



# City of Hudson, Ohio

## CD Meeting Agenda - Final-revised Architectural & Historic Board of Review

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*John Workley, Secretary*  
*John Funyak*  
*William Ray*  
*Shane Reid*

*Nicholas Sugar, City Planner*  
*Alicia Schrenk, Associate Planner*

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Wednesday, June 22, 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 22-556](#) 74 North Oviatt Street (Historic District)**  
Alteration (Shingle Replacement)  
Submitted by Shane Fisk, Shane Fisk Roofing  
*a) Staff recommends approval as submitted.*  
*Attachments:* [74 N Oviatt Street \(revised 6.22.22\)](#)
- B. [AHBR 22-586](#) 139 Franklin Street (Historic District)**  
Alteration (Garage Shingle Replacement)  
Submitted by Michael Penn  
*a) Staff recommends approval as submitted.*  
*Attachments:* [139 Franklin Street](#)
- C. [AHBR 22-584](#) 118 West Streetsboro Street**  
Signs (Building Sign - Splott Graphics)  
Submitted by Splott Graphics  
*a) Staff recommends approval as submitted.*  
*Attachments:* [118 West Streetsboro Street \(revised 6.22.22\)](#)  
[Additional Photos 6.21.22](#)

**V. Old Business**

**A. [AHBR 21-1223](#) 132 Franklin Street (Historic District)**

Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Submitted by Anthony Frammartino - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the project was reviewed at the June 8th, 2022 AHBR meeting. The Board requested an advisory report from Naylor Wellman, Preservation Consultants.*
- b) *A site visit was conducted on June 14, 2022 with Historic Preservation Consultant.*
- c) *The Historic Preservation Consultant's Design Advisory Report will be available on Tuesday, June 21, 2022.*

**Attachments:** [Design Advisory Report 6.17.22](#)

[132 Franklin Street \(proposed revised 6.3.22\)](#)

[132 Franklin Street \(previous\)](#)

[Pella Lifestyle Windows Spec Sheet](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

**B.** [AHBR 22-294](#)**56 College Street (Historic District)**

Accessory Structure (Detached Garage 850 SF)

Alterations (Dormers, Side Porch Re-build, Windows)

Submitted by Quinn Miller, Peninsula Architects

*a) Staff recommends the following based on the previous board discussions and consultant advisory report:*

- Staff notes an updated advisory report from the city's consultant will not be available at time of meeting. Staff has provided the following recommendations based on the revisions:*
- Further reduce the size of the south elevation shed dormer pursuant to the advisory report recommendation that the south elevation shed roof dormer is out of proportion to the existing house. Question if bottom of dormer could align with the bottom of the second floor windows. Question symmetry of proposed dormers when viewing front elevation.*
- Remove the cupola from the enclosed porch. Staff notes it is visible from the public realm and would add a design element which competes with the main house.*
- Provide additional documentation on compatibility of central cross gable at garage.*

***Attachments:*** [56 College St \(Revised 6.22.22\)](#)

[56 College St - Revised Plans 6.14.22](#)

[56 College St - Revised Renderings 6.14.22](#)

[56 College Street \(Revised 5.18.22\)](#)

[56 College St - Design Review Advisory Report 05.4.22](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

[56 College Street \(previous\)](#)

[Renderings](#)

**VI. New Business**

**A.** [AHBR 22-595](#)**35 South Oviatt Street**

Commercial Demolition (Commercial Building & Residential Garage - Hudson Equipment)

Submitted by Nate Bailey, Peninsula Architects

- a) *Staff notes the commercial building was built circa 1969. The residential garage was built circa 1950.*
- b) *Staff notes the nonconforming commercial building is not a designated historical landmark and is not located in the Historic District.*
- c) *The AHBR shall make the following recommendation pertaining to the demolition: “The AHBR finds the proposed structure for demolition at 77 North Oviatt Street **does** or **does not** have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings.”*

Attachments: [35 South Oviatt Street Plans](#)

[Photos of Building](#)

**B.** [AHBR 22-537](#)**6406 Ridgeline Drive**

Addition (Metal Patio Awning)

Submitted by James and Patty Clark, Finish Line Roof

- a) *Staff notes a proposed metal covered roof to be added to rear elevation.*
- b) *The Architectural Design Standards state 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 a metal shed roof is proposed while the main house has a gabled shingled roof; however, would be located on a rear elevation.*
- c) *Architectural Design Standards states roofs shall not intersect a wall so as to cause a valley. A valley is proposed with the existing roofline and the new metal roof line.*

Attachments: [6406 Ridgeline Drive \(revised 6.17.22\)](#)

**C.** [AHBR 22-587](#)**162 South Main Street**

Accessory Structure (Detached Garage, 354 SF)

Submitted by Chris Schenkenberger

- a) *Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations. Revise elevations to allow only one foundation material.*
- b) *Architectural Design Standards state the walls of the main body must be all one material, or an additional material may be used to call attention to the composition. For example, a second material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Revise elevations to depict consistent lap or shake wall material. An additional material could be used in the gable ends.*

Attachments: [162 South Main Street](#)

**D.** [AHBR 22-484](#)**16 Baldwin Street (Historic District)**

Addition (Deck, Powder Room)

Alterations (Doors, Windows, Exterior Alterations)

Submitted by William Gotts

- a) *Staff notes the Board has the ability to hire a historic preservation consultant to review proposal.*
- b) *Staff notes the Board has the ability to request a site visit.*
- c) *Staff notes a large portion of the existing porch would be infilled to accommodate a powder room and front entryway, resulting in a porch depth of only 3'10". A typical functional porch is 5'.*
- d) *Architectural Design Standards state The building shall have a typical window used for most windows. Proposed awning window on east elevation would not match the existing double hung windows with grids.*
- e) *Question the proposed double front door design and if it was original to the house.*
- f) *Question the compatibility of the proposed replacement screened in porch. Staff notes existing design has similar window design and gable design with returns and frieze boards to match existing house. Proposed design would also introduce a curved window design.*
- g) *Verify the home's exterior material.*
- h) *Submit product specification sheets for all proposed exterior materials.*

Attachments: [16 Baldwin Street](#)

- E. [AHBR 22-322](#) **6598 Meadow Farm Drive**  
Addition (Patio Room)  
Submitted by Jessica Skimin, Great Day Improvements  
a) *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 a foam roof system is proposed while the main house has a shingled roof.*  
*Attachments:* [6598 Meadow Farm Drive](#)

**VII. Other Business**

- A. [AHBR 6-8-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
June 8, 2022**  
*Attachments:* [AHBR Meeting June 8, 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.*