



# 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, April 27, 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 22-127](#) 5713 Abbyshire Drive**  
Accessory Structure (Pavilion with Fireplace)  
Submitted by Stephanie Rosko  
a) *Staff notes applicant received approval from BZBA on April 21, 2022 for a side yard variance request.*  
b) *Staff recommends approval as submitted.*  
***Attachments:*** [5713 Abbyshire Drive](#)

**B. [AHBR 22-306](#) 1701 Groton Drive**  
Accessory Structure (Detached Garage 720 SF)  
Submitted by Louis Verhas  
a) *Staff recommends approval as submitted.*  
***Attachments:*** [1701 Groton Drive](#)

**V. Old Business**

**VI. New Business**

**A.** [AHBR 22-221](#)**16 Clinton Street**

Signs (Projecting Sign - Stir Studio Kitchen)

Submitted by Charlie Denk

- a) *Architectural Design Standards state storefronts with common architectural elements should have signs that share continuity of design so that the placement and design of individual signs contribute to the cohesive appearance created by the common architectural elements. For example, a series of storefronts that, because of their architecture and design, have the appearance of a single building should have occupant signs that share common elements.*
- b) *Question the thickness of sign plate in relation to surrounding area signs.*
- c) *Staff suggests adding a border around the sign.*
- d) *Staff notes marquee sign was unique to JM McLaughlin. Previous tenants had building wall signs.*

Attachments: [16 Clinton Street](#)

**B.** [AHBR 22-142](#)**7535 Valley View Road**

Fence (6' Vinyl Privacy Fence)

Submitted by William Santos

- a) *Architectural Design Standards state fences shall be more formal in design and lower in height when sited close to the street or sidewalk. Staff notes a 6' vinyl privacy fence is proposed along property line near right-of-way/street.*
- b) *Staff recommends fence to be moved significantly back from Wethersfield Drive or stepped down in height with spaced pickets if closer to the street.*

Attachments: [7535 Valley View Road](#)

C. [AHBR 22-294](#)**56 College Street (Historic District)**

Accessory Structure (Detached Garage 850 SF)

Alterations (Side Porch Re-build, Removal of Window, Addition of Dormers)

Submitted by Quinn Miller, Peninsula Architects

- a) *Staff notes AHBR held a site visit on Thursday, April 21, 2022.*
- b) *Staff notes proposal would add multiple additions to the historic structure, demolishing existing detached garage that was constructed in early 1900's and has wood siding and rebuilding detached garage.*
- c) *Staff notes Board has the ability to hire a historic preservation consultant to review proposal.*
- d) *Staff suggests the board may wish to hold on formal action until the following additional submittal information has been received:*
  - *Verify proposed materials for screen porch addition.*
  - *Submit product specification sheets for all materials proposed for historic home. Label all existing and proposed exterior materials for the doors, windows, siding, and roofing.*
  - *Label all existing and proposed items on the site plan. Of note, the site plan does not label the new construction associated with the screen room as well as any alteration to walkways or patios.*
- e) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the overall compatibility of the garage to the main house.*
- f) *The National Park Service Preservation Brief for additions state new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Question the impact of proposed dormer additions on the historic mass and detached garage. Staff suggests a steeper pitch on the home and detached garage to be more compatible with the existing house and surrounding neighborhood.*
- g) *The National Park Service Preservation Brief states new additions should be compatible to a historic building. Question the overall compatibility with the dormer designs.*
- h) *Secretary of Interior's Standards for Rehabilitation state the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Question the removal of a typical existing original window on the left elevation.*
- i) *Question the use of a large shed roof instead of a gable and the use of triangular glass on the proposed glass enclosure/screen porch rebuild. Staff*

*suggests wood siding to better complement the house.*

*j) Secretary of Interior's Standards for Rehabilitation state new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*k) Question the use of the flat roof skylight which is significant in height and not compatible with the structure or the existing house.*

*Attachments:* [56 College Street](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

**D.**     [AHBR 21-1373](#)

**107 Cheshire Road**

Addition (Recreation Space, Storage)

Alteration (Front Entrance Door)

Submitted by Nicole Davis, NRD Design

*a) Question if addition would be inset from the existing house. Staff notes the architectural site plan depicts an inset, however, other supporting documents show the addition on the same wall plane.*

*Attachments:* [107 Cheshire Drive](#)

[Additional Photos 4.27.22](#)

**E.**     [AHBR 22-351](#)

**222 Ravenna Street**

Addition (Master Bedroom & Bathroom 760 SF)

Submitted by Tracy Corpus

*a) Architectural Design Standards state the building shall have a typical window used for most windows. Staff notes the proposed windows differ in design than the existing typical windows on the house.*

*b) Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Question the removal of window on left elevation.*

*Attachments:* [222 Ravenna Street](#)

- F. [AHBR 22-292](#) **1425 Middleton Road**  
New Residential Construction (One-Story, Single Family Home)  
Submitted by Natalie Westover, Schumacher Homes
- a) *Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. Staff notes garage wing sits 4'6" forward of the main body.*
  - b) *Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Question size of window on right elevation. However, staff notes, it is located above a bathroom shower. Question if smaller typical window can be placed on either side of transom.*
  - c) *Verify proposed vertical siding at entry way terminates on an inside corner.*

*Attachments:* [1425 Middleton Road](#)

## VII. Other Business

- A. [AHBR 4-13-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
April 13, 2022**

*Attachments:* [AHBR Minutes April 13, 2022 - Revised 4.25.22](#)

## VIII. Staff Update

- A. [AHBR 6055](#) **Amendments to the Architectural and Historic Board of Review  
Administrative Rules**

*Attachments:* [Memo to AHBR - Administrative Rules 4.22.22](#)

[AHBR Administrative Rules 2022 Draft 4.22.22](#)

## 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.*