



# 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*

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Wednesday, April 13, 2022

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**

- A. [AHBR 22-222](#) 5876 Darrow Road**  
Sign (Ground Sign)  
Submitted by Dave Soulsby, Central Graphics & Signs  
*a) Staff recommends approval as submitted.*  
*Attachments: [5876 Darrow Road](#)*
- B. [AHBR 22-260](#) 20 High Street (Historic District)**  
Fence (4' Wood Fence Replacement)  
Submitted by Mairin Mancino  
*a) Staff recommends approval as submitted.*  
*Attachments: [20 High Street](#)*
- C. [AHBR 22-269](#) 63 College Street (Historic District)**  
Fence (5'3" Wood Fence Replacement)  
Submitted by Francoise Massardier-Kenney  
*a) Staff recommends approval as submitted.*  
*Attachments: [63 College Street](#)*

- D.**     [AHBR 22-187](#)     **6361 Forest Edge Drive**  
          Accessory Structures (Pavilion 324 SF, Outdoor Fireplace)  
          Submitted by Nicholas Hoover  
          a) *Staff recommends approval as submitted.*  
          Attachments: [6361 Forest Edge Drive](#)

**V.**     **Old Business**

**VI.**    **New Business**

A. [AHBR 22-133](#)**6700 Stone Road**

Alterations (Windows, Doors, Exterior Materials)

Submitted by Marquis Brandon

- a) *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. 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. Staff notes three materials are proposed: existing brick, board and batten and horizontal siding.*
- b) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes proposed board and batten does not end on inside corners. Revise elevations to be consistently applied on all sides of the structure.*
- c) *Architectural Design Standards state the building shall have a typical window used for most windows. Staff notes applicant is introducing window grids on some of the windows and two different window types (double hungs and sliders).*
- d) *Architectural Design Standards state the public faces of the building may also have up to three special windows, to call attention to a special feature in the composition (e.g., a picture window located in the center of the main body) or to use repetitively. No more than one type of special window may be used in any mass, except the main body, which may have two types of special window. Staff notes there are five windows with two different special window types on the front elevation.*
- e) *Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes the removal of a window on the rear elevation would create a wall span of approximately 17 feet.*
- f) *Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Staff notes shutters are proposed on front ganged windows and would not be applied consistently around the house. However, staff notes shutters existed previously on ganged windows on the front elevation.*
- g) *Architectural Design Standards state all steps in front of doors must be the full width of the opening, regardless of whether all portions of the opening are functioning doors. Depict steps on rear and north elevations.*
- h) *Verify if existing brick will remain on front garage elevation, first floor front elevation, foundation, and chimney.*

Attachments: [6700 Stone Road](#)

**B.** [AHBR 22-268](#)**122 North Main Street (Historic District)**

Commercial Alteration (Screenwall for Rooftop Mechanical Units)

Submitted by Robert Bajko, HSB Architects

- a) *Staff notes applicant replaced existing rooftop equipment, however, the new rooftop equipment is larger in height. Architectural Design Standards state rooftop mechanical units shall be completely out of view from the ground on all sides.*
- b) *The Secretary of Interior Standards state new exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Question if equipment or screen wall can be moved further to the rear to reduce overall visual impact.*
- c) *The Secretary of Interior Standards state 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 acknowledges the screenwall would be appropriate versus extending the parapet as it would have less of an impact on the historic building.*
- d) *Question if the color and material is compatible with existing building.*

Attachments: [122 N Main Street](#)

**C.** [AHBR 22-227](#)**2084 Ravenna Street**

Accessory Structure (Detached, Multi-Use Storage Building, 1680 SF)

Submitted by Jeffery Woolley

- a) *Staff notes applicant has received a size variance from BZBA on March 17, 2022.*
- b) *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 does not see any discernable design elements incorporated from the main house.*

Attachments: [2084 Ravenna Street](#)

**D.** [AHBR 22-176](#)**2178 Middleton Road**

Accessory Structure (Detached Garage with In-Law Suite)

Submitted by Jon Russell, Prestige Builder Group

- a) *Staff notes project received approval from the BZBA for setback and stream corridor variances on February 17, 2022.*
- b) *Confirm attic space will be storage and no living space proposed.*

Attachments: [2178 Middleton Road](#)

- E. [AHBR 22-288](#) **2899 Ravenna Street**  
Addition (In-Law Suite, 640 SF)  
Submitted by Robert Ruffing  
*a) Question how existing siding would be blended with new siding. Staff suggests inseting proposed addition 18" to help with transition.*  
*Attachments:* [2899 Ravenna Street](#)

## VII. Other Business

- A. [AHBR 22-294](#) **56 College Street (Historic District - Informal Review)**  
Accessory Structure (Detached Garage 850 SF)  
Alterations (Side Porch Re-build, Windows)  
Submitted by Quinn Miller, Peninsula Architects  
*a) Applicant requested for this item to be placed on the April 27, 2022 agenda. No discussion is planned for the April 13th meeting; however, staff and applicant would ask the Board to officially request a site visit for the week of April 18th to reduce the overall review timeline.*  
*Attachments:* [56 College Street](#)  
[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)
- B. [AHBR 3-9-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: March 9, 2022**  
*Attachments:* [AHBR Minutes March 9, 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.*