



City of Hudson, Ohio

CD Meeting Agenda - Final-revised 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, April 22, 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 20-252](#) **35 Bard Drive**
Sign (Ground Sign - Surrey Park Apartments)
Submitted by Scott Fridrich, North Coast Sign Works
a) *Staff recommends approval as submitted.*
Attachments: [35 Bard Drive Submittal](#)
- B. [AHBR 20-257](#) **5447 Stow Road**
Accessory Structure (Detached Garage)
Submitted by Joseph Grecco
a) *Staff recommends approval as submitted.*
Attachments: [5447 Stow Road Submittal](#)
- C. [AHBR 20-228](#) **163 East Streetsboro Street**
Additions (Attached Garage)
Submitted by Bill Gotts, WCGotts Holdings
a) *Staff recommends approval as submitted.*
Attachments: [163 E Streetsboro Street Submittal](#)

- D.** [AHBR 20-229](#) **2740 Blue Heron Drive**
Addition (Kitchen/Sitting Room/Entry/Porches)
Submitted by Kevin Koogle, Koogle Design
a) *Staff recommends approval as submitted.*
Attachments: [2740 Blue Heron Drive Submittal](#)

V. Old Business

- A.** [AHBR 20-143](#) **211 Aurora Street (Historic District)**
Alteration (Window Replacements)
Submitted by Julie Fiorentini, Infinity Windows - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Staff notes application was previously reviewed at the March 11, 2020 AHBR meeting, though the proposal at that time was for Marvin Elevate replacement windows with a fiberglass exterior. The Board requested a site visit to review a sample window.*
b) *The applicant has revised the application to propose Marvin Ultimate aluminum clad windows. Staff notes the Board has found this product to be an acceptable replacement window in the historic district.*
Attachments: [211 Aurora Street Submittal 4-22-20](#)

Legislative History

3/11/20

Architectural & Historic Board of Review

continued

VI. New Business

- A.** [AHBR 20-266](#) **162 South Main Street**
Accessory Structure (Detached Garage)
Submitted by Chris Schenkenberger
a) *Architectural Design standards state no accessory building may be taller than the main body of the building. Staff notes proposed accessory building would have a ridge height of twenty-six (26) feet while the main body of the house has a height of twenty (20) feet. Revise drawings to depict a maximum ridge height of twenty (20) feet.*
b) *Question shake siding application on first floor at front elevation.*
c) *Question if proposed trim width matches trim width at house.*
d) *Architectural Design Standards require fenestration placement every twelve (12) feet. Revise south and north elevations to depict additional fenestration placement along first floor.*
e) *Staff notes a condition will be placed on permit stating the second story shall not be converted to an accessory dwelling unit.*
Attachments: [162 S Main Street Submittal](#)

- B.** [AHBR 20-221](#) **63 Division Street (Historic District)**
Alterations (Garage Door)
Submitted by Brandy Dalton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes garage was built circa 1963.*
 - b) *Staff notes existing garage door windows were painted over by previous owner.*
 - c) *Secretary of Interior Standards state replacement features shall match the old in design, color, texture and, where possible, materials. Staff notes existing garage door is wood construction and proposed door is steel.*
 - d) *Question if proposed garage should have a less decorative design to better complement the barn and replacement door.*
 - e) *Question if proposed door would be field painted so the finish matches the existing structure.*
- Attachments: [63 Division Street](#)
- C.** [AHBR 20-258](#) **76 Church Street (Historic District)**
Alterations (Shingle Replacement, Skylight Installation)
Submitted by Alison Schneider - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes garage was built circa 1980.*
- Attachments: [76 Church Street Submittal](#)
- D.** [AHBR 20-267](#) **21 Aurora Street (Historic District)**
Addition (Restrooms/Parish Hall - Christ Church)
Submitted by Todd Fodor - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff recommends orientation/overview for April 22nd AHBR meeting with formal vote on May 13th to give Board members the opportunity to visit site individually and prepare comments/questions.*
 - b) *Question the use of the transom windows on north elevation. Suggest a more typical window with spandrel glass or some other treatment to address fenestration along this wall.*
- Attachments: [Preservation Brief - Additions](#)
[21 Aurora Street Revised 4-22-20](#)

- E. [AHBR 20-173](#) **277 Ravenna Street**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tracy & Tom Corpus
- a) *Staff notes applicant received BZBA approval on 9-19-19 for wetland and riparian setback variances. The front portion of this property is essentially unbuildable, dictating the proposed setback.*
 - b) *Architectural Design Standards require the front door to be located in the main body. Question proposed location of front door offset main body.*
 - c) *Architectural Design Standards require fenestration every twelve (12) feet. Staff notes span of twenty (feet) without fenestration placement at right elevation and a span of fourteen (14) feet without fenestration placement on left elevation, though a walk-in closet and bathroom are located in these areas.*

Attachments: [277 Ravenna Street Submittal](#)

VII. Other Business

- A. [AHBR 4-8-2020](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
April 8, 2020**

Attachments: [AHBR Minutes April 8, 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.