



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
Karl Wetzel

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, August 10, 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 22-737](#) 5697 Darrow Road**
Sign (Ground Sign - Bishop Financial Advisors)
Submitted by Joe Berdine, Sign-A-Rama
a) Staff recommends approval as submitted.
Attachments: [5697 Darrow Rd \(revised 8.8.22\)](#)
- B. [AHBR 22-782](#) 35 York Drive**
Accessory Structure (Pergola, 256 SF)
Submitted by Jared Gill
a) Staff recommends approval as submitted.
Attachments: [35 York Dr](#)
- C. [AHBR 22-771](#) 102 Ravenna Street**
Accessory Structure (Poolhouse, 280 SF)
Accessory Structure (Detached Garage, 360 SF)
Submitted by Stephen Noffsinger
a) Staff recommends approval as submitted.
Attachments: [102 Ravenna St](#)

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 reviewed the revised proposal dated July 21, 2022. Overall, they have determined the proposal to be appropriate, however, have recommended the north dormer be smaller in scale with a single window in proportion with the existing historic dormers.*
- Attachments:** [132 Franklin St \(revised 8.8.22\)](#)
[132 Franklin - Original Approved by Board 11.10.21](#)
[Design Advisory Report 8.4.22](#)
[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

- B.** [AHBR 22-654](#) **245 North Main Street (Historic District)**
Commercial Alteration (Door Replacement)
Submitted by Charlie Green, Construction Specialists
- a) *This project went before the Board on July 13, 2022 and project was tabled due to needing more detail.*
 - b) *This is a proposal to replace the front entry doors. Existing material of the doors is steel with wood frame and the proposed new material is steel door with a steel frame. 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. Applicant shall document need for replacement and, if replacement is justified.*
- Attachments:** [245 N Main \(revised 8.5.22\)](#)
[245 N Main \(revised 7.12.22\)](#)

C. [AHBR 22-659](#)**30 Aurora Street (Historic District)**

Accessory Structures (Fences, Arbor, Stone Wall)

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *This project went before the Board on July 13, 2022, and was tabled due to request for a Site Visit. The Board held a site visit on Tuesday, July 26, 2022.*
- b) *Staff notes the revision includes the removal of the trellis, pergola and water feature.*
- c) *The Board received the Design Review Advisory Report from Historic Preservation Consultant Naylor Wellman on August 8, 2022.*

1.) Historic Front Approach: Recommendation of Denial.

- *The proposed front walk/entry landscape plan removes the visual connection and physically disconnects the building from the character defining feature of the Whedon-Farwell House with its diagonal placement on the lot and façade and front entry-oriented west towards the historic Village Green and intersection of Aurora/E. Main Streets. The design may be improved to maintain the historic character defining elements of the house by opening the shrubbery and wall to allow for a gate and walkway connecting to the city sidewalk to access the front entry.*

2.) Elevated Terrace: Recommendation of Denial.

- *The elevated terrace lawn and trellis structure in combination with the change in topography will cause these features together to tower over and negatively impact the adjacent Division Street historic properties. The change in elevation at the rear of the property which continues to slope downwards towards adjacent 29 & 33 Division Street Houses creates a design challenge to maintain the scale of the neighborhood without introducing elements that overwhelm neighboring historic properties. Reducing the height of the trellis and increasing the rear setback would improve the scale of the design and lessen the impact on adjacent historic properties.*

Attachments: [30 Aurora St \(revised 8.2.22\)](#)

[Design Review Advisory Report 8.8.22](#)

[30 Aurora St \(revised 7.12.22\)](#)

[30 Aurora St \(Original Approved Plans 2021\)](#)

[30 Aurora St - Previous Staff Comments](#)

VI. New Business

- A. [AHBR 22-508](#) **61 East Streetsboro Street (Historic District)**
Fence (6' Wood Fence)
Submitted by Gary Klein
- a) *Staff notes the project went before BZBA on July 21, 2022 and received a fence height variance.*
 - b) *Staff notes the proposed fence will replace the existing 6-foot-high fence that has existed since the house was built circa 1969.*
 - c) *Architectural Design Standards state the finished side of all walls and boundaries must face the common property line boundary, or the public way.*
- Attachments:* [61 E Streetsboro St](#)
- B. [AHBR 22-216](#) **185 South Main Street**
Accessory Structure (Detached Garage, 1200 SF)
Submitted by Richard Lang
- a) *Revise elevations to depict details, for example, window grids, window trim, corner boards, and etc.*
- Attachments:* [185 S Main St](#)
- C. [AHBR 22-728](#) **305 Ravenna Street**
Accessory Structure (Shed, 340 SF)
Submitted by Janet Marcinik
- a) *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 east elevation is a span of 20 feet without fenestration. However, staff notes there would be a significant setback and porch addition.*
- Attachments:* [305 Ravenna St](#)
- D. [AHBR 22-720](#) **4009 Deacon Ct**
Addition (Deck Roof)
Submitted by Vincent Chellino, Chellino Construction
- a) *Architectural Design Standards state all roofs 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 notes proposed roof is a shed roof, while the house is a gable roof.*
 - b) *Submit a roof plan.*
- Attachments:* [4009 Deacon Ct \(revised 8.9.22\)](#)

E. [AHBR 22-758](#)**6644 Kingswood Drive**

Addition (Deck Awning)

Submitted by Mike Sheets, Bright Covers

- a) *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 the proposed roof material is polycarbonate panel, while the home has asphalt shingles.*
- b) *Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structure but should be related to materials used in the details of the structure.*
- c) *Architectural Design Standards state all roofs 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 notes proposed roof is a shed roof, while the house is a hip roof.*
- d) *Staff recommends increasing the width of proposed posts.*
- e) *Submit a roof plan.*

Attachments: [6644 Kingswood Dr](#)

VII. Other Business

A. [AHBR 22-730](#)**5530 Stonecreek Way (Informal Review)**

New Residential Construction (Single Story, One-Family Home)

Submitted by Joseph Myers, Myers Architect

- a) *Architectural Design Standards state new buildings and alterations shall respect the existing context and framework. Question proposed elevation of home and how it would relate to surrounding development.*
- b) *Architectural Design standards state the front face of the main body must sit forward at least 18" from the front face of wings."*
 - *Revise design to incorporate the garage within a main body or set back 18" within a wing.*
 - *Projections may extend up to 5' from a main mass, therefore all proposed massing forward of the main mass must be redesigned to meet these requirements.*
- c) *Provide a roof plan prior to the discussion to help verify massing.*
- d) *Architectural Design Standards state all steps in front of doors must be the full width of the opening, regardless of whether all portions of the opening are functioning doors. All steps shall incorporate closed risers and double handrails when handrails are proposed. Staff notes right elevation door does not have steps. Revise elevation to meet design standard.*
- e) *Architectural Design Standards state The walls of the main body must be a dominant material. Revise proposed stone between the office and front porch.*

Attachments: [5530 Stonecreek Way - Informal Discussion](#)

B. [AHBR 7-27-2022](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
July 27, 2022**

Attachments: [AHBR Minutes July 27, 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.