



City of Hudson, Ohio

CD Meeting Agenda - Final 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, January 12, 2022

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Election of Officers, Historic District Subcommittee & Industrial Design Committee
- IV. Public Comment
- V. Consent Applications
 - A. [AHBR 21-1242](#) **2329 Red Coach Lane**
Accessory Structure (Pool House)
Submitted by Benjamin Gambrel
a) *Staff recommends approval as submitted.*
Attachments: [2329 Red Coach Lane](#)
 - B. [AHBR 21-1323](#) **143 Ravenna Street**
Additions (Guest Suite Addition to Detached Garage, Pergola, Patio)
Submitted by William Gotts
a) *Staff recommends approval as submitted.*
Attachments: [143 Ravenna Street](#)
 - C. [AHBR 21-1365](#) **75 South Main Street**
Signs (Building Signs - Farmers National Bank)
Submitted by Bob Kunzen, Brilliant Electric Sign Company
a) *Staff recommends approval as submitted.*
Attachments: [75 South Main Street](#)
- VI. Old Business

VII. New Business

- A. [AHBR 21-1255](#) **46 Ravenna Street, Suite E1**
Sign (Projecting Sign - Jennifer Lopez Designs)
Submitted by Jennifer Lopez
- a) *Staff notes approved sign plan for plaza requires the signs to be constructed of 3/4" thick MDO, rectangular in shape and to include a border of either a painted stripe or applied trim.*
 - b) *Staff notes proposed sign is round and made from aluminum.*
 - c) *Staff will field inspect to verify matte finish prior to the meeting.*
 - d) *Verify no internal illumination in sign.*
- Attachments: [46 Ravenna Street, Suite E1](#)
- B. [AHBR 21-1333](#) **13 North Oviatt Street (Historic District)**
Alteration (Garage Window Alteration)
Submitted by Clayton Braham - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
- a) *Question if board materials should be painted to match the garage.*
- Attachments: [13 North Oviatt Street](#)
- C. [AHBR 22-7](#) **120 Hudson Street (Historic District)**
Alteration (Window Alteration & Replacements)
Submitted by William H. Childs, Jr., Childs Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Secretary of Interior Standards state deteriorated historic features shall be repaired rather than replaced. The house has wood windows existing with proposed replacement wood windows. The applicant must document the condition of the existing window and then if determine they require replacement, the proposed windows shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*
 - b) *Question if moving window#1 would alter the window symmetry on this façade.*
- Attachments: [120 Hudson Street](#)

D. [AHBR 21-1278](#)**652 Boston Mills Road**

New Residential Construction (Two-Story, Single Family Home)

Submitted by George Conner

- a) *Staff notes the project went before BZBA on December 16, 2021 for a wetlands variance and site mitigation plan.*
- b) *Proposal has been determined to be a two-story wing type. Architectural Design Standards state Wings may not be larger or taller than the main body of the structure, but they may be the same height. Staff notes rear wing is larger than the main body, however, it may be acceptable as it is directly behind the main mass and screened by the large porch.*
- c) *Architectural Design Standards state all chimneys must match the foundation material. Revise exposed house foundation to match the chimney.*
- d) *No issues with look alikes.*

Attachments: [652 Boston Mills Road](#)

E. [AHBR 21-1370](#)**170 Terex Road (Chittenden Acres, Lot 14)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Tony Lunardi, LDA Land Group LLC.

- a) *Architectural Design standards state a second wall material may be used on entrance recesses. Staff notes proposed vertical siding along entryway is not fully recessed and would not terminate on an inside corner.*
- b) *No issues with look alikes.*
- c) *Submit specification sheets for roof, siding/exterior materials, door and window materials.*

Attachments: [170 Terex Road](#)

VIII. Other Business

A. [AHBR 21-1248](#)**Darrow Road Townhomes (Informal Review)**

New Residential Construction (33 Unit Townhomes - District 3)

Submitted by Matthew Neff, Neff Consultants

- a) *Project is being presented as an informal review. The project has received conditional use approval from the Planning Commission per case 2021-1248. The applicant is seeking feedback to aid upcoming site plan application to Planning Commission and formal application to AHBR.*
- b) *The proposed development would be considered a townhome type per Part IV of the Standards.*
- c) *Part III of the Architectural Design Standards states front door or main entrance to a building shall be visible from the street.*
- d) *Part III of Architectural Design Standards state attached garages shall not face a street.*
- e) *Architectural Design Standards state an attached garage may be in a wing or the main body of the building, but it must be entered from the side yard or the rear. Staff Comment: The above design standards regarding garage orientation collectively require the front door to be facing the street or public drive and for garages to be located to the side or rear. Revise the design to have garages accessed from secondary driveways/alleys with the front door entry façade oriented to the primary street/driveways.*
- f) *Architectural Design Standards states substantial variety in architectural style, types of ornament and detail, and materials is desirable. Question if the townhomes should incorporate some variation in design between units or buildings.*

Attachments: [Townhomes - Informal Submittal](#)

B. [AHBR 12-8-2021](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
December 8, 2021**

Attachments: [AHBR Minutes December 8, 2021 - draft](#)

IX. Staff Update**X. 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.