



City of Hudson, Ohio

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

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

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, June 8, 2022

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

A. [AHBR 22-268](#)

122 North Main Street (Historic District)

Commercial Alteration (Screen wall for Rooftop Mechanical Units)

Submitted by Robert Bajko, HSB Architects

a) Staff notes AHBR held a site visit on Tuesday, April 26, 2022.

b) Historic Preservation Consultant, Naylor Wellman, provided a design advisory report with recommendations: screen wall be located towards the rear and close to the mechanical unit, design to be altered and a public site line study be performed from the Hudson Green demonstrating the screen wall conceals the unit.

Attachments: [122 N Main Street \(revised\)](#)

[Naylor Wellman Design Advisory Report](#)

[122 N Main Street \(previous\)](#)

VI. New Business

A. [AHBR 22-530](#)**77 North Oviatt Street**

Commercial Demolition (Old Middle School)

Submitted by John Peterson, GPD Group

- a) *On 5/31/22 the Hudson City School District Board of Education approved resolutions to (1) demolish the 1927 building, (2) accept a proposal from the Quagliata Foundation that provides a monetary donation in exchange for a commitment from the Board that the property will remain district property for school use, and (3) accept a proposal from HHA to remove selective components of the front façade and store them for a future use.*
- b) *Staff notes no work to be performed on the Saywell House.*
- c) *Staff notes building is not a designated historical landmark and is not located in the Historic District.*
- d) *The AHBR shall make the following recommendation pertaining to the demolition: “The AHBR finds the proposed structure for demolition at 77 North Oviatt Street **does** or **does not** have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings.”*

Attachments: [77 North Oviatt Street - Demo Plan](#)

[Photographs of Building](#)

[Items to be Salvaged \(tentative\)](#)

B. [AHBR 21-1223](#) 132 Franklin Street (Historic District)

Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Submitted by Anthony Frammartino - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Project received approval from the board on November 10, 2021, for the additions and exterior alterations. The board conditioned that wood siding to be used, window types be approved by staff and a double window be used on the east elevation dormer.*
- b) *The Secretary of Interior's Standards states that, "New work shall be differentiated from the old. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." Staff notes raising the roof would alter the form of the building and is not easily differentiated from the old.*
- c) *The Secretary of Interior's Standards states that, "New additions shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Staff notes the proposal would create a more compatible west elevation by keeping the simple gable form. Staff notes the previous proposal would create an incompatible hip roof.*
- d) *The Secretary of Interior's Standards states that, "Additions should be inconspicuous as possible from the public view." Proposal would raise roof from public view and increase the size and visibility of the left-wing addition compared to the previous proposal.*
- e) *The Secretary of Interior's Standards states that, "Changing the scale will usually compromise the historic character of the building."*
- f) *The Secretary of Interior's Standards states that, "Rooftop additions are generally not appropriate for a one-, two- or three-story building and should be minimally visible."*
- g) *Staff notes the Board has the ability to hire a historic preservation consultant to review revised proposal.*
- h) *Staff notes applicant is proposing the Pella Lifestyle Windows. This window type has a composite exterior which has typically not been accepted in the Historic District.*
- i) *Verify proposed alterations to the main mass including siding, shingles, and windows.*

Attachments: [132 Franklin Street \(proposed revised 6.3.22\)](#)

[132 Franklin Street \(previous\)](#)

[Pella Lifestyle Windows Spec Sheet](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

- C. [AHBR 22-519](#) **191 Elm Street (Historic District)**
Alterations (Vinyl Window Replacements, Door Replacements)
Submitted by Hilary Riker
- Staff notes the colonial revival home was constructed in 1928; however, it has a vinyl exterior. The home was recently added to the Historic District.*
 - Proposal would not remove or alter any historical materials as windows are vinyl and proposed windows would match existing windows.*
- Attachments: [191 Elm Street](#)
- D. [AHBR 22-476](#) **263 North Main Street (Historic District)**
Alteration (Slate Roof Replacement)
Submitted by Gabor Koszoru
- A replacement porch roof was approved by the Board on May 27, 2020, with slate shingles and copper flashing.*
 - This proposal consists of replacing slate on the north side only of home and adding copper flashing and copper flashing around dormers.*
 - Staff notes existing roof has a blended band and scalloped design. Question if proposed roof design would be similar to existing.*
 - The Secretary of Interior's Standards states that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Applicant shall document deteriorated features and need for replacement.*
- Attachments: [263 North Main Street](#)
- E. [AHBR 22-498](#) **80 West Case Drive**
Addition (Family Room, Storage 320 SF)
Submitted by John Toomey, Architect
- Architectural Design Standards state materials used in any mass must be applied consistently on that mass on all sides of the structure Staff notes foundation would not be applied consistently, however if applied, it would be an extensive block wall.*
 - Architectural Design Standards permit a wing to have a different material for the wall than the main body. Staff suggests the entire addition to be board and batten to differentiate the design from the main house. Revise elevations to depict wing as board and batten.*
 - Question cantilever. First floor would not appear to be visually supported from lower level.*
- Attachments: [80 West Case Drive](#)

- F. [AHBR 22-499](#) **6697 Kingswood Drive**
Addition (Screened Porch 554 SF)
Submitted by Lucas Brown, Dream Decks
- a) *Architectural Design Standards state that All roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Staff notes the proposed addition is a hip roof, while the home is a gable roof. However, proposal is designed around a rear projection which is not visible.*
 - b) *Architectural Design Standards state all decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be landscaped. Provide landscaping plan.*

Attachments: [6697 Kingswood Drive \(revised 6.7.22\)](#)

- G. [AHBR 22-483](#) **2466 Westwood Circle (Woodland Estates, Lot 14)**
New Residential Construction (Two-Story, Single-Family Home)
Submitted by Tony Lunardi, LDA Land Group LLC.
- a) *Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Staff notes on left and rear elevation only 1 pair of shutters are depicted. Revising all elevations to separate windows from fascia boards, window trims and corner boards would allow additional shutters to be applied.*
 - b) *Architectural Design Standards state the walls of the main body must be a dominant material. Up to two additional materials may be used to call attention to the composition. Staff notes brick would be applied to front entry recess and first floor windows.*
 - c) *Staff notes no issues with look alikes.*

Attachments: [2466 Westwood Circle \(revised 6.8.22\)](#)

VII. Other Business

- A. [AHBR 5-26-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
May 26, 2022**

Attachments: [AHBR Minutes May 26, 2022 - draft](#)

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.