



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Françoise Massardier-Kenney
William Ray
Jamie Sredinski
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, September 11, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 24-1016](#) **7299 Dillman Dr**
Pergola
Submitted by Landmark Property Services Deserio
a) *Staff recommends approval as submitted.*
Attachments: [7299 Dillman Dr AHBR Packet](#)

V. Old Business

- A. [AHBR 24-849](#) **264 E Streetsboro St**
Addition (Front Porch)
Submitted by Shawn Hook
a) *Staff notes the request was heard at the August 12, 2024 AHBR meeting. The AHBR requested a hip roof redesign be submitted.*
b) *The applicant has further studied the shed roof design and requested to present revised drawings and examples to the AHBR.*
Attachments: [Revised Drawings for 9.9.24 Meeting](#)
[264 E. Streetsboro St AHBR Packet](#)

Legislative History

8/14/24 Architectural & Historic Board continued
of Review

VI. New Business**A. [AHBR 24-135](#)****1727 Mayflower Ln**

Addition (Attached Garage)

Submitted by Timothy Raggets

- a) *Staff notes this case went to the April 24, 2024 AHBR meeting.*
- b) *Question if the elevations accurately depict the grade. Staff notes the lot slopes to the rear.*
- c) *Question if a driveway extension is being proposed, revise site plan to depict all proposed lot improvements.*
- d) *Submit a floor plan for the second floor.*

Attachments: [1727 Mayflower Lane AHBR Packet 4.10.24 Meeting](#)
[1727 Mayflower Lane AHBR Packet 2.28.24 Meeting](#)
[1727 Mayflower Ln AHBR Packet 9.11.24](#)

Legislative History

4/10/24 Architectural & Historic Board continued
 of Review

B. [AHBR 24-1013](#)**148 Elm Street (Historic District)**

Pavilion

Submitted by Lydia Wolf

- a) *The Secretary of Interior Standards state construction materials should be harmonious with historic building materials. Verify the proposed materials would meet this requirement.*
- b) *Question if a standing seam metal roof is proposed.*

Attachments: [148 Elm St - AHBR Packet](#)

C. [AHBR 24-1025](#)**29 Division St (Historic District)**

Alteration - Garage Door replacements

Submitted by Jane Anderson

- a) *Staff notes the garage was constructed in 1999 and renovated in 2007.*
- b) *The proposed doors would have a composite cladding molded from wood pieces. While highly visible, the proposed doors would be appropriate, given the relatively recent age of the addition.*

Attachments: [29 Division Street AHBR Packet](#)

D. [AHBR 24-789](#) 5510 Weeping Willow Drive

3 Seasons Room

Submitted by Gordon Costlow

- a) *Staff notes the proposal received a rear yard variance from the BZBA on August 15, 2024.*
- b) *The Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Staff notes the proposed design is for an addition and not an open porch or deck, and therefore, would require an exposed foundation. Revise elevations to depict foundation to match the existing home around the proposed addition.*

Attachments: [5510 Weeping Willow AHBR Packet](#)

E. [AHBR 24-973](#) 53 First St (Pegs Foundation)

Sign (Building)

Submitted by John Benedict, Brilliant Electric Sign Co

- a) *Suggest shifting the sign to the south so the backdrop is entirely brick.*
- b) *The Architectural Design Standards state “signs should have a matte finish, not have a glossy or reflective finish”. Verify the sign would have a matte finish.*
- c) *Question if any additional signage is planned for the building or property.*

Attachments: [53 First St AHBR Packet](#)

F. [AHBR 24-968](#) 7300 Valley View Road

New House

Submitted by Nestor Papageorge, ArtHAUS Building Company

- a) *Staff notes there is an existing house on the parcel, constructed in 1966. The proposed home would be constructed behind the existing house. The existing house would be demolished once the new home construction is complete.*
- b) *Based on the complexity of the request, the board may wish to receive an orientation from the applicant and provide initial comments at the September 11th meeting and continue discussion to the September 25th meeting.*
- c) *The Architectural Design Standards state “the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.” Staff notes the house is proposed at a setback of two hundred sixty feet, while the adjacent houses one hundred twenty feet; however, the property has a size of approximately 5 ½ acres. The property is also surrounded by large acre lots in the District 2 Rural Residential Zoning District.*
- d) *The proposed home would be classified as a “Two Story Wing Type”. The type is described as follows: “ This type has a main body and subordinate wings. The main body is two stories tall and centrally located in the structure and the front door is located in the main body. There are one or two wings which are smaller in size. Wings may be one or two stories. In most cases, there are no significant recesses in the masses of the main body or wings, but there can be projections from these masses.”*
- e) *The 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 the right garage wing and the left great room/kitchen/dining/ wing would be larger than the central mass. Submit a roof plan to help evaluate this requirement.*
- f) *Suggest a more prominent front entryway be designed.*
- g) *Question if the exposed stone foundation and stone wall material would be consistently applied around each mass.*
- h) *Staff notes the site plan depicts a future outbuilding located in front of the proposed house. The Land Development Code (zoning) prohibits accessory buildings from being located in the front yard.*

Attachments: [7300 Valley View Rd AHBR Packet](#)

VII. Other Business

A. [AHBR 24-734](#) 27 College Street (Historic)

Addition

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposal was presented to the AHBR for informal review on August 14th, 2024. The AHBR requested a site visit with assistance from the historic consultant.*
- b) *A site visit was conducted on September 3, 2024.*
- c) *The consultant has submitted a report with their recommendations. In summary, the determination is that the proposed massing and resulting material loss would not be appropriate.*

Attachments:[Consultant Report](#)[Revised Design](#)[27 College St AHBR Packet](#)[NPS - Preservation Brief - Additions to Historic Buildings](#)**Legislative History**

8/14/24

Architectural & Historic Board discussed
of Review**VIII. Staff Update****IX. Adjournment**

* * *

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.