



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, November 13, 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 24-1215](#) **168 Hudson Street (Historic District)**
Fence (6' wood extension)
Submitted by Amiee & Peter Wiley
a) *Staff recommends approval as submitted.*
Attachments: [168 Hudson St. AHBR Packet](#)
- B.** [AHBR 24-1227](#) **136 Hudson Street (Historic District)**
Alteration (Roof Replacement)
Submitted by Fred Margulies
a) *Staff recommends approval as submitted.*
Attachments: [136 Hudson St. AHBR Packet](#)
- C.** [AHBR 24-1183](#) **83 W. Case Drive**
Addition (Sunroom)
Submitted by Bill Young
a) *Staff recommends approval as submitted.*
Attachments: [83 W. Case Dr. AHBR Packet](#)

V. Old Business

- A.** [AHBR 24-1098](#) **56 College Street (Historic District)**
Alteration (Circular art glass window)
Submitted by Chris Lachman
- a) *The proposal would relocate a circular art glass window (installed without approval) to the rear of the house along the north elevation.*
 - b) *The AHBR requested the preservation consultant review and provide a recommendation. The attached report recommends the proposed change as appropriate and compliant.*
- Attachments:** [56 College Street AHBR Packet](#)
 [Consultant Recommendation](#)
- Legislative History**
- 10/23/24 Architectural & Historic Board continued
 of Review
- B.** [AHBR 24-998](#) **48 College Street (Historic District)**
Alteration & Addition
Submitted by Elizabeth Nicklas, Peninsula Architects
- a) *This application was reviewed by the AHBR at the October 23rd meeting. The Board requested a site visit and assistance from the Consultant for the proposed alterations on the 1850's north addition.*
 - b) *The Consultant report is attached for the Board to review. In summary, the recommendation is to revise the design to optimize retention of historic materials and openings.*
- Attachments:** [48 College St. AHBR Packet 11.13 Meeting](#)
 [48 College St. Consultant Report](#)
 [48 N. Oviatt AHBR Packet](#)
- Legislative History**
- 10/23/24 Architectural & Historic Board continued
 of Review
- C.** [AHBR 24-426](#) **13 N. Oviatt Street (Historic District)**
Demolition (One Story, Single-Family House)
Submitted by Clayton Braham
- a) *Staff notes this proposal was reviewed by the AHBR on May 8, 2024. The Board requested the assistance of the Consultant (report is attached). The Consultant concluded the existing house falls within the Period of Significance of the historic district (1806-1963) and therefore, demolition would not be appropriate.*
 - b) *The applicant has submitted further documentation for the AHBR to consider.*
- Attachments:** [13 N. Oviatt AHBR Packet 11.13 Meeting](#)
 [Perspectus Consultant Report](#)
 [13 N. Oviatt AHBR Packet](#)
- Legislative History**
- 5/8/24 Architectural & Historic Board continued
 of Review

VI. New Business**A. [AHBR
24-1224](#)****94 First Street (The Spice & Tea Exchange)**

Sign (Wall & Projecting)

Submitted by Marie Cipolletta, Signarama

- a) *Staff notes the applicant is proposing a wall and projecting signs.*
- b) *The Architectural Design Standards state signs shall have a matte finish. Revise plans to depict a matte finish.*
- c) *Question if the signs will be illuminated. Staff notes internal illumination is prohibited per the Land Development Code.*
- d) *The Architectural Design Standards state “Storefronts with common architectural elements should have signs that share continuity of design so that the placement and design of individual signs contribute to the cohesive appearance created by the common architectural elements. Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility.” Staff suggests the projecting sign to depict raised letters and a raised boarder in order to create a more cohesive design with neighboring storefronts.*

Attachments: [94 First St. AHBR Packet](#)

**B. [AHBR
24-1069](#)****341 Aurora Street**

Fence (4' & 6' Vinyl)

Submitted by Vicki Marshall

- a) *The Architectural Design Standards state fence heights and materials shall be compatible with their site location and surrounding development. Fences in the front yard shall be more formal in design and lower in height when sited close to the street or sidewalk. Fences in the rear yard offer more flexibility with greater allowance for height and design. Staff notes the applicant is proposing a 6 foot & 4-foot three rail wood fence that will incorporate a vinyl lattice system at the bottom. Question the overall design and the transition of the 4-foot fence to the 6-foot fence.*
- b) *The Land Development Code has the following code sections relative to fence height:*
 - The maximum height (excluding incidental decorative items) at any point shall not exceed four feet above the elevation of the surface of the ground.*
 - To the rear of the main mass of the principal structure, the maximum height shall not exceed at any point six feet above the elevation of the surface of the ground**Confirm the 6-foot portion of the fence will start behind the main mass of the house.*

Attachments: [341 Aurora AHBR Packet](#)

- C. [AHBR
24-1236](#) **95 E. Streetsboro (Historic District)**
Alteration (Windows)
Submitted by Greg Chaplin
a) The Secretary of Interior Standards state 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Staff notes the applicant is proposing to replace a pair of double hung windows on the north and south elevations and a casement window on the east elevation. The applicant has provided the attached photos of current conditions.
Attachments: [95 E. Streetsboro Packet](#)
- D. [AHBR
24-1219](#) **172 Aurora Street (Historic District)**
Alteration (Porch Re-build)
Submitted by Justin Kapela
a) Staff notes the applicant is proposing to remove the front porch in order to access the sewer lines and will re-build in the exact same footprint.
b) The applicant states the proposal will utilize historic brick and will match the existing railing design. Submit a specification sheet on the proposed railing.
c) Question if the sandstone step treads could be re-used.
Attachments: [172 Aurora AHBR Packet](#)
- E. [AHBR
24-1211](#) **2275 Danbury Lane**
Addition (Dining Room & Kitchen)
Submitted by Nate Bailey, Hara Architects
a) The Architectural Design Standards state all roofs in all the wings must be of the same kind, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Staff notes the applicant is proposing a shed roof and the existing house has a gable roof.
b) The Architectural Design Standards state the building shall have a typical window used for most windows. Revise the rear elevation to depict double hung windows to be more consistent with the typical window on the existing house.
Attachments: [2275 Danbury AHBR Packet](#)

F. [AHBR
24-1210](#)**6543 Elmcrest Drive**

Addition (Attached Garage)

Submitted by Nate Bailey, Hara Architects

- a) *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. Revise the plans to depict the addition as being the same height or lower than the main body.*
- b) *The 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. Revise plans to depict fenestration on the left side of house elevation. Additionally, suggest adding a window to the first-floor garage addition on the right-side elevation.*
- c) *The 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 the right-side elevation depicts board & batten siding on the same wall plane as horizontal lap siding with a trim board to separate the two materials on the right-side elevation. Revise the plans to depict a more consistent siding material.*
- d) *Question the door accent material on the front elevation as it is flush with the existing wall plane with siding.*
- e) *Question the transition from the shingle to metal roof material on the right side elevation.*

Attachments: [6543 Elmcrest AHBR Packet](#)

G. [AHBR
24-1194](#)**5259 Preserve Lane**

New Residential Construction (Two-story single-family dwelling)

Submitted by Tony Lunardi, LDA Builders

- a) *The Architectural Design Standards state projections which extend out from the mass to which they are attached more than five feet will be treated as wings. The front face of the main body must sit forward at least 18" from the front face of wings. Staff notes the master bedroom projects approximately 6 feet from the main mass. Revise the plans (elevations, floor plan, site plan) to reduce this projection to meet this requirement.*
- b) *The Architectural Design Standards state All chimneys must match the foundation material. Fireplace vents, when incorporated, shall be located at the rear elevation. Revise the elevations to show the foundation material and chimney material to match to meet this requirement.*
- c) *Revise rear elevation to reduce the size of the three windows to provide additional separation between the windows and the corner/trim.*
- d) *Question the left elevation and approximate 60-foot wall span without a break in the massing.*

Attachments: [5259 Preserve Ln. AHBR Packet](#)

VII. Other Business

- A. [AHBR 24-1244](#) **333 Aurora Street (Informal)**
 Addition (Attached Garage)
 Submitted by Joseph Franzese
 - a) *Staff notes the applicant is proposing a large addition to the existing garage. The Architectural Design Standards state wings may not be larger or taller than the main body. Staff notes the wing addition would be significantly larger than the main house mass.*
 - b) *The Architectural Design Standards state attached garages shall not face the street except for new development with a front yard depth of 130 feet or more. Staff notes the addition would be approximately 220 feet from the street.*
 - c) *An engineered site plan depicting grading and setbacks must be submitted before a formal review.*
 - d) *Question if an accessory dwelling unit would be included in the proposal. Staff notes a bedroom that is independently accessed from the garage.*

Attachments: [333 Aurora AHBR Packet](#)

- B. [AHBR 2025](#) **2025 Architectural & Historic Board of Review Meeting Schedule**

Attachments: [2025 AHBR Meeting Schedule - Draft](#)

- C. [AHBR 7572](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: October 23, 2024.**

Attachments: [October 23, 2024 AHBR Minutes - Draft](#)

VIII. Staff Update

- A. [AHBR 7569](#) **AHBR Workshop Discussion**

Attachments: [AHBR Workshop Memo](#)

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.