



# City of Hudson, Ohio

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

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

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

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Wednesday, March 9, 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 22-163](#)     **46 Park Lane**  
Signs (Projecting & Building Signs - Ming's Bubble Tea)  
Submitted by Joe Berdine, Signarama  
a) *Staff recommends approval as submitted.*  
*Attachments:* [46 Park Lane](#)

**V. Old Business**

- A. [AHBR 22-37](#)     **820 Ridgewood Boulevard**  
Addition (Screened Porch)  
Submitted by Matt Lucy, Lucy Renovations  
a) *Architectural Design Standards state enclosed porches and additions on existing decks shall incorporate skirting material compatible with the structure. Staff notes current design could be considered an open porch; however, no further enclosure could be made without applying a masonry foundation to match the existing house.*  
*Attachments:* [820 Ridgewood Blvd \(Final Revised\)](#)

**VI. New Business**

- A. [AHBR 22-170](#)      **104 E. Streetsboro Street (Historic District)**  
Fence (4' Wood, Decorative Fence)  
Submitted by Thomas Santoscoy  
a) *Staff recommends approval as submitted.*  
**Attachments:** [104 E Streetsboro Street](#)
- B. [AHBR 22-154](#)      **5662 Brookshire Drive (Nottingham gates, Phase V, Lot 24)**  
New Residential Construction (One-Story, Single-Family Home)  
Submitted by George Pelesky, Drees Homes  
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 floorplan to set back garage mass 18" from main body.*  
c) *Architectural Design Standards 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 on garage side elevation one of the doors does not depict steps full width of the opening.*  
d) *Architectural Design Standards state details in each mass must be consistently applied throughout all sides of the main body. Staff notes shutters are proposed on the front elevation only.*  
**Attachments:** [5662 Brookshire Drive \(revised\)](#)  
[5662 Brookshire - Additional Photos 3.9.22](#)  
[Front Elevation Option](#)

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) *Summary review timeline:*

- *September 22, 2021: Initial presentation to the AHBR and informal review.*
- *October 13, 2021: Formal application was reviewed by AHBR. The file was tabled to allow a site visit.*
- *November 3, 2021: AHBR conducted site visit.*

b) *Staff notes the following changes to the Peg's Foundation plans from the October 13, 2021, submittal:*

- *Central Mass/tower widened east to west. Height of mass has also increased approximately 2'.*
- *Minor revisions to sandstone banding around window openings.*
- *Slate roof proposed at wing located within the historic district.*
- *Picture window redesigned at east elevation.*

c) *Revise submitted roof plan to accurately depict "Upper Roof".*d) *Indicate anticipated locations of signage.*e) *Staff notes approximately 40% of the siding along the south, west and north elevations of the Baldwin-Buss House would be replaced. 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.*

**Attachments:** [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 2-23-2022](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 23, 2022**

**Attachments:** [AHBR Minutes February 23, 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.*