



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funiak
Françoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, February 28, 2024

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Public Comment
- IV. Consent Applications
- V. Old Business

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

Addition (1,763sqft bedroom, laundry, family room & screen porch)

Submitted by Fred Margulies, Architect

- a) *Staff notes the project went to AHBR on February 14, 2024. Staff and the Board commented on the flat roof & window design as well as the material of the proposed garage door and if these features were compatible with the overall historic nature of the home. The Board scheduled a site visit, which was conducted on February 20, 2024.*
- b) *The applicant has since submitted revised drawings that depicts a minimized flat roof area, changes to the window design, and a wood garage door material.*
- c) *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. Enlarge windows on the east elevation to better meet the intent of this requirement.*
- d) *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. Revise windows on east elevation to better comply with this requirement.*
- e) *The Secretary of Interior Standards state new additions 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. Suggest the high windows have a more compatible design with the existing high windows.*

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

[136 Hudson Street Material Specifications](#)

Legislative History

2/14/24 Architectural & Historic Board continued
of Review

VI. New Business

A. [AHBR 23-977](#) 7778 Valley View Road

Accessory Structure (Pool house, 2,000sqft)

Submitted by Arthur Karas

- a) *Staff notes the project went to the Board of Zoning & Building Appeals on February 15, 2024 and was granted a structure size variance as well as allowing the structure to be partially in the side yard.*
- b) *The 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 will have a dutch gable roof and the house has a mix of gable and hip roofs. Question the porch roof and if it should be fully below the main mass roof.*
- c) *Revise the floor plan to depict the proposed windows.*

Attachments: [7778 Valley View Rd. AHBR Packet](#)

B. [AHBR 24-61](#) 7659 Hudson Park Drive

Addition (256sqft, Covered Deck)

Submitted by Nicholas Hoover, Hoover's Hardscapes

- a) *The Architectural Design Standards state all chimneys must match the foundation material. Question if the proposed chimney will match the existing exposed foundation.*
- b) *Question the roof and how it will intersect with the bay window on the rear elevation.*
- c) *The Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. The addition is proposed to have a metal roof while the existing house has a shingle material. Staff notes the roof will be over an open deck area.*
- d) *Submit right elevation to show how chimney ties into the proposed roofline.*

Attachments: [7659 Hudson Park Dr. AHBR Packet](#)

D. [AHBR
23-1109](#)**7585 N. Vinemont Ct.**

Addition (Covered Deck, 288sqft)

Submitted by Kevin McCausland, McCausland Landscapes

- 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. The applicant is proposing consistent deck material and trim to match the existing house. Question the panel siding and if a foundation should be incorporated.*
- b) *The Architectural Design Standards state roofs on projections should match the roof material of the building, and to the extent possible, shall be same kind of roof. The applicant is proposing a metal shed roof while the house has a shingled gable roof; however, would be located at the rear of the house.*
- c) *The Architectural Design Standards state all chimneys must match the foundation material. Fireplace vents, when incorporated, shall be located at the rear elevation. Revise elevations to depict the proposed chimney and how the materials relate to the existing chimney and foundation.*

Attachments: [7585 N. Vinemont Ct. AHBR Packet](#)

E. [AHBR 24-135](#) 1727 Mayflower Lane

Addition (Garage 896sqft)

Submitted by Timothy Raggets

- a) *The Architectural Design Standards state that wings may not be larger or taller than the main body of the structure. Staff notes the main body of the structure is approximately 1,051sf and the applicant is proposing to create a wing that is 1,383sf. Staff suggests breaking up the addition into multiple wings or masses to meet this requirement. Confirm the addition would not be taller than the main body.*
- b) *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. The proposed addition would cause a 52 foot continuous wall span. Question how siding and roof materials will be blended. Suggest lowering the roof 18 inches to strengthen the presence of the main mass and address material blending.*
- c) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. The existing house is a two-story wing type with the wing extending forward of the main body. Creating a second-floor increases non-compliance with this requirement. Any second-floor massing should be significantly reduced in scale by lowering the ridge height and removing the reverse gable. The second-floor windows could be revised into a partial dormer.*
- d) *The Architectural Design Standards states in new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side yard or from the rear. The proposed addition would further non-compliance from this requirement.*
- e) *The Architectural Design Standards state details in a wing must be consistently applied throughout the sides of that wing. Question the different heights of the garage doors of the proposed addition and if window trim would match the existing.*

Attachments: [1727 Mayflower Lane AHBR Packet](#)

VII. Other Business

A. [AHBR 7126](#) 200 Laurel Lake (Informal Review)

New Construction (Seven new villas)

Submitted by John Ducatman, RDL Architects

- a) *Staff notes that Laurel Lake has requested an informal review by the Board to discuss their seven villa new construction project. Staff has some preliminary comments regarding the proposal.*
- b) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. Staff notes the proposal depicts the garage wings forward of the main mass.*
- c) *The Architectural Design Standards in state new construction, an attached garage may be located in a wing or in the main body, but must be entered from the side yard or from the rear. Staff notes the proposal depicts the garages forward facing; however, this would mimic the existing design.*
- d) *The 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 the proposal depicts the exposed foundation on the different sides of the mass. Suggest a more consistent height design.*
- e) *The Architectural Design Standards state projections on the ground floor should be carried through to the foundation. Revise elevations to show this requirement on the projections and bay window bump outs.*
- f) *The Architectural Design Standards State All roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Question the sunroom hip roof design when the rest of the roof shapes are gables.*

Attachments: [Laurel Lake Informal Review AHBR Packet](#)

B. [AHBR 2-14-2024](#) Minutes of Previous Architectural & Historic Board of Review Meeting: February 14, 2024

Attachments: [February 14, 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.