



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, November 8, 2023

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 23-1026](#) **85 South Main Street**
Sign (Awaken Bake)
Submitted by Brian Becker
a) *Staff recommends approval as submitted.*
Attachments: [85 S. Main AHBR Packet](#)

V. Old Business

- B. [AHBR 23-1007](#) **29 Division Street (Historic District)**
Alterations (Windows)
Submitted by Jared Crowe
a) *This case went to the AHBR on October 25, 2023. The Board requested the applicant explore a window material that would be more compatible within the Historic District.*
b) *The Applicant has submitted the Marvin Ultimate Series which is typically an approved window material in the Historic District.*
Attachments: [29 Division St. AHBR Packet](#)
[29 Division St. AHBR Packet 11.8.23](#)
Legislative History

10/25/23 Architectural & Historic Board continued
of Review

VI. New Business

- A. [AHBR 23-1028](#) **200 N Main Street (Historic District)**
Sign (Revival)
Submitted by Audrey Allshouse
- a) *The applicant is proposing a building sign and projecting sign to replace the existing Peachtree signage.*
 - b) *The Land Development Code states projecting signs can not exceed 6 square feet. The applicant is proposing a projecting sign that is 6.9 square feet. Reduce the sign size to meet this requirement.*
 - c) *Staff suggests a dimensional sign with raised letters to be more compatible with surrounding signage.*
 - d) *The applicant is proposing a vinyl overlay. Question the use of the vinyl and its compatibility in the Historic District.*
 - e) *Submit and elevation of how the proposed sign will look on the building.*
- Attachments: [200 N. Main AHBR Packet](#)
- B. [AHBR 23-1048](#) **150 N. Main (Historic District)**
Sign (Favorite Sister)
Submitted by Emily Westlake
- a) *The applicant is proposing a 4 square foot projecting hanging sign and two vinyl window signs on the building.*
 - b) *Staff notes vinyl windows signs are allowable up to 33% window coverage. The applicant is in compliance with this regulation.*
 - c) *The applicant is proposing an aluminum sign with vinyl graphics. Question the use of the vinyl and its compatibility in the Historic District.*
 - d) *Staff notes the overall modern design in comparison to the more traditional hanging signs on North Main Street made out of routed HDU.*
 - e) *The Architectural Design Standards state signs must have a matte finish. Verify the sign will have a matte finish.*
- Attachments: [150 N. Main AHBR Packet](#)

C. [AHBR 23-1046](#)

37 E. Main Street (Historic District)

Alteration & Addition (Windows, Doors, & Porch & Dormer Addition)

Submitted by Bridget Tipton

- a) *Staff notes the scope of work includes a front porch addition to match the porch in the 1937 renovation, enclose the back porch to convert it to a four seasons room, add transom windows in the great room and enclosed porch, remove the bay window that was added in the 1960's, remove two exterior doors and replace them with windows to match existing, and add a dormer on the south elevation.*
- b) *The Architectural Design Standards state exposed foundation and tie courses shall be of a consistent material. Question if there will be exposed foundation on the 4 seasons room and if it will match the existing.*
- c) *Staff notes existing details such as frieze boards and trim boards are not depicted in the drawings. Revise elevations to include these details and verify if the four seasons room would include these details.*
- d) *Submit product specification sheets for siding, roof, windows and doors. Verify the proposed porch will be wood.*
- e) *Question if the existing dormer is accurately depicted on the elevations.*
- f) *Suggest the Board request a site visit to better understand the scope of work.*

Attachments: [37 E. Main AHBR Packet](#)

D. [AHBR 23-968](#) **362 Londonairy Circle**

Addition (Sunroom, 272sqft)

Submitted by Zach Potts

- a) *Staff notes the existing deck will be replaced with the proposed sunroom addition.*
- b) *The Architectural Design Standards state details in the wings should be the same or subordinate to those in the main body.*
- c) *The Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations. The Architectural Design Standards further state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. The majority of the house has an exposed brick foundation. Since the addition is proposed to have a substantial amount of exposed foundation, suggest matching the exposed brick foundation rather than the concrete block.*
- d) *Suggest wrapped 6"x6" deck posts rather than the 4"x4" posts.*

Attachments: [362 Londonairy Cir. AHBR Packet](#)

VII. Other Business

A. [AHBR 6967](#) 1101 Barlow Road (Ellsworth Meadows Golf Course) [Informal Review]

New Construction (Clubhouse)

Submitted by David Urbansky

- a) *Staff notes the proposal includes construction of a new clubhouse for the City owned and operated Ellsworth Meadows Golf Club*
- b) *Work would include removal of the existing pavilion on the northwest portion of the existing parking lot.*
- c) *The Architectural Design Standards state the following:*
 - *The main body must be the largest visible mass*
 - *Wings may not be larger or taller than the main body of the structure, but they may be the same height.*
 - *The front face of the main body must sit forward at least 18" from the face of the wings.*

Staff notes the design conflicts with the above standards as the main body is the smaller mass and is set back from a large wing. Question if one simple mass design could be considered with a large cross gable entryway.

- d) *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. Staff notes additional fenestration would be required, especially on the south elevation.*
- e) *Question if roof pitches could be consistent around all elevations.*

Attachments: [Ellsworth Meadows AHBR Packet](#)

B. [AHBR 10-25-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: October 25, 2023.

Attachments: [October 25, 2023 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.