



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, August 14, 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 24-834](#) 138 Atterbury Blvd**
Addition (Front Porch)
Submitted by Amy Proya
a) Staff recommends approval as submitted.
Attachments: [138 Atterbury Blvd AHBR Packet](#)

V. Old Business

VI. New Business

[AHBR 24-855](#) 1751 Hines Hill Rd

Pergola - Addition

Submitted by Adam Timan

a) *The Architectural Design Standards state that roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Staff notes the proposal is for a flat metal roof and the proposed roof would connect to an existing metal hip roof.*

b) *Question how proposed structure would attach to the existing addition*

Attachments: [1751 Hines Hill Rd AHBR Packet](#)

[AHBR 24-772](#) 809 Stonehaven Cir.

Rear Porch Roof

Submitted by David Marsh

a) *The Architectural Design Standards state that roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Question proposed metal roof material.*

b) *Question the number of steps shown on the rear elevation and if the rear gable is accurately depicted.*

c) *Question width of proposed post beams. Recommend minimum 6" x 6" posts.*

Attachments: [809 Stonehaven Cir AHBR Packet](#)

[AHBR 24-872](#) 39 Church St

Alterations (Window replacement)

Submitted by Gunton Corporation - Pella Window & Door- Devine

a) *The secretary of the interior standards states that 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. Question the condition of the existing window.*

b) *Submit clear photos/documentation of the window being replaced*

Attachments: [39 Church St AHBR Packet](#)

[AHBR 24-848](#) 2562 Brafferton Ave

Addition (Front Porch)

Submitted by Shawn Hook

a) *Question the proposed column width. Staff recommends a 6" x 6" post width or larger*

Attachments: [2562 Brafferton Ave AHBR Packet](#)

AHBR 24-277 64 Aurora St (Historic District)

Addition (Primary Bedroom)

Submitted by Russell Gayheart

- a) *Revise elevations to label proposed materials for siding, shingles, and exposed foundation.*
- b) *Question if trim is accurately depicted for the existing and proposed garage doors.*
- c) *Staff notes the proposed addition would be attached to an approximate 2008 garage addition.*
- d) *Preservation Brief #14 states a new addition should bear a relationship to the proportions and massing of the historic building. Question the proposed 50 ft uninterrupted roof span of the proposed addition.*
- e) *Suggest removing shutters for the three ganged windows on the west elevation as they would not appear functional.*
- f) *Question the smaller window sizes along the east elevation in comparison to the existing windows.*
- g) *Submit a product specification sheet for the proposed garage door.*

Attachments: [64 Aurora St AHBR Packet](#)[NPS - Preservation Brief - Additions to Historic Buildings](#)**AHBR 24-849 264 E Streetsboro St**

Addition (Front Porch)

Submitted by Shawn Hook

- a) *The Architectural Design Standards state that roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material.*
- b) *Staff notes a metal roof is proposed. Staff recommends a shingled roof due to the chimney location*

Attachments: [264 E. Streetsboro St AHBR Packet](#)**AHBR 24-898 33 E Streetsboro (Historic District)**

Addition to Detached Garage

Submitted by Tracey Crawford

- a) *Verify the design and materials of the proposed garage door. Staff notes the existing garage door design and materials would not typically be approved in the historic district.*
- b) *Verify the proposed window design.*

Attachments: [33 E Streetsboro AHBR Packet](#)

[AHBR 24-887](#) 68 W Case Dr

Addition

Submitted by Charles A. McGettrick Jr.

a) The architectural design standards state that the roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Staff acknowledges that the existing roof is flat; however, question the proposed slope in relation to the existing roof pitch.

Attachments: [68 W Case Dr AHBR Packet](#)

[AHBR 24-862](#) 241 Ravenna St

New Single-Family House

Submitted by Tracy Corpus

- a) The Architectural Standards state “the materials used in any mass must be applied consistently on that mass on all sides of the structure.” Staff notes the siding on the garage wing would not be applied consistently and would transition from horizontal to vertical at the rear elevation.*
- b) Staff notes the exposed foundation would not be applied consistently at the rear of the building.*
- c) The Architectural Design Standards state “large expanses of blank wall are to be avoided.” Question if the windows should be enlarged along the front, left, and right elevations to better meet this requirement.*

Attachments: [241 Ravenna St AHBR Packet](#)

[AHBR 24-816](#) 7750 Stow Road - Ellsworth Hill Elementary

Outdoor Learning Pavilion

Submitted by John Peterson, GPD Group

- a) Staff notes the proposed pavilion would be constructed partially from reclaimed wood salvaged from the former “Flood House” Barn located at 1213 Barlow Road.*
- b) 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.” Staff notes the 30 ft long east elevation would not have fenestration. Suggest integration of a hayloft style window to meet this requirement.*

Attachments: [7750 Stow Rd AHBR Packet](#)

[AHBR 23-556](#) **2155 Middleton Road - Country Club of Hudson**
[REV](#)

Golf Cart Storage Barn

Submitted by Elizabeth Swearingner, Peninsula Architects

- a) *Staff notes the AHBR approved the design for the golf cart storage barn on September 13, 2023; however, the applicant has amended the design to a new location and reduce the size of the building.*
- b) *The previous AHBR approval conditioned that all non-functional louvered windows become true windows. Revis the louvered windows depicted on the south elevation.*
- c) *The Architectural Design Standards state fenestration placement should be every 12 ft. Staff notes a span of 18 ft on the east and west elevations without fenestrations placement.*
- d) *The Architectural Design Standards state there should be a typical window for the building. Staff notes windows with grids are depicted on the west and north elevations, while windows without grids are depicted on the east and south elevations.*

Attachments: [2155 Middleton Road AHRB Packet](#)
[Previously Approved Plans](#)
[Previous Meeting Minutes](#)

VII. Other Business

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

Addition - Informal Review

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the Land Development Code requires a minimum setback of 35 ft for street sides not designated as “front” (Church Street). The existing home is considered pre-existing nonconforming; however the addition would be subject to the current setback standards. The proposed addition is depicted with a setback of approximately 10 ft.*
- b) *Staff notes the home is comprised of a historic main mass and historic wing.*
- c) *Preservation Brief #14 states “new additions shall not destroy historic materials that characterize the property.” Staff notes the proposed addition would remove a significant portion of the historic wing to connect to the home.*
- d) *Preservation Brief #14 states “preservation of historic buildings inherently implies minimal change to the primary or public elevations. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form. A new addition should not be highly visible from the public right of way”. Staff notes the addition would be highly visible from Church Street.*
- e) *Preservation Brief #14 states “a new addition should always be subordinate to the historic building. It should not compete in size, scale or design with a historic building.” Staff notes the addition would be taller than the historic main mass and would compete in overall size.*

Attachments: [27 College St AHBR Packet](#)[NPS - Preservation Brief - Additions to Historic Buildings](#)**B. [AHBR 7-24-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 24, 2024****Attachments:** [July 24 AHBR Meeting Minutes - DRAFT](#)**VIII. 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.