



# City of Hudson, Ohio

## CD Meeting Agenda - Final-revised Architectural & Historic Board of Review

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*Arthur Morris, Secretary*  
*Christopher Bach*  
*James Grant*  
*Shane Reid*  
*John Workley*

*Nicholas Sugar, City Planner*  
*Alicia Schrenk, Associate Planner*

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Wednesday, October 28, 2020

7:30 PM

Via Video-Conference & Live Stream

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

- A. [AHBR 4786](#) This meeting will be held via video-conference. Comments can be submitted to [AHBR@hudson.oh.us](mailto:AHBR@hudson.oh.us) prior to start of the meeting. Please submit by 4:30 p.m. of the meeting date. All comments received will be read aloud by staff during this portion of the agenda.

**IV. Consent Applications**

- A. [AHBR 20-964](#) **105 First Street (Nestle Toll House Café)**  
Sign (Building & Projecting Signs)  
Submitted by Joe Berdine, Signarama  
a) *Staff recommends approval as submitted.*  
*Attachments:* [105 First Street](#)

**V. Old Business**

- A. [AHBR 20-687](#) **47 Aurora Street (Historic District)**  
Alteration (Awning)  
Submitted by Bill Fitzgibbons - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation
- a) *Staff notes the proposal was tabled at the 8-26-20 AHBR meeting. The previously proposed vinyl awning material was viewed by the board as incompatible with the historic district.*
  - b) *The AHBR conducted a site visit on 10-22-20. Church members presented an acrylic coated fabric material. The product specification sheet is included in the attachments.*
  - c) *Staff notes proposed location is obscured between a stairwell and a building mass.*
  - d) *Staff notes the proposed awning is located along an addition constructed circa 2000.*
- Attachments:* [47 Aurora Street](#)
- B. [AHBR 20-887](#) **105 First Street (Nestle Toll House Café)**  
Alterations (Storefront Window)  
Submitted by Susan Le Sueur
- a) *Staff notes the proposal was continued from the 10-14-20 AHBR Meeting to further study alterations to the storefront window along First Street.*
  - b) *Staff notes the revised proposal removes the awning window along First Street from the scope of work.*
- Attachments:* [105 First Street](#)
- VI. **New Business**
- A. [AHBR 20-847](#) **6021 Heather Lane**  
Accessory Structure (Shed)  
Submitted by Rick Kotynski
- a) *Staff notes roof depicted on home is gable and roof depicted on the proposed accessory structure is a hip roof. Architectural Design Standards state, "The roof of an enclosed accessory building should be the same roof shape as the roof of the main structure."*
- Attachments:* [6021 Heather Lane](#)

- B.**     [AHBR 20-942](#)     **2222 East Streetsboro Street**  
Accessory Structure (Cabana)  
Submitted by Karen McBee, Alex Fine Homes
- a) *Staff notes AHBR previously approved cabana on 7-10-2019. Material changes were identified during a recent zoning inspection.*
  - 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. Staff notes siding was applied to the rear wing along the west wall and southern wall. The eastern wall transitions to stone at an outside corner.*
- Attachments:* [2222 E Streetsboro Street](#)
- C.**     [AHBR 20-955](#)     **1909 Norton Road**  
Accessory Structure (Detached Garage)  
Submitted by Tony Lunardi, LDA Builders
- a) *Staff notes the house plans were approved by AHBR on 9-9-20. The proposed garage received BZBA approval on 10-15-20 for increased building footprint for storage of an RV.*
  - b) *Staff notes a condition will be placed on the permit stating that the second floor shall not be converted to an accessory dwelling unit.*
  - c) *Architectural Design Standards state fenestration placement should be approximately every twelve (12) feet. Staff notes span of nineteen (19) feet on rear elevation without fenestration placement; however, proposed garage is located approximately two hundred fifty (250') feet from Norton Road and significantly screened to the rear .*
  - d) *Question proposed trim width around garage doors.*
- Attachments:* [1909 Norton Road](#)
- D.**     [AHBR 20-963](#)     **57 York Drive**  
Accessory Structure (Detached Garage)  
Submitted by Bill Gotts
- a) *Staff recommends approval as revised.*
- Attachments:* [57 York Drive](#)

- E.**     [AHBR 20-965](#)     **63 Owen Brown Street (Historic District)**  
Alterations (Window Replacements)  
Submitted by Keith Morris
- a) *Staff notes the proposal for wood siding repair, dormer additions and window replacements were approved at the September 9, 2020 AHBR meeting with the condition all replacement windows have a six over six grid pattern.*
  - b) *The applicant is proposing a two over two grid pattern and has submitted additional documentation which was not presented during the prior review. No other changes are proposed from the prior approval.*
- Attachments:* [63 Owen Brown](#)
- F.**     [AHBR 20-941](#)     **33 Owen Brown Street (Historic District)**  
Alteration (Shingle Replacement)  
Submitted by Michael Penn, Certified Roofings - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff recommends approval as submitted.*
- Attachments:* [33 Owen Brown Street](#)
- G.**     [AHBR 20-950](#)     **126 Aurora Street (Historic District)**  
Alteration (Shingle Replacement)  
Submitted by Bill Morris - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff recommends approval as submitted.*
- Attachments:* [126 Aurora Street](#)
- H.**     [AHBR 20-960](#)     **28 Nathan Court**  
Alterations (Siding, Windows, Front Porch)  
Submitted by Nikolas Sirna, Peninsula Architects
- a) *Incorporate the first floor board and batten material on all sides of the main mass.*
- Attachments:* [28 Nathan Court](#)
- I.**     [AHBR 20-840](#)     **217 Sunset Drive**  
Addition (Family Room)  
Submitted by Harold Horton
- a) *Label all exterior materials and indicate if they match existing.*
  - b) *Question the use of four separated doors all with dedicated steps.*
- Attachments:* [217 Sunset Drive](#)

- J.**     [AHBR 20-953](#)     **148 Elm Street**  
Addition (Master Bedroom & Covered Patio)  
Submitted by Greg Chaplin
- a) *Suggest in-setting the addition to allow for the siding and foundation to abut at an inside corner and to allow the addition ridge to sit below the main mass.*
- b) *Indicate the existing and proposed materials for the siding, roofing, and exposed foundation.*
- Attachments:* [148 Elm Street](#)
- K.**     [AHBR 20-896](#)     **6637 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 173)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Gabriel Kirksey, Pulte Homes]
- a) *Staff recommends approved as revised.*
- Attachments:* [6637 Rosewood Trail](#)
- L.**     [AHBR 20-897](#)     **6597 Kingswood Drive (The Reserve at River Oaks, Phase IV, Lot 195)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Gabriel Kirksey, Pulte Homes
- a) *Please note site improvements are near 40% lot coverage allowance. Future improvements will be limited.*
- b) *Staff recommends approved as submitted.*
- Attachments:* [6597 Kingswood Drive](#)

## VII. Other Business

- A.**     [AHBR](#)     **Minutes of Previous Architectural & Historic Board of Review Meeting:**  
[10-14-2020](#)     **October 14, 2020**
- Attachments:* [AHBR Minutes October 14, 2020 - draft](#)

## VIII. 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.*