



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
William Ray
Shane Reid

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Thursday, May 26, 2022

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

A. [AHBR 6099](#) Public Comments Received

Attachments: [Public Comments](#)

IV. Consent Applications

A. [AHBR 22-442](#) 7703 Salem Drive

Accessory Structure (Detached Garage 400 SF)

Submitted by Temurjon Akhadov

a) Staff recommends approval as submitted.

Attachments: [7703 Salem Drive \(revised\)](#)

B. [AHBR 22-446](#) 5513 Timberline Trail

Addition (Covered Deck 320 SF)

Submitted by Corey Myrla, Buckstone Builders

a) Staff recommends approval as submitted.

Attachments: [5513 Timberline Trail](#)

C. [AHBR 22-453](#) 5176 Sullivan Road

Accessory Structure (Detached Garage 480 SF)

Submitted by Beth Potoczek

a) Staff recommends approval as submitted.

Attachments: [5176 Sullivan Road \(revised\)](#)

V. Old Business**A. [AHBR 22-399](#)****6700 Stone Road**

Accessory Structure (Shed 200 SF)

Submitted by Marquis Brandon

- a) *Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Staff notes no design elements to match the home.*
- b) *Architectural Design Standards state the roof of an enclosed accessory building should be the same roof shape as the roof of the main structure. Staff notes the accessory structure has a gambrel roof shape, where the home has a gable roof shape.*
- c) *Architectural Design Standards state all facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house. Staff notes the rear elevation is a span of 20 feet without fenestration.*

Attachments: [6700 Stone Road](#)

VI. New Business**A. [AHBR 22-438](#)****547 Seasons Road**

Demolition (Building & Garage)

Submitted by Stacy Corrigan, Baumann Enterprises

- a) *Staff notes existing building is a nonconforming residential structure in an Industrial Zoning District. The building was constructed in 1954.*
- b) *Staff notes there is no architectural significance.*
- c) *The AHBR shall make the following recommendation pertaining to the demolition: "The AHBR finds the proposed structures for demolition at 547 Seasons Road **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 these buildings."*

Attachments: [547 Seasons Road](#)

B. [AHBR 22-436](#)**5847 Darrow Road, Unit 3**

Signs (Projecting Sign - Surge Dance Complex)

Submitted by Dave Soulsby, Fast Signs

- a) *The sign plan states no projecting signs, however projecting signs were previously approved by the Architectural and Historic Board of Review and the sign would not be prominent from the street.*
- b) *Question if building could be patched or repaired in lieu of proposing a wider bracket.*

Attachments: [5847 Darrow Rd Unit 3](#)

C. [AHBR 22-462](#)**93 First Street**

Signs (Projecting & Building Signs - Mainstream Boutique)

Submitted by Barb Mucci

- a) *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. For example, a series of storefronts that, because of their architecture and design, have the appearance of a single building should have occupant signs that share common elements.*
- b) *Staff notes surrounding signage has dimensional elements. Staff recommends raised letter and routed border be applied to help meet the above design standard.*
- c) *Question the thickness of the signs and how it compares to adjacent signage.*

Attachments: [93 First Street](#)

D. [AHBR 22-294](#)**56 College Street (Historic District)**

Accessory Structure (Detached Garage 850 SF)

Alterations (Dormers, Side Porch Re-build, Windows)

Submitted by Quinn Miller, Peninsula Architects

a) *Staff observes a significant number of the preservation consultant's recommendations have not been addressed. Prior to any formal action by the board, staff recommends final design plans be resubmitted to the consultant for further review.*

b) Detached Garage

Naylor Wellman recommended the following, "The proposed raised roof dormers with single pane windows are large and out of proportion with the building, and not consistent with the house double hung and frieze window fenestration. The dormers again create a flat roof appearance from the primary façade elevation. The elliptical transom window and sliding doors with grid at the rear elevation are not consistent with historic fenestration."

- Staff notes the revision includes the raised flat roof appearance and asymmetrical roof line with the presence of one large dormer on right and left elevations; the dormers have smaller, double hung grouped windows; the presence of two smaller cupolas on the front and rear elevations versus one large, centered cupola; removed the grids from the elliptical transom and sliding doors on rear elevation.
- Staff recommends the removal of the cupolas, removal of elliptical window, reducing the size of the dormers, and steepen the main ridge to increase the pitch.

c) Glass Enclosure/Porch

Naylor Wellman recommended the following, "The shed roof is consistent with the Greek Revival form, however triangular shaped transom windows are a departure from the historic fenestration pattern. A lower profile skylight would be more compatible. Clapboard siding at the triangular glass area and knee wall would improve compatibility with the historic house."

- Staff notes the revision includes an incompatible solid glass enclosure without shed roof, a large cupola, and a brick foundation that does not match the existing foundation.
- Staff recommends removing the cupola, revising to a shed or gable roof, and matching the foundation to the home.

d) Rear Gable Dormer

Naylor Wellman recommended the following, "Remove elliptical transom which is not consistent with the historic fenestration and propose fenestration compatible to the existing architectural Greek Revival language."

- Staff notes the revision includes no changes to proposed gable.
- Staff recommends removing elliptical window and large pane windows and incorporating typical, smaller windows compatible with the historical home.

e) South & North Dormers/Bay Window & First Floor Historic Window

Naylor Wellman recommended the following, “The proposed south elevation shed roof dormer is out of proportion to the existing house and does not relate to the Greek Revival form or fenestration. A smaller gabled roof dormer with double hung windows ending at the roof eave is recommended to improve massing and proportion relative to historic house. This would also remove the raised flat roof appearance from façade and south elevation public site lines and not overwhelm character defining frieze windows. The first-floor historic window should be retained, or the replacement window should be consistent with flanking double hung windows.”

- Staff notes the revision includes keeping historic first floor window, slightly reducing the raised flat roof, and a slightly reduced south shed dormer with smaller pane windows.
- Staff recommends reducing the north elevation dormer and changing the south dormer to a smaller gable design to be compatible with the current and simple gable roof shape design.

[Attachments: 56 College Street \(Revised 5.18.22\)](#)

[56 College St - Design Review Advisory Report 05.4.22](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

[56 College Street \(previous\)](#)

[Renderings](#)

E. [AHBR 22-36](#)

58 Owen Brown Street (Historic District)

Addition (Sunroom & Garage)

Submitted by Ron Zelenak

- a) *Revise left to include main mass of the home.*
- b) *Submit a roof plan.*
- c) *Confirm the foundation on the proposed addition will match the foundation on the completed addition.*
- d) *Submit product specification sheets for proposed windows, siding, roof and garage door.*

[Attachments: 58 Owen Brown Street \(revised\)](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

VII. Other Business

A. [AHBR 5-11-22](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
May 11, 2022**

Attachments: [AHBR Minutes May 11, 2022 - 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.