## City of Hudson, Ohio

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

John Caputo, Chair Allyn Marzulla, Vice Chair John Workley, Secretary Andrew Brown Amy Manko Françoise Massardier-Kenney Jamie Sredinski

Nicholas Sugar, City Planner Lauren Coffman, Associate Planner

Wednesday, November 12, 2025

7:30 PM

Town Hall 27 East Main Street

- I. Call To Order
- II. Roll Call
- **III.** Public Comment
- **IV.** Consent Applications
- A. AHBR 198 Aurora St (Historic District)
  25-1409 Alteration (Roof Replacement)

Submitted by Michael Penn

a) Staff recommends approval as submitted.Attachments: 198 Aurora Street - AHBR Packet

V. Old Business

## **A.** <u>AHBR</u> 25-1083

#### 2608 Brunswick Ln

Accessory Structure (Detached Garage)

Submitted by Dennis Reminder

- a) Staff notes this application was tabled at the October 29, 2025, AHBR meeting.
- b) The applicant has submitted revised elevations for the Board to review. Staff notes the proposed metal siding material has been revised and siding added to match the existing house. Additionally, windows have been added to the rear elevation to meet fenestration requirements.
- c) Verify proposed foundational material and if it would match the existing house.

**Attachments:** 2608 Brunswick Dr - AHBR Packet 11.12.25

2608 Brunswick Dr - AHBR Packet

### Legislative History

10/29/25 Architectural & Historic Board continued

of Review

**B.** AHBR 25-1342

### 49 Owen Brown Street (Historic District)

Addition (Second Story)

Submitted by WC Gotts

- a) Staff notes that the AHBR reviewed this proposal at the October 29, 2025, AHBR meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.
- b) A site visit occurred on November 4, 2025.
- c) The consultant report is attached for the Board's consideration.

**Attachments:** 49 Owen Brown St - AHBR Packet 11.12.25

49 Owen Brown Street - Consultant Report

49 Owen Brown St - AHBR Packet

Preservation Brief #14

#### Legislative History

10/29/25 Architectural & Historic Board continued

of Review

# **C.** <u>AHBR</u> 2025-474

### 78 Aurora Street (Historic District)

Addition (Kitchen, Laundry Room, Elevator, & Garage) Submitted by Rebecca Pantuso, Pantuso Architecture

- a) Staff notes that the AHBR reviewed this proposal at the October 8, 2025, meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.
- b) A site visit occurred on October 21, 2025.
- c) The consultant report is attached for the Board's consideration.

Attachments: 78 Aurora St - AHBR Packet 10.8.2025

78 Aurora Street - Consultant Report
Previous approval - 5.28.25 meeting
Consultant Report from 5.28.25 meeting

Preservation Brief 14 - Additions

#### Legislative History

10/8/25 Architectural & Historic Board continued

of Review

### VI. New Business

## A. <u>AHBR</u>

### 34 Ravenna St, Unit 2

<u>25-1353</u> Sign (Wall Sign)

Submitted by Eric Kuczek

- a) Section V-2 (b) of the Architectural Design Standards state the sign and associated lighting fixtures should complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building façade. If the building design does not clearly identify the appropriate placement for a sign panel, then individual letters are encouraged unless there is a clear location for adding panels, such as establishing one or more repetitive, common architectural features in order to create a repetitive sequence.
- b) Question the proposed location of the sign on the building. Staff notes sign panels have been approved for this building in the past; however, one has not been placed in this specific location.

**Attachments:** 34 Ravenna St - AHBR Packet

# **B.** AHBR 25-1375

#### 7542 Darrow Rd

Sign (Ground Sign)

Submitted by Scott Kuebler

- a) Staff notes the proposed sign face would replace an existing sign face. The existing posts would remain.
- b) The applicant states the sign is aluminum construction with vinyl covering.
- c) Section V-5 of the Architectural Design Standards state "signs shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign". Suggest a border be applied to the sign to conceal the metal screws
- d) Section V-5(c) of the architectural design standards state "signs should have a matte finish, not have a glossy or reflective finish." Staff notes a glossy finish.

**Attachments:** 7542 Darrow Rd - AHBR Packet

### Legislative History

10/29/25 Architectural & Historic Board continued

of Review

# C. <u>AHBR</u> 25-1407

### 91 N Oviatt St (Historic District)

Accessory Structure (Roof Overhang)

Submitted by Jim Rodstrom

- a) Section III-1(d)(3) of the Architectural Design Standards states "The roof of an enclosed accessory building should be the same roof shape as the roof of the main structure." Question the proposed shed roof addition on the accessory structure as the main structure has a gable roof.
- b) Question if the proposed roof overhang is centered on the proposed north elevation. Staff notes that the proposed work would be to the interior of the site.
- c) Question if elevations accurately depict how the proposed roof would meet the existing barn roof.

**Attachments:** 91 N. Oviatt St - AHBR Packet

# **D.** <u>AHBR</u> 25-1343

### 95 Maple Dr (Historic District)

Alterations (Windows & Door Replacement)

Submitted by Juliann Nathanson

- a) Staff notes vinyl windows are proposed, as well as metal doors. These materials have not been deemed appropriate for this historic district. Revise to wood or an aluminum clad wood door and windows.
- b) Question removal of the existing door on the south elevation.

**Attachments:** 95 Maple Sr - AHBR Packet

#### Ε. AHBR 6662 Regal Woods Dr 25-1403

Addition (Rear Porch)

Submitted by Scott Dohner, Dohner Landscaping

a) Section III-1 (g)(5) of the Architectural Design Standards state that if the deck height to grade is greater than 18" skirting or a landscape plan should be incorporated. Revise elevations to depict skirting or landscape detail for the new proposed deck.

Attachments: 6662 Regal Woods Dr - AHBR Packet

#### F. <u>AHBR</u> 5210 Preserve Ln 25-1373

New House (Single-Family Dwelling)

Submitted by LDA Builders, Inc.

- a) Verify grade line is accurately depicted on the submitted elevations.
- b) Question proposed siding material depicted on the front elevation within the recessed porch.
- c) Section IV-3 (e)(4) of the Architectural Design Standards states the building shall have a typical window used for most windows. Revise the window design to depict a more consistent typical window and grid pattern.
- d) Revise elevations to consistently depict gable returns
- e) Section IV-4 (d)(3) of the Architectural Design Standards state that the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise elevations to depict consistent wall material around the proposed wing.
- Section IV-4 (d)(3) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Suggest revising the stone veneer in the front gable to vertical siding to meet this requirement.
- g) Question the proposed projection siding on the right-side elevation adjacent to the proposed garage doors.
- h) Section IV-4 of the Architectural Design Standards state that large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Suggest revising the right-side elevation to incorporate additional architectural detail to be applied in the proposed 2nd story gable to better meet this requirement.
- Section IV-4 (f) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Staff notes awnings are only applied to the front elevation.
- Spec sheets for all exterior materials.

5210 Preserve Ln -AHBR Packet Attachments:

#### Other Business VII.

| <u>AHBR</u> | Minutes of Previous Architectural & Historic Board of Review Meeting: |
|-------------|---|
| 10.8.2025   | October 8, 2025   |
|             | Attachments: October 8, 2025 AHBR Meeting Minutes - Draft             |
| AHBR        | Minutes of Previous Architectural & Historic Board of Review Meeting: |
| 10.29.2025  | October 29, 2025  |
|             | Attachments: October 29, 2025 AHBR Meeting Minutes - 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.