



# City of Hudson, Ohio

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

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*John Workley, Secretary*  
*John Funyak*  
*Francoise Massardier-Kenney*  
*William Ray*  
*Karl Wetzel*

*Nicholas Sugar, City Planner*  
*Amanda Krickovich, Associate Planner*

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Wednesday, October 11, 2023

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

**V. Old Business**

**A. [AHBR 23-830](#) 116 W. Streetsboro Street**

Sign (AR Workshop)

Submitted by Mary Katherine Donnelly, AR Workshop

- a) *Staff notes this case went before the AHBR on 9/13/2023. The Board tabled the discussion in order for the applicant to pursue a different sign design more aligned with the sign plan, which requires individual letters.*
- b) *The applicant states the sign will be acrylic letters, individually attached to a metal frame and will be centered under the two lights.*
- c) *The Architectural Design Standards state signs should have a matte finish. Verify the sign will have a matte finish.*

**Attachments:**    [116 W. Streetsboro AHBR Packet - 10.11 Meeting](#)  
[116 W. Streetsboro St AHBR Packet](#)

**Legislative History**

9/13/23      Architectural & Historic Board continued  
of Review

**VI. New Business****A. [AHBR 23-914](#) 201 N. Main Street (Historic District)**

Alteration &amp; Demo

Submitted by Elizabeth Swearingen, Peninsula Architects

- a) *Staff notes this project went before the AHBR on June 28, 2023 for an informal review.*
- b) *The scope of work includes replacing the foundation, removing the rear addition, removing the single-story front addition and re-building it, and finally replacing the siding and windows. The existing slate roof will remain.*
- c) *The Secretary of Interior Standards state “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.”*
- d) *At the June 28th AHBR meeting, the Board requested the applicant to provide professional documentation as to how the existing building will be moved while the foundation is being replaced. The applicant has provided a brief summary of this request.*
- e) *Staff anticipates the Board will request a site visit and assistance from the Historic Preservation Consultant.*
- f) *Submit material specification sheets and reference specific material on the elevations. Remove “or approved equal” text when referencing materials.*

**Attachments:** [201 N. Main Street AHBR Packet](#)**B. [AHBR 23-923](#) 73 Division Street (Historic District)**

Alterations (Roof overhang &amp; guttersboards)

Submitted by Guy Welever

- a) *Staff notes the scope of work is to repair and replace roof overhang and roof gutter boards.*
- b) *Applicant to confirm the existing and proposed materials and that the existing gutters will be reinstalled.*

**Attachments:** [73 Division AHBR Packet](#)

**C. [AHBR 23-768](#) 7290 E. Firelands Drive**

Alterations (Siding Replacement)

Submitted by Presley Calogeras

- a) *Staff notes work was done without an approved Zoning Certificate.*
- b) *The applicant has renovated the house to include exterior siding, windows and front porch.*
- c) *The Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. The applicant has applied an accent wall material on the garage mass; however, it was only applied to the front elevation.*
- d) *The Architectural Design Standards state the walls of the main body must be a dominate material. Up to two additional materials may be used to call attention to the composition. For example, a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. The materials used in any mass must be applied consistently on that mass on all sides of the structure.*
- e) *Suggest the faux stone textured vinyl siding be removed and install siding to match.*

**Attachments:** [7290 E. Firelands Dr. AHBR Packet](#)**D. [AHBR 23-938](#) 147 Elm Street (Historic District)**

Addition (Rear Porch Expansion 384 sq ft)

Submitted by Quinn Miller, Peninsula Architects

- a) *Staff notes the applicant is proposing to expand the rear covered porch that was built with the home in 2017.*
- b) *The applicant will match all existing materials.*
- c) *Applicant to submit all four sides of the existing house to better relate addition to the existing house.*

**Attachments:** [147 Elm Street AHBR Packet](#)**VII. Other Business****A. [AHBR 9-27-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: September 27, 2023.****Attachments:** [September 27, 2023 AHBR Minutes - 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.*