



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Françoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, March 13, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 24-156](#) **Cutler Lane Entrance (Villas of Hudson)**
Ground Signs for Residential Subdivision
Submitted by Derek Kuryla, KGK and Co.
a) *Staff recommends approval as submitted.*
Attachments: [Cutler Ln. AHBR Packet](#)

V. Old Business

- A. [AHBR 23-1132](#) **50 Division Street (Historic District)**
Alterations (Door)
Submitted by James Field
a) *Staff has prepared the attached report for consideration of the AHBR.*
Attachments: [50 Division Street Staff Report 3.13.24 Meeting](#)
[50 Division St. AHBR Packet](#)
[50 Division ST. AHBR Packet 2.28.24 Meeting](#)
[50 Division St. AHBR Packet - 2.14.2024 Meeting](#)

Legislative History

1/10/24 Architectural & Historic Board continued
of Review

2/14/24 Architectural & Historic Board continued
of Review

B. [AHBR
23-1109](#)

7585 N. Vinemont Ct.

Addition (Covered Deck, 288sqft)

Submitted by Kevin McCausland, McCausland Landscapes

- a) *This case was tabled at the February 28, 2024 AHBR meeting. The Board requested the applicant explore a different privacy screen wall that would be more compatible with an open-air concept in order to not be required to incorporate a foundation to match the house. Additionally, the Board requested the rake boards be more consistent on all elevations.*
- b) *The applicant has revised the elevations to show a half privacy railing as well as a more consistent rake board design.*

Attachments: [7585 N. Vinemont Ct. AHBR Packet 3.13.24 Meeting](#)
[7585 N. Vinemont Ct. AHBR Packet](#)

Legislative History

2/28/24 Architectural & Historic Board continued
of Review

VI. New Business

A. [AHBR 24-200](#) **112 First Street (D.O Summers Cleaners)**

Sign (Wall & Projecting)

Submitted by Mike Bizjak

- a) *Question if the signs would be illuminated. Staff notes internal illumination is prohibited per the Land Development Code (zoning)*
- b) *The 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. Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility.” Staff notes the proposed wall sign would be affixed using an aluminum tubing structure, which is atypical of the First and Main Development. Staff recommends the sign be pin mounted to better complement surrounding signage.*
- c) *The Architectural Design Standards state “signs should have a matte finish, not have a glossy or reflective finish.” Verify signs would have a matte finish.*

Attachments: [D.O Summers AHBR Packet](#)

B. [AHBR
23-1091](#)**69 West Streetsboro Street (Citizens Bank)**

Signs (Building, Awning & Instructional)

Submitted by Iliana Kazandziev, Agile Signs

- a) *Staff notes Citizens Bank went to AHBR on August 9, 2023 and received an exterior alteration approval. Additionally, the project went to Planning Commission on December 11, 2023 for Conditional Use approval.*
- b) *The applicant is proposing two building signs awnings, lighting and instructional signs.*
- c) *The Land Development Code allows for two building signs when the property has two frontages. The proposed building signs are in compliance with the size requirements as per the LDC.*
- d) *Staff notes existing goose neck lighting would be removed and replaced with a different design and light bars would be installed at awnings. Staff suggests removing the lightbars as it conflicts with the gooseneck lighting design.*
- e) *The Land Development Code states lettering on instructional signs can not exceed two inches in height. Revise lettering height to comply with this requirement.*
- f) *Staff notes the applicant is proposing a Weathertyte awning fabric. Provide a specification sheet to confirm material.*
- g) *The Architectural Design Standards state signs shall have a matte finish. Revise plans to depict a matte finish.*

Attachments: [Citizens Bank AHBR Packet](#)

C. [AHBR 24-155](#) **33 E. Main Street (Historic District)**

Alterations

Submitted by Robyn Meeker

- a) *The applicant is proposing to alter all of the porch areas to include spindle work at the porch rake board and skirting. The applicant has submitted photos documenting this design was previously utilized.*
- b) *The applicant is proposing to use cedar wood as the material and intends to paint the wood colors that would currently match the existing.*
- c) *Staff recommends approval as submitted.*

Attachments: [33 E. Main St. AHBR Packet](#)

- D.** [AHBR 20-875](#) **36 S. Main Street (Yours Truly)**
Alteration (Rooftop Screening)
Submitted by Andrew Shibley
- a) *Staff notes an extensive exterior alteration was approved by the AHBR on 10.14.2020.*
 - b) *The applicant has requested the AHBR to reconsider the condition of approval that rooftop equipment shall be screened from the street. Staff notes the Architectural Design Standards require all mechanical roof equipment to be screened from public view.*
 - c) *The applicant has submitted photos indicating the roof equipment is visible from the street; however, it appears a reduced screen could be utilized based on the position of the building close to the street. Staff recommends the applicant perform a sight line study from the sidewalk on the east side of Darrow Road to determine adequate screening.*

Attachments: [Previously Approved Plans](#)
 [Yours Truly Hudson Photos for AHBR 3.13.24](#)

- E.** [AHBR 24-182](#) **136 Franklin Street (Historic District)**
Alteration (Porch Steps)
Submitted by Derek Mills
- a) *Staff notes the home was built in 2014. The Architectural Design Standards state because the house is not greater than 50 years old, the house would not be contributing to the Historic District and would be reviewed according to the type standards rather than the Secretary of Interior Standards.*
 - b) *The Architectural Design Standards state 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. Confirm the width of the stairs would not be changing.*
 - c) *The Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structure, but should be related to materials used in the details of the structure. Question the brick material and if it will be similar to the exposed foundation and pillars.*

Attachments: [136 Franklin Street AHBR Packet](#)

- F. [AHBR - 23-521](#) **290 N. Main (Historic District)**
Alterations (Door & Window)
Submitted by Anthony Luketic
- a) *Staff notes this case went to the AHBR on June 14, 2023 for an addition. The Board approved the proposed plans. The applicant is requesting changes.*
 - b) *The applicant is proposing to change the west elevation window design to a sliding glass door that will match the south elevation patio door design. Additionally, the applicant is proposing a concrete stair walk out. The applicant states railings are not being proposed.*
 - c) *The applicant is also proposing to change the door on the south elevation to a different door design to match.*

Attachments: [290 N. Main AHBR Packet](#)

- G. [AHBR 24-186](#) **2205 Victoria Parkway**
Addition (Second Story, Porch & Garage)
Submitted by Christine Sampat
- a) *Staff notes this project went to the July 14, 2021 AHBR.*
 - b) *Staff notes this project will be reviewed by the AHBR due to the significant changes and the conflict with the Architectural Design Standards.*
 - c) *When conducting a final inspection, staff noted the following changes:*
 - *The first-floor windows on the west elevation were not installed. The 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.*
 - *Second floor windows omit grid pattern on the west elevation.*
 - *Window size and grid pattern are different than what was approved on the east elevation. The Architectural Design Standards state the building shall have a typical window used for most window. Question if the window changes comply with this requirement.*
 - *Wide trim band not installed under the gable and the window size and grid pattern and different on the front elevation.*
 - *A different garage door design.*

Attachments: [2205 Victoria Parkway AHBR Packet](#)

- H.** [AHBR 21-310](#) **38 Division Street (Historic District)**
Addition (Breezeway & Kitchen)
Submitted by Jeffrey Goodman, Ultimate Home Remodeling
- a) *Staff notes this project went to AHBR on June 9, 2021. The Board incorporated conditions into the approval regarding the lap siding to be feathered in and to incorporate a dormer on the garage.*
 - b) *Staff notes this property is located in the Historic District and the significant changes would require review by the AHBR.*
 - c) *When conducting a final inspection, staff noted the following changes:*
 - *The garage roof dormer was not built.*
 - *Incorporated trim, rather than feathering in the lap siding. The Architectural Design Standards state wall materials should be blended across the façade.*
 - *The breezeway is not inset. Staff notes an inset design was incorporated to make the masses more distinguishable.*
 - *Different entry door designs.*

Attachments: [38 Division Street AHBR Packet](#)

- I.** [AHBR 24-199](#) **134 Chadbourne Drive**
Addition (First Floor Garage & Second Floor)
Submitted by Nate Bailey, Hara Architects
- a) *The Architectural Design Standards state replacement wall and roof materials should be blended across a facade (rather than small patch areas) to ensure compatibility with existing materials. Question how the siding will be blended in on the right side elevation.*
 - b) *The Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Question if the front elevation dormer window, the right side elevation window and the rear elevation windows should incorporate shutters to match the house.*
 - c) *The Architectural Design Standards state roofs on projections should match the roof material of the building, and to the extent possible, shall be same kind of roof. Confirm existing roof material will match the proposed roof material.*

Attachments: [134 Chadbourne Dr. AHBR Packet](#)

J. [AHBR 24-203](#) 43 Church Street (Historic District)

Addition (Entertaining Space)

Submitted by Nick Boka, Anthony Slabaugh Remodeling & Design

- a) *The proposal contains a rear and side addition to a historic building. To assist with review of the application, the AHBR may wish to seek the advice of the historic preservation consultant architect per LDC Section 1202.04(b)(3).*
- b) *Staff notes the proposal would require the following variances through the Board of Zoning Appeals.*
 - *The Land Development Code requires a forty-foot rear yard setback and the site plan depicts a nineteen foot setback.*
 - *The Land Development Code requires accessory structures to be located entirely behind the principal structure. Staff notes, with the addition, the existing garage would be located partially within the side yard.*
- c) *Staff notes additional storm water measures are required to the total impervious surface of the lot to exceed 40%. The applicant would coordinate with the Engineering Department.*
- d) *Staff notes the proposed addition would be made to a 2018 mudroom addition.*
- e) *Section III-2 of the Design Standards indicates the application shall be reviewed per the Secretary of the Interior's Standards for Historic Rehabilitation and Preservation Brief #14 and #16. Two primary items from the Standard for Rehabilitation are:*
 - *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.*
 - *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.*
- f) *Staff notes the following preliminary review of the Preservation Brief's guidance on additions:*
 - *Question the collective size of the additions compared to the main historic mass.*
 - *The addition would generally utilize compatible materials; however, recommend a wood door in lieu of the proposed fiberglass door on the north elevation.*
 - *Question the transom windows on the east elevation and if they are compatible with the existing building.*
 - *Staff notes the east elevation would give the appearance of the mud room wrapping around the addition. Suggest a more defined break between the two masses.*
 - *Question the rear folding door design and if the width should be*

narrowed to be centered on the mass.

- *Question how siding would be blended with the existing mud room.*

Attachments: [43 Church Street AHBR Packet](#)

K. [AHBR 24-205](#) 121 Elm Street (Historic District)

Addition (Kitchen and Primary Suite)

Submitted by Gordon Costlow

- Proposal contains a large rear addition to the historic structure and connecting the detached garage to the addition. To assist with review of the application, the AHBR may wish to seek the advice of the historic preservation consultant architect per LDC Section 1202.04(b)(3).*
- Detached buildings are required to have a minimum side yard setback of four feet while attached buildings require an eight ft setback. The existing garage is currently detached and subject to the four-foot setback; however, is proposed to become attached. Staff will confirm if any variance would be needed for such change in the structure.*
- Section III-2 of the Design Standards indicates the application shall be reviewed per the Secretary of the Interior's Standards for Historic Rehabilitation and Preservation Brief #14 and #16. Two primary items from the Standard for Rehabilitation are:*
 - *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.*
 - *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.*
- The Standards for Rehabilitation encourage the new addition to be subordinate to the historic building and not compete in size, scale or design. Preliminary design review considerations include the ability to:*
 - *Revise to have the additions inset from the historic masses and the ridge heights lower than the existing roof forms. Of note would be at the right elevation kitchen area and the second-floor addition.*
 - *Revise the rear porch hip roof to a gable to be compatible with the rest of the house*
 - *Establish a compact footprint so the scale of the addition does not impact the existing scale of the existing house.*

Attachments: [121 Elm St. AHBR Packet](#)

VII. Other Business

- A. [AHBR 2-28-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: February 28, 2024.

Attachments: [February 28, 2024 AHBR 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.