



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

Wednesday, August 9, 2023

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

VI. New Business

B. [AHBR 23-703](#) 72 Village Way, Suite 1A

Sign (Hairboss University)

Submitted by Joe Berdine, Signarama

- a) *Staff notes the proposed sign would replace the existing sign.*
- b) *The Architectural Design Standards state the sign and associated lighting fixtures should complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building facade. Question sign placement on building as it would not be centered. Staff notes the previous sign was placed above an awning that was since removed that included the address of the property. Question if the address could be placed under the sign in order for it to be better centered between the two windows.*

Attachments: [72 Village Way AHBR Packet](#)

C. [AHBR 23-743](#) 1306 Meadowood Lane

Alteration (Pool House) Accessory Structure

Submitted by Mark Collins, Payne & Tompkins Design Renovations

- a) *Staff notes the applicant is proposing to renovate an existing pool house and to construct a 384 square foot accessory structure.*
- b) *The 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 notes the applicant is renovating the pool house from a metal roof to asphalt shingle roofs as well as using hardie board siding.*
- c) *The Architectural Design Standards state All facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house. Revise plans to show a fenestration on the left and right sides of the accessory structure.*

Attachments: [1306 Meadowood Ln AHBR Packet](#)

D. [AHBR 23-730](#) 69 W. Streetsboro Street (Citizens Bank)

Exterior Alteration (Window and Door Infill)

Submitted by Kristy Rothman, HLS Architecture

- a) *The Architectural Design Standards state large expanses of blank walls are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes two sets of doors are proposed to be removed and infilled at the north elevation and one window is proposed to be removed and infilled along the west elevation. Suggest inseting the brick infill while retaining the lintel and sills to better meet this requirement. False windows could also be explored.*
- b) *Staff notes the proposed signs and awning would be reviewed by the AHBR as a separate application.*

Attachments: [Citizens Bank AHBR Packet](#)

E. [AHBR 23-708](#) 11 Atterbury Blvd

Awning (Brew Kettle)

Submitted by Mike Sheets, Bright Covers

- a) *Staff notes the applicant is proposing a 1,364 square foot awning that will replace the existing window canopy.*
- b) *The Architectural Design Standards state awnings shall be retractable and made of canvas or other fabric on a metal frame. Awnings shall not be backlit. Awning colors shall be compatible with the sign and building colors. Staff acknowledges a traditional canvas awning may not complement the architecture of the building; however, suggest a design with a metal roof with thicker framing and posts to be more compatible with the existing structure. Compatibility is important as the proposed location is highly visible from the street.*

Attachments: [11 Atterbury AHBR Packet](#)

F. [AHBR 23-665](#) 2262 Weir Drive

New House (2629sf Two Story Single Family)

Submitted by Joe Bailey, Camden Builders

- a) *Staff notes the rear elevation windows would be a mix of window types however; the Architectural Design Standards state windows not on the public faces of a building may be arranged more informally and may vary in size, but not style.*
- b) *The Architectural Design Standards state the building shall have a typical window used for most windows. A typical window can have slight variations and still be considered a typical window, such as a window that is smaller or larger. Staff notes the left elevation windows have a variation of size by are proposed as the same style.*
- c) *The Architectural Design Standards state doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Question if the left elevation windows could be revised to be more symmetrical.*
- d) *The Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations. Question if elevation accurately depict the grade.*
- e) *Revise elevation plans to include a material key, including siding, roof, windows and foundation materials.*

Attachments: [2262 Weir Dr. AHBR Packet](#)

VII. Other Business**A. [AHBR 23-684](#) 7322 Arborwood Drive (Informal)**

Addition (352sf Garage Expansion)

Submitted by Len Huddleston

- a) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. Staff notes the existing garage is forward of the main body and the applicant is proposing to extend the existing garage by 16 feet.*
- b) *The Architectural Design Standards require the materials used in any mass to be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing board and batten siding on the front elevation that is not consistently applied to all sides of the mass.*
- c) *Staff notes the Land Development Code requires side loading attached garages to be 25 feet from the side property line. The applicant is proposing to be approximately 22 feet from the property line. The applicant would need to revise the site plan to show the 25 feet or pursue a variance request through the Board of Zoning and Building Appeals.*

Attachments: [7322 Arborwood Dr. AHBR Packet](#)

B. [AHBR 23-741](#) 144 Hudson Street (Historic District) (Informal)

Addition (972sf Master Bedroom and Great Room)

Submitted by Chris Lachman

- a) *Staff suggests as this is a large addition in the Historic District that this meeting the applicant orients the Board to the project with a site visit to follow.*
- b) *The Land Development Code prohibits two curb cuts in Zoning District 4. Revise plans to show only one curb cut.*
- c) *Applicant to submit an existing photo or elevation of the east elevation and a demolition plan.*
- d) *Staff notes the Greek revival style. Question proposed rear window design and re-design and how it relates to the existing house.*

Attachments: [144 Hudson St. AHBR Packet](#)**C. [AHBR-6785](#) Working group recommendation for AHBR Consultant.**Attachments: [Perspectus RFP](#)**D. [AHBR 7-12-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 12, 2023.**Attachments: [AHBR Minutes July 12, 2023 - Draft](#)**E. [AHBR 7-26-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 26, 2023.**Attachments: [AHBR Minutes July 26, 2023 - 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.