure (Shed)
Submitted by Jeremy Paul
a) Staff recommends approval as submitted
Attachments: [Packet for AHBR](#)
- F.** [AHBR 20-885](#) **7321 Darrow Road**
Addition (Garage, Exercise Room, Family Room)
Submitted by Jeff Foster, Payto Architects
a) Architectural Design Standards state wings may not be larger than the main body of the structure. Staff notes existing wing has a larger footprint than the main structure; however, proposed addition would also add a second story, further increasing the size of the mass.
b) Architectural Design Standards state wings may not be taller than the main body of the structure. Revise proposed structure height to meet this requirement.
c) Architectural Design Standards state the main body must sit forward at least 18" from the front face of the wings. Staff notes addition would sit forward of the main body; however, the structure is oriented to the north, away from Darrow Road.
d) Architectural Design Standards state the building shall have a typical window used for most windows. Staff notes addition will introduce a different window type.
e) Question front entryway redesign. Suggest a more prominent entryway.
Attachments: [Packet For AHBR](#)
- G.** [AHBR 20-882](#) **1597 Hines Hill Road**
Addition (Garage, Multi-Use Room)
Submitted by Leon Sampat, LS Architects, Inc
a) Question if windows on existing house would be replaced as they are depicted differently than in photos.
b) Question if rear windows above porch should lowered or reduced in size to make all trim visible.
Attachments: [Packet for AHBR](#)

H. [AHBR 20-863](#) 1501 W Prospect Street

Addition (Garage)

Submitted by Jonathan Fleming, Architect

- a) *Staff notes Two-story Wing Type and Large Mass Type do not permit garages forward facing of main mass; however, staff notes the addition has a front yard setback of 180'.*
- b) *Staff notes a stream runs behind the existing home and the Land Development Code applies a 50' setback from the delineated edge.*

Attachments: [Packet For AHBR](#)

VII. Other Business**A. [AHBR 5002](#) 21 Aurora Street (Historic District -Informal Discussion)**

Solar Panels (Christ Church Episcopal)

Submitted by Stuart Lipp, Better Together Solar

- a) *Staff notes applicant has applied for a variance to install solar panels facing Aurora Street. The Land Development Code states "within the Historic District, a solar energy systems-panel shall not be located on the roof or wall facing the front lot line, and on a corner lot shall not be located on the roof or wall facing the side lot line facing the street that is not designated as the "front".*
- b) *The National Park Service provides guidance for installation of solar panels on Historic Buildings. The NPS advises on installing such features in a sensitive manner, so that they are minimally visible, especially from the public right of way.*
- c) *Staff notes panels would be visible from Aurora Street. The applicant has provided additional options explored with varying degrees of visibility.*

Attachments: [Packet For AHBR](#)

**B. [AHBR 9-23-20](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
September 23, 2020**

Attachments: [AHBR MeetingMinutes September 23 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.