



City of Hudson, Ohio

CD Meeting Agenda - Final

Architectural & Historic Board of Review

David Drummond, Chair

Arthur Morris, Secretary

Christopher Bach

John Caputo

James Grant

Allyn Marzulla

John Workley

Nicholas Sugar, Senior Planner

Wednesday, June 10, 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

V. Old Business

VI. New Business

- A. [AHBR 20-375](#) **5671 Williamsburg Circle**
Fence (4' Vinyl Privacy Fence)
Submitted by Mike Clayton, ACME Fence
a) *Architectural Design Standards state fences should be more formal in design and lower in height when sited close to the street or sidewalk. Question proposed fence height and design in proximity to Virginia Drive.*
Attachments: [5671 Williamsburg Circle](#)

B. [AHBR 20-90](#)**290 Bicknell Drive**

Accessory Structure (Detached Garage)

Submitted by Rebecca Pantuso, Clemens Pantuso Architecture

- a) *Staff notes garage was previously approved at the 2-12-20 AHBR meeting. Applicant is requesting to add a rear dormer and revise rear siding to lap.*
- b) *Staff notes previously approved plans depicted shake siding at rear elevation. Shake siding at rear elevation would be more compatible to the main house, which has lap on the front façade and shake on the sides and rear.*

Attachments: [290 Bicknell Drive](#)

C. [AHBR 20-332](#)**6160 Stone Road**

Accessory Structure (Detached Garage)

Submitted by Jennifer Lavi

- a) *Verify eaves will extend out over front and rear elevations.*
- b) *Architectural Design Standards state accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the overall compatibility of the proposed garage to the main house. Suggest expanding trim width around windows, man door and garage door to help meet this requirement.*

Attachments: [6160 Stone Road](#)

D. [AHBR 20-358](#)**312 Aurora Street**

Accessory Structure (Detached Garage)

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *Staff notes garage was originally presented to the Board at the 5-13-20 AHBR meeting. Staff notes applicant has reduced the overall height by approximately seven (7) feet, removed proposed hardie paneling and reduced the roof pitch from 12:12 to 9:12.*

Attachments: [312 Aurora Street](#)

- E.** [AHBR 20-379](#) **29 Division Street (Historic District)**
Alteration (Front Entry, Front Step)
Submitted by Sharon Reichart - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes home was remodeled circa 2007.*
 - b) *Confirm front steps will have risers and skirting to replace existing.*
 - c) *Question if paneling is more appropriate around door and window given the narrow dimensions.*
 - d) *Submit specifications for proposed window.*
 - e) *Verify proposed trim around door will match house in width and style. Verify if corner board will be added.*
 - f) *Question compatibility of proposed concrete step. Suggest replacing with brick or stamped brick with matching tread.*

Attachments: [29 Division Street](#)

- F.** [AHBR 20-262](#) **185 Boston Mills Road**
Addition (Bedrooms, Bathroom & Sunroom)
Submitted by Jeffery Skapin
- a) *Staff notes replacement stone on front elevation will not end at an inside corner; however, the Architectural Design Standards state “applicants will be permitted to repair or replace existing non-conforming elements without bringing the element into conformance with the Standards.”*
 - b) *Architectural Design Standards state “all roofs in all the wings must be the same kind, but they may have a different pitch or orientation.” Staff notes a gabled roof and shed roof are proposed while the main house is predominately hip roofed; however, addition will be located in rear yard.*

Attachments: [185 Boston Mills Road](#)

VII. Other Business

- A. [AHBR 20-420](#) **20 Baldwin Street - Informal Review (Historic District)**
Accessory Structure (Detached Garage Addition)
Submitted by Todd Clarke, Clarke Design LLC.
- a) *Staff notes proposed garage addition would require BZBA approval for expanding an accessory structure in the side yard. The garage was built circa 1953.*
 - b) *Add additional fenestration on rear elevation of garage.*
 - c) *Submit photo of rear elevation of house.*
 - d) *Although property is located within the Historic District and subject to the Secretary of Interior Standards, staff notes Architectural Design Standards state, "projections on the ground floor should be carried through to the foundation."*
 - e) *Question proposed fenestration on east elevation, as it would result in only one reduced window opening.*

Attachments: [20 Baldwin Street Informal](#)

- B. [AHBR 5-27-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: May 27, 2020**

Attachments: [AHBR Minutes May 27, 2020 - draft](#)

VIII. Adjournment

* * *

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.