



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Jeffrey Anzevino
John Funyak
William Ray
Shane Reid

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, October 27, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 21-1118](#) 178 W. Streetsboro Street**
Sign (Building Sign - AAA Travel & Insurance)
Submitted by Albert Haddad, Ellet Signs
a) Staff recommends approval as submitted.
Attachments: [178 W Streetsboro Street](#)
- B. [AHBR 21-967](#) 79 Fox Trace Lane**
Accessory Structure (Detached Garage)
Submitted by Rebecca Pantuso, Pantuso Architecture
a) Staff notes application went before the BZBA on October 21, 2021 and was granted a variance for a side yard setback.
b) Staff notes the board informally reviewed the application on September 22, 2021 and was in favor of the proposed design. Staff recommends approval as submitted.
Attachments: [79 Fox Trace Ln](#)

V. Old Business

- A. [AHBR 21-1120](#) **223 College Street (Historic District)**
Alteration (Front Porch)
Submitted by Jason Boltz, Wheeler-Boltz Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes project was formally reviewed on October 13, 2021.
b) Staff recommends approval as resubmitted.
Attachments: [223 College Street \(revised\)](#)

VI. New Business

- A. [AHBR 21-1156](#) **45 North Oviatt Street (Historic District)**
Fence (3' Wood Fence)
Submitted by Mark Ramirez, KGK Gardening & Design Corp. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff recommends approval as resubmitted.
Attachments: [45 North Oviatt Street \(revised\)](#)
- B. [AHBR 21-937](#) **35 York Drive**
Accessory Structure (Detached Garage)
Submitted by Quinn Miller, Peninsula Architects
a) Staff notes application went before the BZBA on October 21, 2021 and was granted a variance to permit an accessory building in the sideyard.
b) Architectural Design Standards state the roof of an enclosed accessory building should be the same roof shape as the roof of the main structure. Staff notes the existing house is a hip roof, however proposed footprint would not be conducive to a hip roof.
c) 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 only notes roof material will match. Please confirm similar elements beyond roof materials, such as foundation or others.
Attachments: [35 York Drive \(revised\)](#)
[Additional House & Landscaping Wall Photos](#)

- C. [AHBR 21-1124](#) **1919 Christine Drive (Lake Christine, Lot 2)**
New Residential Construction (Two-Story, Single-Family Home)
Submitted by Tony Lunardi, LDA
- a) *Question the rear elevation second floor windows proposed so close to the corner boards.*
 - b) *Architectural Design Standards state all steps in front of doors must be the full width of the opening. Depict full width steps at the rear elevation sliding doors.*
 - c) *Staff suggests incorporating a window at the rear elevation dormer to match the front elevation.*
 - d) *No issue with look alikes.*
- Attachments: [1919 Christine Drive](#)

VII. Other Business

- A. [AHBR 10-13-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: October 13, 2021**
Attachments: [AHBR Minutes October 13, 2021 - draft](#)
- B. [AHBR 2022](#) **2022 Architectural & Historic Board of Review Meeting Schedule**
Attachments: [AHBR 2022 Meeting Calendar](#)

VIII. Staff Update

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.