



# 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*  
*Francoise Massardier-Kenney*  
*William Ray*  
*Karl Wetzel*

*Nicholas Sugar, City Planner*  
*Amanda Krickovich, Associate Planner*

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Wednesday, September 13, 2023

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [AHBR 23-623](#) 31 Church Street (Historic District)**  
Fence (Wood)  
Submitted by Kirk Kapusta, R&T Fence  
*a) Staff recommends approval as submitted*  
**Attachments:** [31 Church St AHBR Packet](#)
- B. [AHBR 23-808](#) 410 N Main Street (Historic District)**  
Sign (Ground, Markillie Cemetery)  
Submitted by Trent Wash, City of Hudson  
*a) Staff recommends approval as submitted*  
**Attachments:** [Markillie Cemetery AHBR packet](#)
- C. [AHBR 23-811](#) 165 Elm Street (Historic District)**  
Fence (wood)  
Submitted by Matt Satterly  
*a) Staff recommends approval as submitted*  
**Attachments:** [165 Elm St AHBR Packet](#)

**D. [AHBR 23-873](#) 5790 Hudson Drive**

Addition, (Office - Wentz Financial)

Submitted by Paul Keller, Paul Keller Construction

*a) Staff recommends approval as submitted*

**Attachments:** [5790 Hudson Dr AHBR Packet](#)

**V. Old Business****A. [AHBR 23-708](#) 11 Atterbury Boulevard**

Awning (Brew Kettle)

Submitted by Mike Sheets, Bright Covers

*a) Staff notes the applicant is proposing a 1,346 square foot awning that would replace the existing window canopy.*

*b) The proposal was presented to AHBR on August 9th and tabled. The applicant requested to bring a sample of the proposed roof material to present to the board.*

*c) The Architectural Design Standards state awnings shall be retractable and made of canvas or other fabric on a metal frame. Awnings shall not be backlit. Awning colors shall be compatible with the sign and building colors. Staff acknowledges a traditional canvas awning may not complement the architecture of the building; suggest a design with a metal roof with thicker framing and posts that could be more compatible with the existing structure. Compatibility is important as the proposed location is highly visible from the street.*

*d) Question the framing as depicted intersecting the metal architectural features above the glass entryways. Staff notes the proposed canopy would also obscure these entryways.*

**Attachments:** [11 Atterbury AHBR Packet](#)

**B. [AHBR 23-773](#) 7679 N Mannheim Court**

Covered Patio (Rear Yard)

Submitted by Krystal Crisman, H&M Landscaping

*a) The application was continued from the August 23, 2023 meeting for the applicant to provide more detailed drawings.*

*b) The architectural design standards state roofs shall not intersect so as to cause a valley. Question the valley that would be created between the proposed roof and the existing garage.*

*c) Indicate the proposed roof pitch and question if it can support shingles.*

*d) Question if proposed chimneys are accurately depicted on all elevations and renderings.*

**Attachments:** [7679 Mannheim Ct AHBR Packet](#)

**VI. New Business**

**A. [AHBR 23-556](#) 2155 Middleton Road**

Golf Cart Storage Barn (Country Club of Hudson)

Submitted by Quinn Miller, Peninsula Architects

- a) *Consider removing cupola to soften the scale of the building and as such detail is not used elsewhere on the property. Recommend introducing dormers instead to break up the roof mass*
- b) *Verify exposed foundation material*
- c) *Staff notes non-functional shuttered windows are proposed along the south façade.*

Attachments: [Packet For AHBR](#)

**B. [AHBR 23-806](#) 160 Parmalee Drive**

Addition - Rear Sunroom

Submitted by Jerry Salupo, JS Designs and Renovations

- a) *Staff notes the proposed future garage footprint would not meet the required 15 ft setback. This note should be removed from the site plan prior to the issuance of a zoning certificate for the addition.*
- b) *The architectural design standards state all roofs of all the wings must be the same shape as the main body, but may have a different pitch or orientation. Staff notes the proposed addition would have a hip roof, while the main house has gable roofs.*
- c) *Verify where the cultured brick veneer would be applied. Staff notes the elevations only depict siding.*
- d) *Verify dimensions of the posts on the proposed front stoop/porch.*

Attachments: [160 Parmalee Dr AHBR Packet](#)

**C. [AHBR 23-814](#) 2376 Ebury Lane**

Rear porch addition

Submitted by Mike Sheets, Bright Covers

- a) *The Architectural Design Standards state roofs on projections should match the roof material of the building (unless both roofs are flat) 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 notes the proposed roof material would be polycarbonate panels while the main house is shingled.*

Attachments: [2376 Ebury Ln AHBR Packet](#)

**D. [AHBR 23-830](#) 116 W. Streetsboro Street**

Sign (AR Workshop)

Submitted by Mary Katherine Donnelly, AR Workshop

- a) *Staff notes the approved sign plan for this building indicates the signs shall incorporate individual letters. Staff notes a sign panel is proposed while adjacent signage (Pet People, Acme Pharmacy Drive Thru sign) are individual letters*
- b) *Verify proposed sign material and thickness*
- c) *The architectural design standards state signs should have a matte finish, not glossy or reflective. Verify sign would have a matte finish.*

Attachments: [116 W. Streetsboro St AHBR Packet](#)**VII. Other Business****A. [AHBR 8-23-23](#) Minutes of Previous Architectural & Historic Board of Review Meeting: August 23, 2023**Attachments: [August 23, 2023 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.*