



# City of Hudson, Ohio

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

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*Christopher Bach*  
*James Grant*  
*Shane Reid*  
*John Workley*

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

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Wednesday, December 16, 2020

7:30 PM

Via Video-Conference & Live-Stream

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**This meeting will be held via video-conference. Comments can be submitted to [AHBR@hudson.oh.us](mailto:AHBR@hudson.oh.us) prior to start of the meeting. Please submit by 4:30 p.m. of the meeting date. All comments received will be read aloud by staff during this portion of the agenda.**

**IV. Consent Applications**

**V. Old Business**

- A. [AHBR 20-946](#) 172 Aurora Street (Historic District)**  
Alterations (Window Replacement)  
Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.  
*a) Staff observed at the site visit that the window has already been replaced.*  
**Attachments:** [172 Aurora Street](#)  
[172 Aurora Street - Site Visit 12-9-20](#)

**VI. New Business**

**A.** [AHBR 20-1031](#)**750 West Streetsboro Street**

Sign (Ground Sign - Christ Community Chapel)

Submitted by Richard Schuping

- a) *Staff notes sign at 303 will be located in same location as existing sign. Sign along Terex Road will be relocated to adjacent landscaped bed as current sign is located within the City right-of-way.*
- b) *Architectural Design Standards state ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building. Question overall compatibility to existing building; however, staff notes signs are located a significant distance from the main building and are further screened by year-round landscaping.*

Attachments: [750 West Streetsboro](#)

**B.** [AHBR 20-1068](#)**98 North Main Street (Historic District)**

Sign (Building Sign - Farmer's Rail)

Submitted by Melanie Brunty

- a) *The Land Development Code requires projecting; or hanging signs to have a minimum clearance of seven (7) feet from the ground to the bottom of the sign. Revise elevation (page 2) to depict clearance.*
- b) *Verify wall sign will utilize existing gooseneck lighting.*
- c) *The Land Development Code permits one (1) building sign per occupant frontage. Wall and awning signs are both classified as building signs. Remove proposed awning signs from the scope of work to meet this requirement.*
- d) *The Land Development Code permits window signage to cover thirty-three (33%) percent of an individual window. Remove proposed signage from front entryway door (left side).*
- e) *Question if any signage is propose at the rear elevation.*

Attachments: [98 North Main Street](#)

- C. [AHBR 20-1061](#) **98 North Main Street (Historic District)**  
Alterations (Windows, Doors, Roof Screening - Farmer's Rail)  
Submitted by John Feick, Feick Design Group - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- Question the use of the aluminum storefront material on the historic building.*
  - Indicate how the walk-in cooler will be finished or screened to be compatible with the main structure. Staff notes the building is a mixture of block and siding, while freezer is galvanized metal.*
  - Submit a site plan based on a survey to verify property boundary.*
  - Plans show solid bronze aluminum fence on existing roof, however, recently submitted a rustic wooden fence.*
- Attachments: [98 N Main Street](#)
- D. [AHBR 20-1069](#) **1801 Norton Road**  
Accessory Structure (Detached Garage)  
Submitted by Michael Gerson
- Site plan does not accurately depict the existing house.*
  - Question the 40 ft façade without a break.*
- Attachments: [1801 Norton Road](#)
- E. [AHBR 20-1083](#) **258 North Main Street (Historic District)**  
Alterations (Siding Replacement)  
Submitted by Jeffrey Ury, Alair Homes - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- Staff notes applicant received approval on March 11, 2020 from the Architectural and Historical Board of Review with the following conditions: proposed windows on North elevation revised to match top sash height of existing windows, Window revised on east elevation to match proportion of existing windows, revise gable return on south elevation, existing wood windows to be relocated to west elevation, and proposed windows to be Windsor Pinnacle Clad Impact.*
  - On the north elevation, a window proposed to fill in, but applicant exceeded scope of work by replacing siding on entire North Elevation.*
  - Staff notes Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. AHBR may request a site visit to further assess the condition of existing siding.*
  - Secretary of Interior Standards state, "In the event that replacement is appropriate, the new material should be compatible in composition, design, color and texture".*
- Attachments: [258 North Main Street 12-16-20](#)  
[258 N Main St Final Approved \(Previous\)](#)

- F. [AHBR 20-1053](#) **6599 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 168)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Gabriel Kirksey, Pulte Homes  
*a) No lookalike issues with proposed residential structure.*  
*b) Staff recommends approval as revised.*  
*Attachments:* [6599 Rosewood Trail](#)
- G. [AHBR 20-1045](#) **25 Milford Drive**  
New Commercial Structure (One Story, Office Building)  
Submitted by Xin Wan, Wanix Architects  
*a) Staff notes the AHRB informally reviewed the proposed building on 9-23-20.*  
*b) Provide product specification sheets for proposed siding, windows, and doors.*  
*c) Staff notes west elevation would be prominent as it is directly adjacent to Milford Drive. Suggest combining the front door and adjacent window within a single header and framing to reflect more of a storefront design.*  
*d) The Architectural Design Standards state materials used in the main body must be all one material, though a second material may be used on projection gable ends, entrance recesses, or to emphasize horizontal or vertical division of the building. Staff notes east elevation walls would be sided while the rest of the body is brick. Suggest revising east and west elevations so the main wall is brick façade, and the gable end is siding, continuing the trim band or adding a gable return similar to other buildings on the site.*  
*Attachments:* [25 Milford Drive](#)

## VII. Other Business

- A. [AHBR 5253](#) **30 Aurora Street - Informal (Historic District)**  
Addition (Three Story Garage w/ finished Basement)  
Submitted by Elizabeth Nicklas, Peninsula Architects  
*a) Staff notes proposed garage structure is an addition to the existing house. Rather than the materials match to the main house, the project has been proposed with a carriage house design with a board and batten siding and no shutters.*  
*Attachments:* [30 Aurora \(Informal\)](#)

- B.**     [AHBR 20-1015](#)     **167 Hudson Street - Informal**  
Accessory Structure (Detached Garage)  
Submitted by Rick Hawksley
- a) *Staff notes the ridge and mid-point heights of the proposed detached building match the existing house. Staff notes the proposed height and large dormers are at the limit of design standards height allowance while the proposal additionally requests variances to maximum footprint and minimum setback. Staff notes meeting the required setbacks of 15 feet and the maximum footprint of 1,200 sq ft would reduce the presence of the structure from both the street and adjacent properties.*
- b) *Question the use of such a shallow roof pitch at the dormers.*
- Attachments:* [167 Hudson \(Informal\)](#)
- C.**     [AHBR 2021](#)     **2021 Architectural & Historic Board of Review Meeting Schedule**
- Attachments:* [AHBR 2021 Meeting Calendar](#)
- D.**     [AHBR](#)     **Minutes of Previous Architectural & Historic Board of Review Meeting:**  
[11-18-2020](#)     **November 18, 2020**
- Attachments:* [AHBR Meeting Minutes November 18, 2020 - draft](#)

## VIII. 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.*