



City of Hudson, Ohio

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

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

Allyn Marzulla

Shane Reid

John Workley

Nicholas Sugar, Senior Planner

Wednesday, June 24, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Election of Officers

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

- A. [AHBR 20-473](#) **1597 Hines Hills Road**
Accessory Structure (Pool House)
Submitted by Christine Sampat, LS Architects Inc.
a) *Staff recommends approval as submitted.*
Attachments: [1597 Hines Hill Road](#)

VI. Old Business

- A. [AHBR 20-379](#) **29 Division Street (Historic District)**
Alteration (Front Entry, Front Step, Fence)
Submitted by Sharon Reichart - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes a site visit took place on 6-23-20. The following observations were noted; proposed fence and proposed brick step with masonry tread is in keeping with the district; porch steps should have skirting; vinyl window was observed on second floor of addition; corner board trim should be added to proposal.
Attachments: [29 Division Street](#)
[29 Division Street 6-24-20](#)
- VII. **New Business**
- A. [AHBR 20-271](#) **78 Aurora Street (Historic District)**
Fence (6' Shadowbox)
Submitted by Lisa Lemmens - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes proposal was approved by the AHBR on 5-13-20. Applicant is requesting a shadowbox style fence in lieu of the previously approved stockade style and fence extension along the eastern property line.
Attachments: [78 Aurora Street - Submittal for 6-24-20](#)
- B. [AHBR 20-421](#) **78 Maple Drive (Historic District)**
Accessory Structure (Pergola)
Submitted by Angela Lewis - - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Question proposed roof in relation to existing house and garage.
Attachments: [78 Maple Drive](#)
- C. [AHBR 20-414](#) **6561 Walnut Court (The Reserve at River Oaks, Phase IV, Lot 184)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Jamey Heinzman, Pulte Homes
a) Windows on rear elevation could be better centered; however, staff notes these openings are located along a bathroom and planning center (office).
Attachments: [6561 Walnut Court](#)

- D.** [AHBR 20-477](#) **27 North Oviatt Street (Historic District)**
Accessory Structure (Detached Garage)
Submitted by Larry Folta - - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Suggest widening trim at rake boards to better complement the main house.*
 - b) *Question proposed windows. Staff notes the Pella Lifestyle Series has not typically been approved in the historic district for replacement; however, the proposal represents new construction. Verify window will be aluminum clad.*
- Attachments: [27 North Oviatt](#)

VIII. Other Business

- A.** [AHBR 20-488](#) **2472 Westwood Circle (Informal Discussion)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Andrew Kalnitsky, Gold Key Builders
- a) *Architecture Design Standards State the main body must be the largest visible mass and wings may not be larger or taller than the main structure. Staff notes main mass is lower in height than left wing and approximately the same width.*
 - b) *Architectural Design Standards state the front face of the main body must sit forward at least 18" from the wings. Staff notes the main body is set back approximately 5' from the left wing.*
 - c) *Architectural Design Standards state all roofs of the wings must be of the same shape as the main body. Question garage mass roof.*
 - d) *Architectural Design Standards state fenestration placement should be approximately every 12'. Add fenestration to north elevation to meet this standard.*
 - e) *Question use of horizontal and vertical siding on main body.*
- Attachments: [2472 Westwood Circle](#)
- B.** [AHBR 6-10-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
June 10, 2020**
- Attachments: [AHBR Minutes June 10, 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.