



# 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 24, 2024

7:30 PM

Town Hall  
27 East Main Street

---

### Call to Order

### II. Roll Call

### III. Public Comment

### IV. Consent Applications

#### [AHBR 24-287](#) 15 High Street (Historic District)

Alteration (Shingle Replacement)

Submitted by Michael Moore, The Kozlowski Co.

*a) Staff recommends approval as submitted.*

**Attachments:** [15 High Street AHBR Packet](#)

#### [AHBR 24-343](#) 2361 Leeway Drive

Accessory Structure (Pavilion)

Submitted by Eric Kuczek

*a) Staff recommends approval as submitted.*

**Attachments:** [2361 Leeway Dr. AHBR Packet](#)

#### [AHBR 24-311](#) 7631 Bendleton Drive

Alteration (Window Replacement)

Submitted by Scott Doughman, Window Nation

*a) Staff recommends approval as submitted.*

**Attachments:** [7631 Bendleton Drive AHBR Packet](#)

### V. Old Business

**AHBR 24-135 1727 Mayflower Lane**

Addition (Attached Garage)

Submitted by Timothy Raggets

- a) *Staff notes this case went to the April 10, 2024 AHBR meeting and was continued for the applicant to further study the design.*
- b) *The Architectural Design Standards state “New buildings and alterations shall respect the existing context and framework . The design of any building shall be judged in reference to its site and character of surroundings, not as an independent object.” “The City has a responsibility to maintain a high quality public realm and character.” Staff notes the applicant is proposing an approximate 16’ high bifold garage door design on the public face of the house. Staff notes the following:*
  - *Question how the horizontal and vertical seams would appear when the garage is in a closed state. Submit a photo example of an existing bifold door, taken from a straight on perspective, to help the AHBR evaluate.*
  - *Question the appearance of the garage door when in an opened state as the door opens outward. The submitted documentation suggests a resulting unproportional opening with a substantial projection that would mask the existing architecture.*
- c) *The Architectural Design Standards state “Attached garages shall not face the street except for new development with a front yard depth of 130 ft or more”. Based on such, staff notes a similar garage door design could be considered as a replacement; however, the proposed design adds additional prominence and visual impact than that of a typical garage door.*

**Attachments:**    [1727 Mayflower Ln. AHBR Packet 4.24.24 Meeting](#)  
[1727 Mayflower Lane AHBR Packet 4.10.24 Meeting](#)  
[Mayflower Lane AHBR Packet 3.13.24 Meeting](#)  
[1727 Mayflower Lane AHBR Packet](#)

**Legislative History**

2/28/24	Architectural & Historic Board continued of Review
4/10/24	Architectural & Historic Board continued of Review

[AHBR 24-195](#)**172 Aurora Street (Historic District)**

Alteration, Addition &amp; Accessory Structures

Submitted by Eric Kuczek

- a) *Staff notes this case went to the AHBR on April 10, 2024. The Board requested the assistance of the Consultant and also requested a site visit.*
- b) *The site visit was held on April 16, 2024. The report from the Consultant is attached for the Board to review.*

Attachments: [172 Aurora Perspectus Report](#)[172 Aurora Street AHBR Packet 4.10.24 Meeting](#)**VI. New Business**[AHBR 24-345](#) **30 Ravenna Street**

Sign (Wall &amp; Ground Sign)

Submitted by Mark Loboda

- a) *The applicant is proposing to reface the existing wall sign and ground sign on the property.*
- b) *The Architectural Design Standards state the elements of the sign be consolidated into a minimum number of elements, whether words, symbols, or graphics. Staff recommends simplifying and reducing the text on the wall sign to better comply with this standard.*
- c) *The Architectural Design Standards state the lettering within a sign panel should not exceed approximately 70% of the height and length of the sign panel. Revise plans to show lettering dimensions on wall sign to verify compliance of this standard.*
- d) *The Architectural Design Standards state ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building. Question if the design of the ground sign meets this requirement.*
- e) *Verify the material used on the signs and how it will be applied to the existing panel.*

Attachments: [30 Ravenna AHBR Packet](#)[AHBR 24-325](#) **89 E. Streetsboro Street (Historic District)**

Alteration (Window Replacement)

Submitted by Chelsea Caspersen

- a) *The applicant is replacing two windows. The existing windows are wood and the applicant is proposing to replace with the Pella Reserve Traditional windows without grids.*
- b) *The Secretary of Interior standards state deteriorated materials must be repaired rather than replaced. If repair is determined not feasible then a like material must be used. Submit documentation of deterioration.*

Attachments: [89 E. Streetsboro St. AHBR Packet](#)

**AHBR 24-358 2078 Ravenna Street**

Accessory Structure (Detached Garage)

Submitted by Rebecca Pantuso, Pantuso Architects

- a) *Staff notes this property went to the Board of Zoning & Building Appeals on October 19, 2023 and received approval for a structure size variance.*
- b) *The 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. Question the design elements that match the existing house.*
- c) *The Architectural Design Standards state all facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Staff recommends fenestration on the first floor and a design element detail in the gable of the rear elevation.*
- d) *Question the application of the roof shingle design; however, staff notes it would be oriented to the interior of the property.*

**Attachments:**    [2078 Ravenna St. AHBR Packet](#)**AHBR 24-359 19 Warrensburg Circle**

Addition (Second story living space)

Submitted by Nate Bailey, Hara Architects

- a) *The applicant is proposing a second story addition of living space above the attached garage.*
- b) *The Architectural Design Standards states The city has a responsibility to maintain a high quality public realm and character. Staff notes the proposed dormer would be flush with the front face of the wall. Revise to step back, creating a separation of roof shingles between the dormer roof mass.*
- c) *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 the window alignment in the dormer in comparison to the existing house.*

**Attachments:**    [19 Warrensburg Cir. AHBR Packet](#)

**AHBR 23-858 166 Ravenna Street**

Accessory Structure (Detached Garage)

Submitted by Temurjon Akhadov

- a) *Staff notes this case went to the Board of Zoning and Building Appeals on April 18, 2024 and was granted a side yard setback variance.*
- b) *The Architectural Design Standards state details must be consistently applied throughout all sides of the structure. Revise elevations to depict consistent overhangs and eaves on all sides of the structure.*
- c) *The 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 the following:*
  - Question if the siding reveal could match the existing house siding.*
  - Question if the proposed windows could be a double hung design to match the existing.*

**Attachments:**    [166 Ravenna AHBR Packet](#)**VII. Other Business**[AHBR  
4-10-24](#)**Minutes of Previous Architectural & Historic Board of Review Meeting: April 10, 2024.****Attachments:**    [April 10, 2024 AHBR Minutes - Draft](#)**VIII. Staff Update****IX. Adjournment**

\*           \*           \*

*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.*