



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
Karl Wetzel

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, September 28, 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 22-935](#) 2155 Middleton Road (Country Club of Hudson)**
Accessory Structures (Redesigned Wading Pool & Pavilion, 1040 SF)
Submitted by Nancy Nozik, BCIAEP Inc.
a) Staff recommends approval as submitted.
Attachments: [2155 Middleton Road Submittal](#)

V. Old Business

VI. New Business

A. [AHBR 22-724](#)**7273 Walters Road**

Addition (Front Porch)

Alterations (Siding, Roofing, Shutters)

Submitted by Michael Megyesi, Pally Roofing

- a) *Staff notes project was presented at the August 24, 2022, meeting. The following items were approved: the main pitched portion of the roof to use shingles to match the existing roof, the metal shed detail be reduced to only over the center columns and the return on the left side of the main pitch match the returns of the rest of the building pitches.*
- b) *Staff notes the applicant has requested a standing seam metal porch roof. 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. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Staff has reviewed this further, and this design standard seems to be more intended for bay windows, dormers and small bump-outs; however, it does not give clear direction on how to treat large, open porches.*

Attachments: [7273 Walters Rd \(revised 9.20.22\)](#)

[7273 Walters Rd \(revised 8.23.22\)](#)

[Proposed Metal Roof Spec Sheet](#)

B. [AHBR 22-914](#)**6708 Kingswood Drive**

Addition (Accessory Dwelling Unit, 846 SF)

Submitted by Mark Wilcox

- a) *Staff recommends approval as submitted.*

Attachments: [6708 Kingswood Dr \(revised 9.28.22\)](#)

[6708 Kingswood Dr \(revised 9.20.22\)](#)

C. [AHBR 22-916](#)**2205 E. Streetsboro Street**

Demolition (House & Garage, 79 Years Old)

Submitted by Julie Massie, Butcher Demolition

- a) *Staff notes the home and garage were constructed circa 1943; however, is not located within the historic district or listed as an individual historic landmark.*
- b) *The AHBR shall make the following recommendation pertaining to the demolition: "The AHBR finds the proposed structure for demolition at 2205 E. Streetsboro Street does or does 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: [2205 E. Streetsboro Submittal](#)

D. [AHBR 22-940](#)**897 Ridgewood Blvd**

Accessory Structure (Detached Garage, 506 SF)

Submitted by Jen DiNardi, Diamond Ridge Construction

a) 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 recommends corner boards be depicted to match the main house. Incorporating similar window trim width and frieze boards along the gable ends could also be considered to better compliment the main house.

Attachments: [897 Ridgewood Blvd](#)

E. [AHBR 22-867](#)**2612 E. Blackthorn Circle**

Addition (Single Car Garage Bay Addition, Office)

Submitted by Matthew Powers, Powers Construction

a) Architectural Design Standards state all facades over twelve (12) feet long shall have a fenestration opening. Staff notes the rear elevation has a span of approximately 20 feet without fenestration placement. Revise rear elevation to add a fenestration opening.

b) Revise elevations to label proposed materials for siding, foundation and roof.

Attachments: [2612 E Blackthorn Circle \(revised 9.19.22\)](#)

F. [AHBR 22-886](#)**1785 Stoney Hill Drive**

Addition (Master Bedroom & Bathroom, 720 SF)

Submitted by Joe Chiera, Impact My Landscape

a) Architectural Design Standards state projections on the ground floor should be carried through to the foundation. Revise left and front elevation to reflect a matching foundation under the exterior fireplace projection.

b) 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. Roofs shall not intersect a wall so as to cause a valley. Staff notes the proposed addition would have an awkward roof transition to the existing rear addition; however, staff notes the existing addition has a shed roof. Applicant to submit a roof plan to help study this design consideration further.

Attachments: [1785 Stoney Hill Dr](#)

[Right Elevation Revision](#)

G. [AHBR 22-730](#)**5530 Stonecreek Way**

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

Submitted by Joseph Myers, Myers Architect

a) The Board informally reviewed this project on August 10, 2022. Staff notes the Board discussed previous staff comments related to the proposed massing, exterior materials, and overall compatibility with surrounding homes.

Attachments: [5530 Stonecreek Way submittal](#)

[5530 Stonecreek Way - Informal Discussion](#)

H. [AHBR 21-1351](#)**116 W. Streetsboro Street**

Commercial Exterior Alterations (Façade Renovations)

Submitted by Greg Ernst, AoDK Architecture

a) Staff notes the Acme facade renovation was previously approved on February 23, 2022.

b) The applicant is proposing the following revisions to the design

- Modified lowered trellises due to existing steel beams*
- Removal of three (3) trellises at storefront glass*
- Keeping the current standing seam mansard room design on west side*
- Reduced parapet cap heights*

c) Question the need for reduction in the parapet cap heights. Staff recommends they be retained to better complement surrounding buildings.

d) Question if the full roof covering would be replaced per the previous AHBR condition of approval.

e) Staff notes signage would be reviewed through a separate application.

Attachments: [ACME Revised Elevations Submitted 9.21.22](#)

[Previously Approved Elevations](#)

[Previously Approved Product Spec Sheets](#)

VII. Other Business

- A. [AHBR 22-822](#) **35 South Oviatt Street (Informal Discussion)**
Commercial New Construction (Residential Development - Hudson Community Living)
Submitted by Nate Bailey, Peninsula Architects
a) *Proposed project is an institutional residential development for adults with special needs. It is being presented as an informal discussion. The applicant has received preliminary comment from the Planning Commission on 9.12.22 and is seeking feedback to aid upcoming final site plan review to PC and formal application to AHBR.*
b) *Staff has prepared the attached memo to aid in the review.*
Attachments: [Hudson Community Living \(AHBR Informal Discussion - revised\)](#)
[Hudson Community Living \(AHBR Informal Discussion\)](#)
[HCL - Unit A - 1 - Photo](#)
[HCL - Unit A - 4 - Photo](#)
- B. [AHBR 9-14-2022](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: September 14, 2022**
Attachments: [AHBR Minutes September 14, 2022 - draft](#)
- C. [AHBR 6055](#) **Amendments to the Architectural and Historic Board of Review Administrative Rules**
- *Staff introduced the AHBR Administrative Rules updates to the Board on April 27, 2022.*
 - *Staff reviewed revisions with AHBR on September 14, 2022.*
- Attachments:** [Memo to AHBR - Administrative Rules Update \(revised 9.6.22\)](#)
[AHBR Administrative Rules 2022 Redline Draft \(revised 9.6.22\)](#)
[Memo to AHBR - Administrative Rules 4.22.22](#)
[AHBR Administrative Rules 2022 Draft 4.22.22](#)

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.