



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, April 10, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [AHBR 24-194](#) 7030 Saint Ives Blvd

Accessory Structure (Shed)

Submitted by Brennan Szczepanski

a) Staff recommends approval as submitted.

Attachments: [7030 Saint Ives Ct. AHBR Packet](#)

B. [AHBR 24-212](#) 1664 Haymarket Way

Accessory Structure (Pavilion)

Submitted by Patricia Sheffield

a) Staff recommends approval as submitted.

Attachments: [1664 E. Haymarket Way AHBR Packet](#)

V. Old Business

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

Addition (Bedroom, Laundry, Family Room & Screened Porch)

Submitted by Fred Margulies, Architect

- a) *At the February 28, 2024 AHBR meeting, the Board requested the assistance of Perspectus to review the proposed plans.*
- b) *Perspectus provided a report (in the attachments). The applicant did submit changed to the proposed design based on the report comments.*
- c) *Staff notes the consultant recommended the addition inset from the east elevation to allow the existing house to be distinguished from the addition. The current design does not include this change. Additionally, the existing material is wood and the applicant is proposing hardi on the addition, causing a material change on the same wall plane. Suggest the addition be inset to address this comment.*
- d) *The consultant recommends a simplified window design. Staff recommends a more simplified double hung window for all elevations.*
- e) *The consultant recommends the clerestory type windows be redesigned to show two or three one over one double hung windows evenly spaced out. Staff notes the current design will match the existing high windows.*
- f) *The Architectural Design Standards state siding should be blended across a façade, rather than patch areas. Revise plans to note new siding will be feathered in at the east elevation where the side door will be removed.*

Attachments: [136 Hudson Street AHBR Packet 4.10.24 Meeting](#)
[Perspectus Report - 136 Hudson Street - 3.8.2024](#)
[136 Hudson St. AHBR Packet](#)
[136 Hudson Street Material Specifications](#)

Legislative History

2/14/24	Architectural & Historic Board continued of Review
2/28/24	Architectural & Historic Board continued of Review

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

Addition (Attached Garage)

Submitted by Timothy Raggets

- a) *Staff notes this case went to the February 28, 2024 AHBR meeting. Staff had comments regarding the massing of the addition as well as creating significant wall spans and lowering the roof height in order to encourage a strong main mass and secondary subordinate wings.*
- b) *Staff notes the applicant submitted revised plans to depict a lower roof height and the second story portion of the addition to be inset; however based on the revised elevations staff has additional comments.*
- 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. Revise the left and right elevation to meet this requirement.*
- d) *The Architectural Design Standards state the design of any building shall be judged in reference to its site and the character of its surroundings, not as an independent object. 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 the tall garage door on the front elevation and if it meets the intent of the design standards.*
- e) *Staff notes the LDC district regulations and the Architectural Design Standards do not permit garage doors to face the street. The existing doors are permitted to remain; however, the significant expansion in door height is comparable in surface area to a third bay and does not comply with the regulations. Incorporation of additional garage doors has typically required a variance request to the BZBA*

Attachments: [1727 Mayflower Lane AHBR Packet 4.10.24 Meeting](#)
 [1727 Mayflower Lane AHBR Packet 2.28.24 Meeting](#)

VI. New Business

A. [AHBR 24-248](#) 49 Village Way (Porta Rossa)

Signs (Wall & Projecting)

Submitted by Mark Branovic

- a) *The 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. Staff recommends the wall sign to be centered to be better in line with the adjacent tenant sign.*
- b) *The Land Development Code states projecting signs shall have a maximum height of fourteen feet and a minimum clearance of seven feet from the ground to the bottom of the sign, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign. Applicant to confirm height of the projecting sign in order to confirm compliance with this regulation.*
- c) *The Architectural Design Standards state signs should have a matte finish, not have a glossy or reflective finish. Confirm the projecting sign will have a matte finish.*

Attachments: [49 Village Way AHBR Packet](#)**B. [AHBR 24-292](#) 6719 Stow Road**

Fence (4ft glass material)

Submitted by Anthony Fratantonio

- a) *The Architectural Design Standards state allowable fence materials are - wood (or vinyl closely resembling wood), wrought iron (or aluminum closely resembling wrought iron), stone, or brick. All other fence materials, including chain link and vinyl-clad chain link, are prohibited. The applicant is proposing a glass fence to surround a proposed pool that will be located fully in the rear yard.*
- b) *Staff notes that the glass material is not specifically stated in the design standards. The AHBR may make an exception as an exceptional design with an observation that the proposed fence will be located on a large lot to the rear of the property, outside of the public realm.*

Attachments: [6719 Stow Rd. AHBR Packet](#)

C. [AHBR 24-241](#) 120 Elm Street (Historic District)

Alteration (Window replacement)

Submitted by Jaime Morin, Renewal by Andersen

- a) *The 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. Staff questions the deterioration of existing windows. Additionally, staff notes the existing windows appear to be a wood material and the applicant is proposing a Fibrex composite material. Question if this material is appropriate within the Historic District.*
- b) *Staff notes the submitted plans state the proposed windows will have the grille pattern between the glass. Staff notes the typical grille pattern for the Historic District would be a simulated divided lite pattern.*

Attachments: [120 Elm Street AHBR Packet](#)

D. [AHBR 24-272](#) 82 Church Street (Historic District)

Alteration (Roof Replacement)

Submitted by Cheng Lu

- a) *The applicant is proposing to re-shingle parts of the roof with a 3-Tab roofing shingle material. Confirm the existing material and the other areas of the roof are a similar material and dimension.*

Attachments: [82 Church Street AHBR Packet](#)

E. [AHBR 24-303](#) 7793 Valley View Road

Alterations & Addition (Siding, Dormer, Windows, Porch & Pergola)

Submitted by Rebecca Pantuso, Pantuso Architects

- a) *Staff note the applicant is proposing alteration work that consists of replacing the siding with a stone veneer material, window re-design, front porch re-design, dormer addition and re-design and pergola additions.*
- b) *The 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. For example a second material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Question the application of siding on the rear mass and how it relates to the stone and consistency to the rest of the house.*
- c) *The Architectural Design Standards state 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 the left side elevation window design.*
- d) *Staff notes the right elevation shows brick exposed foundation to remain. Question the consistency of materials on this elevation.*
- e) *Revise elevations to highlight all areas of work.*

Attachments: [7793 Valley View AHBR Packet](#)

F. [AHBR 24-195](#) 172 Aurora (Historic District)

Alteration, Addition & Accessory Structure (Siding, roof, windows, great room addition & detached garage and pool house)

Submitted by Eric Kuczek

- a) *The 1878 building is located within the historic district and contributes significantly. Therefore, would be subject to the Secretary of Interior Standards for Rehabilitation.*
- b) *The 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.” The applicant is proposing to replace existing siding on the historic mass. Staff notes the existing siding would need to be repaired rather than replaced. If need for replacement is documented and accepted by the AHBR, the applicant is proposing a cedar wood siding.*
- c) *Question the age of the existing shutters and if repair is feasible rather than replacement.*
- d) *Question the proposed Boral trim material as this is an engineered material. Suggest revising the elevations to depict wood trim as wood is a more appropriate material in the Historic District.*
- e) *The 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.” Staff notes the addition would wrap around an existing mass. Question the age of the rear mass and if the addition could be inset from the historic main mass.*
- f) *Staff notes, overall, the proposed massing is appropriate as each subsequent addition would step down from the main historic mass.*
- g) *Staff notes the applicant is proposed to remove the existing detached garage. Question the age of the garage and if it is contributing to the Historic District and appropriate to remove. Submit existing photos of the detached garage.*
- h) *As this is a substantial project within the Historic District, staff suggests a site visit in order to get a better understanding of the project and the existing materials.*

Attachments: [172 Aurora Street AHBR Packet](#)

G. [AHBR 24-226](#) 2474 Cottager Drive

Addition (Bedroom)

Submitted by Vlatko Demrovski, Element Design Build Remodel

a) The Architectural Design Standards state the front face of the main body must sit forward at least 18 inches from the front face of the wings. The existing house is a two-story wing type. Any second-floor massing should be setback 18 inches from the main mass. Revise elevations to depict an inset where the addition meets the existing main mass.

Attachments: [2474 Cottager Dr. AHBR Packet](#)

H. [AHBR 24-234](#) 6095 Nicholson Drive

Addition (Porch)

Submitted by Stephen Cochran, Cochran's Remodeling and Construction

a) The Architectural Design Standards state all chimneys must match the foundation material. The existing exposed foundation is a brick material and the applicant is proposing the chimney to be a stone material. Revise plans to show consistency with materials in order to comply with this design standard.

Attachments: [6095 Nicholson Drive AHBR Packet](#)

I. [AHBR 24-302](#) 1505 Hines Hill Road

Addition (Garage & Living Space)

Submitted by Quinn Miller, Peninsula Architects

- a) Staff notes the applicant is proposing a large addition to the rear of the home that will include additional living space and a one car attached garage.*
- b) The Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise the chimney mass to consistently apply materials on all side of the mass.*
- c) The Architectural Design Standards state details should be consistently applied throughout all sides of the mass. Revise plans to incorporate consistent use of shutters and to confirm proportions to close to determine if they are functional.*

Attachments: [1505 Hines Hill Rd. AHBR Packet](#)

J. [AHBR 24-304](#) 2738 Ellsworth Hill Drive

Addition (Family Room)

Submitted by Bridget Tipton,

- a) Staff notes the applicant is proposing to remove the existing screening in rear porch and replace with a 520 square foot family room addition.*
- b) The Architectural Design Standards state the building shall have a typical window used for most windows. Staff notes the addition is proposed to have casement windows and the existing house has double hung windows.*

Attachments: [2738 Ellsworth Hill Dr. AHBR Packet](#)

VII. Other Business

- A. [AHBR
2-28-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
February 28, 2024.
Attachments: [February 28, 2024 AHBR Minutes - Draft](#)
- B. [AHBR
3-13-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: March
13, 2024.
Attachments: [March 13, 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.