



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, February 14, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- D. [AHBR 24-50](#) 5 Atterbury (Everbowl)**
Sign (Wall Sign)
Submitted by Jeff Clark, Easy Sign Group
a) *Staff recommends approval as submitted.*
Attachments: [5 Atterbury AHBR Packet](#)
- C. [AHBR 23-1135](#) 95 Bard Drive (Hudson Yard Townhouses)**
Signs (Ground Signs)
Submitted by Michelle Miller
a) *Staff recommends approval as submitted.*
Attachments: [95 Bard Drive AHBR Packet](#)

V. Old Business

- A. [AHBR 23-1132](#) **50 Division Street (Historic District)**
Alterations (Door)
Submitted by James Field
- a) *This case went to the AHBR on January 10, 2023. The Board continued the project so that the applicant could have more time to explore cost estimates for a door material that would be more appropriate for the Historic District.*
 - b) *The applicant has submitted additional documentation in response to the AHBR request.*

Attachments: [50 Division St. AHBR Packet - 2.14.2024 Meeting](#)
[50 Division St. AHBR Packet](#)

Legislative History

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

VI. New Business

- A. [AHBR 24-58](#) **51 S. Main Street (Nona's)**
Sign (Wall Sign)
Submitted by Jessie Obert, Business Owner
- a) *Staff notes the proposal is to install a 30" x 84" building sign for Nona's establishment.*
 - b) *The sign plan for evaporator works requires signs to be constructed of a medium density overlay (MDO) material. Staff notes the sign is proposed to be an aluminum composite material. Revise sign to depict the required MDO material.*
 - c) *Architectural Design Standards state the sign and associated lighting fixtures should complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building facade. Question sign placement on building and if it should be centered between the vent and the lower roof.*
 - d) *The Architectural Design Standards state signs should have a matte finish. Confirm the sign will comply with this requirement.*

Attachments: [51 S. Main St AHBR Packet](#)

- B. [AHBR 24-57](#) **85 S. Main Street (Berkshire Hathway)**
Sign (Wall Sign)
Submitted by Jessie Obert
- a) *The sign plan for this establishment is a hunter green sign with off white lettering and a boarder. The proposed design will meet this design as well as include non-dimensional lettering similar to surrounding signs.*
 - b) *The Architectural Design Standards state signs should have a matte finish. Confirm the sign complies with this design standard.*

Attachments: [85 S. Main AHBR Packet](#)

E. [AHBR 24-97](#) 358 Atterbury Blvd

Addition (704sqft Great Room)

Submitted by Nate Bailey, Hara Architects

- a) *The Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Staff notes the applicant has confirm the addition will have asphalt shingles, horizontal siding to be painted to match the existing, and vinyl windows. Confirm how these elements will be compatible with the main structure as well as if the foundation will match the existing.*
- b) *The Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structures, but should be related to materials used in the details of the structure. Confirm how details relate to the existing structure.*

Attachments: [358 Atterbury Blvd AHBR Packet](#)

F. [AHBR 24-76](#) 259 S. Main Street

Addition (392sqft Master Suit)

Submitted by Terry Crites

- a) *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. Revise the east elevation to depict fenestration.*
- b) *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 south view elevation windows could be revised to be more symmetrical.*
- c) *The Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations. Confirm proposed exposed foundation will match the existing.*

Attachments: [259 S. Main St AHBR Packet](#)

G. [AHBR 24-65](#) 136 Hudson Street (Historic District)

Addition (1763sqft bedroom, laundry, family room & screen porch)

Submitted by Fred Margulies, Architect

- a) *Staff notes the scope of work includes adding in a front porch roof, changing existing two garage doors to one double garage door, window removal and replacement on the existing elevation and an addition that will include a flat roof.*
- b) *Staff notes conflicts in roof design, window design, and garage materials when reviewing the following Secretary of Interior Preservation Briefs for additions to historic buildings:*
 - *The new work shall be compatible with the architectural features to protect the integrity of the property and its environment.*
 - *A new addition must retain the essential form and integrity of the historic property.*
 - *The new works should differentiate from the historic mass, but differences should be subtle.*
 - *A new addition should protect those visual qualities that make the building eligible for listing on the National Register of Historic Places.*
 - *New work should be harmonious with the old in scale, proportions, materials, and color.*
 - *Materials need not be the same as the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building.*
- c) *Staff notes the current design proposal would not meet the design standards and the Secretary of Interior Standards. Suggest a re-design that would be more compatible with these standards.*

Attachments: [136 Hudson St. AHBR Packet](#)

I. [AHBR 24-94](#) 146 Hudson Street (Historic District)

Addition (161sqft Sunroom)

Submitted by Nathanael Dunn, Architect

- a) *Applicant is proposing to convert a three seasons room to a conditioned sunroom.*
- b) *Staff notes the home was built in 1991. 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.*
- c) *Architectural Design Standards state new freestanding structures and non-historic properties: The use of substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials. Staff notes the applicant is proposing aluminum clad wood (Pella Lifestyle Series) windows that will match the style of the existing windows and the Pella Reserve series for the proposed door.*

Attachments: [146 Hudson St. AHBR Packet](#)

VII. Other Business**A. [AHBR 7077](#) Council Annual Check-in - CONTINUED**

Attachments: [Memo to AHBR](#)

B. [AHBR 1-24-2024](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 24, 2024.

Attachments: [January 24, 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.