



# 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*

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Wednesday, January 10, 2024

7:30 PM

Town Hall  
27 East Main Street

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- I. Call To Order**
- II. Roll Call**
- III. Election of Officers & Industrial Design Committee**
- IV. Public Comment**
- V. Consent Applications**
  - A. [AHBR 23-1024](#) 90 Aurora St. (Historic District)**  
Fence (6' wood, rear yard)  
Submitted by Heather Kretin, Northeast Ohio Fence  
*a) Staff recommends approval as submitted.*  
**Attachments:** [90 Aurora St. AHBR Packet](#)
- VI. Old Business**
- VII. New Business**

**A.**     [AHBR  
23-1136](#)**29 Division St. (Historic District)**

Alteration (Patio Doors)

Submitted by Jared Crowe, Alair Homes

- a) *The applicant is proposing to replace the current wood patio doors with the Marvin Ultimate series wood with aluminum clad exterior doors.*
- b) *The Secretary of Interior Standards require deteriorated materials to be repaired where feasible rather than replaced. Provide documentation on the need to replace rather than repair.*

Attachments:     [29 Division St. AHBR Packet](#)**B.**     [AHBR  
23-1132](#)**50 Division Street (Historic District)**

Alterations (Door)

Submitted by James Field

- a) *The applicant is proposing to replace the existing wood door and frame to the side of the building with a steel door to address safety concerns more detailed in the attachments.*
- b) *The Secretary of Interior Standards require-*
  - *The historic character of a property shall be retained and preserved.*
  - *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.*
- c) *Staff notes the door is highly visible from College Street and questions if a more appropriate material could be used to preserve the historic integrity and match the intended goal of the applicant. Suggest a wood clad door to maintain the design/profiles.*

Attachments:     [50 Division St. AHBR Packet](#)**C.**     [AHBR  
23-1108](#)**7446 Hudson Park Dr.**

Additions (Second floor bathroom, screened rear porch)

Submitted by Steffany Wechter

- a) *The applicant is proposing to construct a second-floor addition along with a screened in rear porch.*
- b) *The Architectural Design Standards state all chimneys must match the foundation material. Staff notes the existing foundation is block; however, there is an existing brick chimney. Recommend the proposed chimney be brick to match the existing chimney to better meet this requirement.*
- c) *The Architectural Design Standards state all decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be screened with compatible materials or landscaping unless a full story is exposed below. Question the height of the deck and if skirting/landscaping is needed.*

Attachments:     [7446 Hudson Park Dr. AHBR Packet](#)

**D. [AHBR 24-2](#) 14 Stokes Lane**

Addition & Alterations (Second floor, 533sqft)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the scope of work is to patch and repair existing siding and roof materials on the existing house, to replace and relocate the windows and to construct two second story additions (front & rear) with a rubber membrane roof.*
- b) *The Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Staff notes the front window at the office/bedroom would be the only windows with shutters. Suggest removing these shutters to have a more consistent design.*
- c) *The Architectural Design Standards state additions should be designed to incorporate materials to match the main structure. Question the proposed mix of a rubber membrane and asphalt shingle roof.*
- d) *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. Verify infill areas will be blended with existing siding.*
- e) *The Architectural Design Standards state doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Question if the window on the east elevation could be aligned with the above window to meet this requirement.*

Attachments: [14 Stokes Lane AHBR Packet](#)

**VIII. Other Business****A. [AHBR 12-13-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: December 13, 2023.**

Attachments: [December 13, 2023 AHBR Minutes - Draft](#)

**IX. Staff Update****X. 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.*