



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

Wednesday, May 11, 2022

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 22-374](#) **27 Roslyn Avenue (Historic District)**
Fence (4' Picket Wood Fence & 6' Wood Fence)
Submitted by Dan Van Voorhis, Suncrest Gardens
a) Staff recommends approval as submitted.
Attachments: [27 Roslyn Avenue](#)
- B. [AHBR 22-397](#) **98 Aurora Street (Historic District)**
Alteration (Skylight Replacements)
Submitted by Israel Norcom
a) Staff recommends approval as submitted.
Attachments: [98 Aurora Street](#)
- C. [AHBR 22-414](#) **27 Owen Brown Street (Historic District)**
Alteration (Shingle Replacement)
Submitted by Kaitlyn Davis, Campo Roof
a) Staff recommends approval as submitted.
Attachments: [27 Owen Brown Street](#)

- D.** [AHBR 22-206](#) **6923 Stow Road**
Accessory Structure (Pavilion - Seton Catholic School)
Submitted by Kaczmar Architects
a) *Staff recommends approval as submitted.*
Attachments: [6923 Stow Road](#)

V. Old Business

- A.** [AHBR 20-475](#) **1315 Connecticut Woods Drive**
Accessory Structure (Barn)
Submitted by Charles A. McGettrick Jr.
a) *Staff notes the applicant received BZBA approval for increased structure height on August 20th, 2020.*
b) *Staff notes AHBR approved original plans on August 26, 2020.*
c) *Staff notes the following changes have been made: roof material changed from standing seam metal to shingle asphalt; revised second floor window and door on south elevation (front); revised window placement on north elevation (rear); removal of first floor windows on east elevation (right); and change in grid pattern.*
d) *Architectural Design Standards state accessory structures shall incorporate some elements similar to the main structure. Question if proposed shingles and window grid patterns would match the main house.*
e) *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. Revise east elevation to include additional fenestration to meet this requirement.*
Attachments: [1315 Connecticut Woods Dr Revised Plans](#)
[1315 Connecticut Woods Drive \(Previously Approved Plans\)](#)
[Pictures of Barn 5.7.22](#)

VI. New Business

- A.** [AHBR 22-396](#) **34 Ravenna Street, Unit 2**
Sign (Building Sign & Post Sign - Splott Graphics)
Submitted by Splott Graphics
a) *Sign plan encourages the use of a border around the sign.*
b) *Verify signs' thickness.*
Attachments: [34 Ravenna Street, Unit 2](#)

B. [AHBR 22-423](#)**1101 Barlow Road**

Sign (Ground Sign - Ellsworth Golf)

Submitted by Trent Wash, City of Hudson

a) Architectural Design Standards state the ground sign should be designed to relate to and share common elements with the building. Staff notes the stone and wood proposed for the sign would not relate to the clubhouse; however the building is nondescript with vinyl siding and a block foundation.

Attachments: [1101 Barlow Road](#)

C. [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](#)

D. [AHBR 22-353](#)**154 Parmelee Drive**

Addition (Two-Story, Kitchen, Pantry, Bedroom, Bathroom)

Submitted by Joseph Franzese, JPF Architects

a) Staff notes this is a proposal for a two-story addition to include the kitchen, pantry, bedroom, and bathroom.

b) 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 east elevation has a wall span of 16' on the first floor without a fenestration. However, this is broken up between two walls and located in the kitchen.

Attachments: [154 Parmelee Drive](#)

E. [AHBR 22-331](#)**5430 Sullivan Road**

New Residential Construction (One-Story, Single-Family Home)

Submitted by Cody Conley

a) *Staff notes the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. Staff notes adjacent property to the south is approximately 566' front setback; property to the north is approximately 67' front setback; and property the east is approximately 50' setback.*

b) *No issues with look alikes.*

Attachments: [5430 Sullivan Road \(revised\)](#)

VII. Other Business**A.** [AHBR 4-27-22](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
April 27, 2022**

Attachments: [AHBR Minutes April 27, 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.