



# City of Hudson, Ohio

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

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*James Grant*  
*Shane Reid*  
*John Workley*  
*Vacant (1)*

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

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Wednesday, March 10, 2021

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 21-135](#)**33 Division Street (Historic District)**

Alterations (Window Replacements)

Submitted by Jen Sickels, Andersen Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the AHBR conducted a site visit on 3-4-21 to observe the existing conditions of the windows and proposed sample window.*
- b) *Secretary of Interior Standards state deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- c) *Staff notes proposed window would not match existing wood windows in texture and design. Proposed window has a composite exterior lacking the texture of historic materials. Proposed window also has a different design than the existing windows, including thicker rails/stiles/meeting rails.*

Attachments: [33 Division Street](#)

[Photos from 3-4-21 Site Visit](#)

[33 Division Street - Previous 2/24/21](#)

[Preservation Brief - Repair of Historic Wooden Windows](#)

VI. **New Business**A. [AHBR 21-202](#)**77 N Oviatt Street**

Demolition/Alteration

Submitted by John Peterson, GPD Group

- a) *The AHBR shall make the following recommendation pertaining to the demolition: The AHBR finds the proposed structures for demolition at 77 N Oviatt Street do or do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.*

Attachments: [77 North Oviatt Street](#)

**B. [AHBR 21-31](#)****30 Aurora Street (Historic District)**

Addition (Attached Garage)

Submitted by Elizabeth Nicklas, Peninsula Architects - Historic District -

recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the AHBR held informal review on 12/16/2020; formal review on 1/27/2021 and a follow-up site visit on 2/4/2021.*
- b) *Staff acknowledges the following changes since formal review; updated site plan, decreased size & profile of chimney and reconfigured the form in the back to have a more central axis.*
- c) *When requested by official action of the AHBR, staff can employ a qualified, licensed architect to consult with and assist the AHBR on an advisory basis.*
- d) *Secretary of Interior Standards 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.*
- e) *Secretary of Interior Standards 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.”*
- f) *The existing non-historic addition impacts a limited portion of the east elevation; however, the proposed addition will impact the same area of the east elevation and almost all of the south elevation. Question if the addition can be modified so less of the historic structure is impacted and the original massing is more intact. Please note, the rectangular shape of the single-story addition could be adjusted to be narrower, but deeper allowing the existing south elevation dining room window and façade to remain.*
- g) *Staff notes carriage house detailing of the garage mass is appropriate; however, the mass is in close proximity to the historic structure and is significantly taller in height than a typical detached structure. To reduce the scale of the structure in relation to the historic mass. Question if the following can be revised:*
  - *Lower the height of the carriage mass below the cornice of the historic mass.*
  - *Shift the carriage mass several feet to the south.*
  - *Remove the side elevation gable ends of the carriage mass and utilize the smaller dormers.*
  - *Reduce the overall height as this is designed to appear as a detached structure and are typical in height no greater than 18*

*feet (per Land Development Code standards). The proposed south elevation has a structure height of approximately 28 feet.*

- h) Question presence of garden retaining wall in rear yard. Staff notes southwest corner has exposure over 4' in height.*

Attachments: [30 Aurora Street \(Revised\)](#)

C. [AHBR 21-192](#)

**96 E Streetsboro Street (Historic District)**

Accessory Structure (Pergola)

Submitted by Dan Hickin, Organic Roots - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Question placement of pergola directly adjacent to garage. Staff recommends a minimum five (5) foot separation from the historic structure to the pergola overhang.*

Attachments: [96 E Streetsboro Street](#)

D. [AHBR 21-167](#)

**126 Aurora Street (Historic District)**

Alteration (Siding Repair & Shingle Replacement)

Submitted by Kaitlyn Davis, Campopiano Roofing - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Staff notes garage was constructed circa 2017 and approved with Hardie board siding.*  
*b) Verify proposed replacement siding will match existing style and exposure.*

Attachments: [126 Aurora Street](#)

[126 Aurora St Detached Garage Approval 8-28-2017](#)

E. [AHBR 21-161](#)

**332 Aurora Street**

Addition (Two-Story Rear Porch Rebuild)

Submitted by Kenneth Kushmider

- a) Question roof transition from existing roof to new roof.*  
*b) Question how new roof overlaps 2nd floor window. Staff notes trim band is not depicted that would likely be obscured.*  
*c) Question if post sizes would match remaining porch.*

Attachments: [332 Aurora Street](#)

F. [AHBR 21-203](#)

**33 College Street (Historic District)**

Addition (Roof Extension Over Patio)

Submitted by Denise Brown - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) Question proposed skylight protrusion and if a lower profile skylight could be proposed.*

Attachments: [33 College Street](#)

**G.** [AHBR 21-140](#)**1968 Christine Drive (Lake Christine, Lot 10)**

New Residential Construction (Two-Story, Single Family Home)

Submitted by Tony Lunardi, LDA Builders Inc.

- a) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes mass on left elevation would have stone on first floor and siding on second floor.*
- b) *Architectural Design Standards state the walls of the main body must be all one material, or an additional material may be used to call attention to the composition. A second material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Staff notes three material types on the front elevation: stone, shake and horizontal siding.*
- c) *Adjust right elevation to depict handrails on both sides of steps.*
- d) *Trim appears wider around windows than around garage doors. Confirm trim will be a consistent width.*
- e) *Question proposed windows directly abutting a wall corner and if any additional spacing can be provided.*
- f) *Remove proposed shutters from ganged windows on front elevation.*
- g) *Question if basement windows could be aligned with first floor windows.*
- h) *Staff notes no issues with look-a-likes.*

Attachments: [1968 Christine Drive](#)

**VII. Other Business****A.** [AHBR 21-194](#)**332 Simon Road (Informal)**

Additions & Alterations (Attached Garage, Master Suite, etc.)

Submitted by Richard Siegfried, RSA Architects

- a) *Architectural Design Standards only permit front projections up to five (5) feet. Staff notes forward projecting entryway extends approximately ten (10) feet.*
- b) *Staff notes addition in rear left elevation would be on the same wall plane as existing, creating a (54'-8") foot continuous wall span. Suggest an eighteen (18) inch minimum inset to break up the wall plane and emphasize/separate the existing home and the addition.*
- c) *Question if front addition's steep look and cottage design elements is consistent with design on the rest of the home.*
- d) *Submit specification sheets for roof, siding and window materials for final review.*

Attachments: [332 Simon Road \(Informal\)](#)

**B. [AHBR 2-24-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 24, 2021**

Attachments: [AHBR Minutes February 24, 2021 - 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.*