



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 13, 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 22-616](#) **136 Elm Street (Historic District)**
Alteration (Shingle Replacement)
Submitted by Michael Moore
a) *Staff recommends approval as submitted.*
Attachments: [136 Elm Street](#)
- B. [AHBR 22-670](#) **56 York Drive**
Accessory Structure (Detached Garage, 432 SF)
Submitted by Michael Gerson
a) *Staff recommends approval as submitted.*
Attachments: [56 York Drive](#)
- C. [AHBR 22-650](#) **5524 Timberline Trail**
Alteration (Remove Brick Façade and add Stone Façade)
Submitted by Justin Biltz
a) *Staff recommends approval as submitted.*
Attachments: [5524 Timberline Trl \(revised\)](#)

V. Old Business

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

Addition (Deck, Powder Room)

Alterations (Doors, Windows, Exterior Alterations)

Submitted by William Gotts

- a) *Staff notes house was constructed circa 1923.*
- b) *Staff notes the project was reviewed at the June 22, 2022, AHBR meeting. The Board requested an advisory report from Naylor Wellman, Preservation Consultants.*
- c) *A site visit was conducted on July 5, 2022, with Historic Preservation Consultant. It was observed at the site visit that all existing windows were to remain or be repurposed except for 1 proposed window, existing siding was a type of cement board, the proposed projection will match the existing project on front elevation.*
- d) *Recommendations for approval with the following conditions from the Historic Preservation Consultant: revise South elevation to reflect “rectilinear shaped glass” to match existing windows and a more appropriate front door would be a single door with side lites.*
- e) *Revise elevations to remove proposed window on south elevation and add utility meter.*

Attachments: [16 Baldwin St \(revised\)](#)

[Design Review Advisory Report](#)

VI. **New Business**A. [AHBR 22-595](#)**33 South Oviatt Street**

Residential Demolition (House)

Submitted by Nate Bailey, Peninsula Architects

- a) *Staff notes the building was constructed circa 1920; however, is not located within the historic district or listed as an individual historic landmark.*
- b) *OHI form indicates the original house on this site was torn down.*
- c) *OHI form indicates an architectural style was not determined.*
- d) *OHI form indicates multiple additions were built over time, including an enclosed front porch.*
- e) *The AHBR shall make the following recommendation pertaining to the demolition: “The AHBR finds the proposed structure for demolition at 33 South 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: [33 S. Oviatt Street](#)

B. [AHBR 22-589](#)**30 Ravenna Street**

Signs (Building Signs, Ground Sign - Ohio Organics and Nature)

Submitted by Amy Miklos

- a) *Architectural Design Standards state signs should be designed and placed on buildings to be compatible with and complement the appearance of the building and all signs should be reviewed for their impact on the overall building façade. Revise sign elevation for back door sign to accurately depict on the rear elevation the proposed sign, dimensions and accurately scaled to the building.*

Attachments: [30 Ravenna St \(revised\)](#)

C. [AHBR 22-577](#)**57 Hamden Drive**

Accessory Structure (Detached Garage, 768 SF)

Submitted by Kenneth Lonsberry

- 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 right elevation is a span of 14 feet without fenestration. Adjust proposed windows or add a third window to meet the requirement.*
- b) *Revise elevations to depict window grids, foundation, window trim, and corner boards.*

Attachments: [57 Hamden Drive](#)

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

Accessory Structures (Fence, Garden Elements)

Alteration (Removal of Small Side Window)

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *Provide minimum 6" separation between unilock stone wall and sidewalk along Aurora Street.*
- b) *Question the visual impact the proposed improvements along the west elevation would impose on the historic façade, including retaining walls and water features.*
- c) *Secretary of Interior Standards states the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Staff notes the applicant is proposing to remove a window on the north elevation, however; the window was not original to the house and removal would provide better symmetry to the elevation. Question how window would be infilled and blended.*

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

[30 Aurora Previously Approved Plans](#)

- E.** [AHBR 22-654](#) **245 North Main Street (Historic District)**
Commercial Alteration (Door Replacement)
Submitted by Charlie Green, Construction Specialists
- a) *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.*
- b) *Submit scaled front elevation to depict the proposed double door replacement.*
- Attachments:* [245 N Main \(revised\)](#)
- F.** [AHBR 22-667](#) **5457 Stow Road**
Additions (Front Porch, Side Porch, & Screened Porch)
Alterations (Major Exterior Improvements)
Submitted by Diane Rubin-Schuld, Paino & Associates
- a) *Architectural Design Standards state the walls of the main body must be a dominant material. Up to two additional materials may be used to call attention to the composition. For example, a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Staff notes that there are two materials, depicted are painted brick, stucco, and stone. Question if painted brick needs revised to stucco or stone.*
- b) *Architectural Design Standards state all chimneys must match the foundation material. Staff notes proposed foundation will be stone, while chimney will be painted brick to match the columns.*
- Attachments:* [5457 Stow Road \(revised\)](#)
[Product Specification Sheets](#)
- G.** [AHBR 22-608](#) **5860 Bradford Way**
Addition (Pavilion 561 SF)
Submitted by Jim Dombroski
- a) *Architectural Design Standards state all 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 notes design was revised to omit hip roof shape. Question revised roof shape that cuts off mass back half of garage.*
- Attachments:* [5860 Bradford Way](#)

- H. [AHBR 22-631](#) **2174 E. Streetsboro Street**
Addition (Front Elevation Dormer and Rear Addition)
Alterations (Exterior Alterations)
Submitted by David Pelligra, DP Architects Inc.
- a) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise rear elevation to depict consistent siding second floor.*
- b) *Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Revise east elevation to add shutters to match consistently on the home.*
- Attachments: [2174 E. Streetsboro Street](#)
[Exterior House Renderings](#)
[Exterior House Photos](#)

VII. Other Business

- A. [AHBR 6-22-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
June 22, 2022**
- Attachments: [AHBR Minutes June 22, 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.