



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

Wednesday, July 27, 2022

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 22-110](#) **2234 Middleton Road**
Accessory Structure (Shed 880 SF)
Submitted by Michael Sirna
a) Staff recommends approval as submitted.
Attachments: [2234 Middleton Rd](#)
- B. [AHBR 22-672](#) **5430 Sullivan Road**
Accessory Structure (Detached Garage, 1200 SF)
Submitted by Cody Conley
a) Staff recommends approval as submitted.
Attachments: [5430 Sullivan Rd](#)
- C. [AHBR 22-692](#) **5423 Darrow Road**
Signs (Ground Sign & Building Sign - The Nest Schools)
Submitted by Todd Evans, Fast Signs
a) Staff recommends approval as submitted.
Attachments: [5423 Darrow Rd \(revised 7.26.22\)](#)

V. Old Business

A. [AHBR 22-608](#)**5860 Bradford Way**

Addition (Pavilion 561 SF)

Submitted by Jim Dombroski

a) This project came before the Board on July 13, 2022, and the project was tabled with the request to have a full gable form and remove the cut off roofs.

Attachments: [5860 Bradford Way \(revised 7.22.22\)](#)

[5860 Bradford Way \(7.21.22\)](#)

[5860 Bradford Way \(7.13.22\)](#)

VI. New Business**A.** [AHBR 22-726](#)**2656 Bridgeton Drive**

Addition (First Floor & Second Floor)

Alterations (Foundation Material, Siding, Roofing, Windows, Doors)

Submitted by Erin Graessle

a) This proposal consists of extensive exterior alterations and additions on the first and second floors. The following rooms are impacted Great Room, Kitchen, Mud Room, Laundry, Half Bath (1st Floor), Bedroom, New Master Bathroom and Walk-In Closet.

b) Staff notes a second story addition would be built on an existing wing that projects in front of the main mass. The architectural designs prohibit wings from extending forward of a main mass, therefore, the wing is considered nonconforming. Staff notes the second story addition would add massing to the nonconforming wing and would need approval from the AHBR.

c) Staff suggests using architectural shingles versus 3-tab shingles.

d) Staff suggests relocating windows on rear elevation; the far-right window to be located below the frieze board and middle window to be centrally positioned.

Attachments: [2656 Bridgeton Dr \(revised 7.26.22\)](#)

[2656 Bridgeton Dr \(Additions & Alterations\)](#)

B. [AHBR 22-721](#)**164 Elm Street (Historic District)**

Addition (Garage Addition, 284 SF)

Submitted by Rick Hawksley

a) Staff recommends approval as submitted.

Attachments: [164 Elm St \(revised 7.26.22\)](#)

[164 Elm St](#)

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

C. [AHBR 21-1046](#)**53 First Street**

New Commercial Structure and Exterior Alteration (Peg's Home & Gallery, Baldwin-Buss House)

Submitted by Nate Bailey, Peninsula Architects

- a) *Staff notes the Board approved the overall design for Peg's Foundation on March 9, 2022. However, the board requested the applicant further study the rear window overlooking the Green. The applicant has revised the design per the attached plans.*
- b) *The applicant is requesting to fully replace siding at the front porch, where 10% replacement was previously approved by the Board. The Secretary of Interior Standards states 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. Applicant to document condition of current siding and need for replacement for all new areas being proposed.*

Attachments: [53 First St \(7.19.22\)](#)

[Peg's Home & Gallery Elevations - March 9, 2022 Meeting](#)

[Peg's Comparison Elevations from 10.13.21 Meeting](#)

[Baldwin-Buss House Elevations - March 9, 2022 Meeting](#)

[Park Lane Square - Renderings March 9, 2022 Meeting](#)

[Product Specification Sheets](#)

[Public Comments Received](#)

[Photos 3.3.22](#)

[Staff Memo to AHBR - October 13, 2021 Meeting](#)

[Elevations - October 13, 2021 Meeting](#)

VII. Other Business**A. [AHBR 7-13-22](#)**

**Minutes of Previous Architectural & Historic Board of Review Meeting:
July 13, 2022**

Attachments: [AHBR Minutes July 13, 2022 - draft revised 7.25.22](#)

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.