



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, Associate Planner

Wednesday, December 11, 2019

7:30 PM

Town Hall
27 E. Main St.

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 19-1249](#) **2823 Hudson Aurora Road**
Addition (Great Room, Screened Porch, Mudroom & Master Suite)
Submitted by Betsy Spak
a) *Staff recommends approval as submitted.*
Attachments: [2823 Hudson Aurora Road Submittal](#)

V. Old Business

- A. [AHBR 19-316](#) **65 College Street (Historic District)**
Exterior Alteration (Window Replacements)
Submitted by Karen Fisher - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Provide specifications for proposed rear door.*
b) *Verify how window trim and siding will be replaced on windows #6 and #7.*
c) *Verify if shutters will be replaced.*
d) *Submit sample window for meeting.*
Attachments: [65 college street submittal 12-11-19](#)

Legislative History

5/8/19

Architectural & Historic Board of Review

approved

VI. New Business

- A. [AHBR 19-1251](#) **21 Aurora Street (Historic District - Christ Church)**
Exterior Alterations (Windows/Siding Replacement - Christ Church)
Submitted by Guy Wylie - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- Verify if vertical trim piece will be replaced with new.*
 - Question proposed casement windows. Staff notes they will replace existing double hung windows, however, they are not original.*
 - Verify if window trim will be replaced on second story windows.*
 - Submit sample window for meeting.*
- Attachments:* [21 Aurora Street Submittal](#)
- B. [AHBR 19-1242](#) **252 North Main Street (Historic District)**
Alteration (Barn Door Replacement)
Submitted by Stuart Hamilton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- Staff recommends approval as submitted.*
- Attachments:* [252 North Main Street Submittal](#)
- C. [AHBR 19-894](#) **5551 Lincoln Boulevard**
Addition/Alteration (Front Porch, Addition)
Submitted by Amber Rogucki
- Staff notes the proposal received a variance to permit the porch extension into the front yard setback.*
 - Architectural Design Standards require the roofs on projections to match the roof material of the building and to the extent possible, shall be the same kind of roof. Staff notes the proposed front porch is a trellis design with a clipped gable entryway, while the existing home is a gable roof.*
 - Question application of window grids on left elevation window as the rest of the windows on the home do not have grids.*
- Attachments:* [5551 Lincoln Blvd Submittal](#)
- D. [AHBR 19-1197](#) **200 Laurel Lake Drive**
Addition (Garage - Laurel Lake Villas, Unit 13)
Submitted by Andrew Lovano
- Architectural Design Standards requires attached garages to be entered from the side or rear. Staff notes, however, all garages in the Laurel Lake Development are front facing, though they are subordinate to the main mass by having a lower ridgeline as well as being inset. Revise elevations to incorporate these design practices.*
- Attachments:* [200 Laurel Lake Drive Submittal](#)

- E.** [AHBR 19-1246](#) **200 Laurel Lake Drive**
Addition (Patio - Laurel Lake)
Submitted by Eileen Nacht, RDL Architects
a) *Staff recommends approval as submitted.*
Attachments: [200 Laurel Lake Drive Submittal](#)
- F.** [AHBR 19-1247](#) **200 Laurel Lake Drive**
Addition (Community Room - Laurel Lake)
Submitted by Eileen Nacht, RDL Architects
a) *Question proposed stone water table. Staff notes it is not shown on existing building.*
b) *Question Secondary gable on east elevation.*
c) *Architectural Design Standards require fenestration placement to be approximately every twelve (12) feet. Staff notes east elevation would have a span of approximately fifty (50) feet without fenestration placement, though this elevation faces an internal courtyard and is comprised of storage and restroom space.*
Attachments: [200 Laurel Lake Drive Submittal Community Room](#)
- G.** [AHBR 19-1215](#) **190 Terex Road**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders
a) *Architectural Design Standards require the front face of the main body to sit forward at least eighteen (18) inches from the wings. Projections are permitted to extend five (5) feet from the main mass. Staff notes first floor guest bedroom and laundry room extend six (6) feet. Reduce extension by one (1) foot to meet this requirement.*
b) *Architectural Design Standards requires the materials in any mass to be applied consistently on that mass on all sides of the structure. Staff notes exposed foundation is inconsistent around main mass.*
Attachments: [190 Terex Road Submittal](#)
- H.** [AHBR 19-1213](#) **6761 Majestic Oaks Drive (Reserve at River Oaks, Phase I, Lot 47)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) *Staff recommends approval as submitted*
Attachments: [6761 Majestic Oaks Drive Submittal](#)

- I. [AHBR 19-1250](#) **6923 Stow Road**
Addition (Classrooms - Seton Catholic School)
Submitted by Kaczmar Architects
- a) *Staff notes this proposal was informally reviewed at the April 10, 2019 AHBR meeting.*
 - b) *Staff notes the Board previously questioned how the roof depicted at the north elevation will be integrated into the existing roof.*
- Attachments: [6923 Stow Road Submittal](#)

VII. **Other Business**

- A. [AHBR 4579](#) **2467 Westwood Circle [Informal Discussion]**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Robert Gerhardstein
- a) *Staff notes proposed design would require variances for side yard and rear yard setbacks.*
 - b) *Architectural Design Standards state the front face of the main body must sit forward at least eighteen (18) inches from the wings. Staff notes garage wing and master bath wing extend twelve (12) feet forward of main body.*
 - c) *Staff notes the Architectural Design Standards encourage a dominant main mass that should be understood as a complete building if other masses were subtracted. Proposal would create a subordinate main mass with dominant wings.*
- Attachments: [2467 Westwood Circle Submittal](#)

- B.** [AHBR 4580](#) **258 North Main Street (Historic District) [Informal Discussion]**
Addition (1st and 2nd Floor)
Submitted by David Nystrom, Alair Homes - Historic District - recommend
referral to Historic District Subcommittee pursuant to LDC 1203.12 - no
recommendation
- a) *The Secretary of Interior Preservation Brief #14 relating to additions to Historic Buildings states an addition should be subordinate to the original building and should be easily distinguishable from the old. Question proposed extension of the main mass roofline. Staff notes existing additions are distinguishable and subordinate to the main mass by having a lower ridge height.*
 - b) *Question proposed trim band design on addition. Addition would have a wider band that will not be subordinate to the existing home.*
 - c) *Question if chimney will remain.*
 - d) *At dining room windows, suggest matching bay window design found on south side of home at mud room.*
 - e) *Second floor addition overlaps historic mass. Question if second story addition can be added to the rear mass.*

Attachments: [258 North Main Street Submittal](#)

- C.** [AHBR](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:**
[11-13-2019](#) **November 13, 2019**

Attachments: [AHBR Minutes November 13, 2019 - 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.