



# 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*

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Wednesday, October 26, 2022

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 22-1003](#) 219 North Main Street, Suite B (Historic District)**  
Signs (Projecting Sign, Ground Sign - All Brides Beautiful)  
Submitted by Splott Graphics  
*a) Staff recommends approval as submitted.*  
*Attachments: [219 N Main St Ste B 10.21.22](#)*
- B. [AHBR 22-1055](#) 130 Aurora Street (Historic District)**  
Fence (6' Lattice Wood Cedar with 7' Attached Arbor)  
Submitted by Laura Honnold  
*a) Staff recommends approval as submitted.*  
*Attachments: [130 Aurora St](#)*

**V. Old Business**

**VI. New Business**

**A. [AHBR 22-1079](#) 109 East Streetsboro Street (Historic District)****Alteration (Replace Slate Roof)**

Submitted by Michael Willer

- a) *At the October 12, 2022, AHBR meeting the board received the Historic Preservation Consultant report which stated the slate roof is a character defining feature of the structure. The consultant did recommend considering replacement of the slate with the condition to explore alternative roof materials to more closely match the existing slate material rather than the proposed landmark shingle. The Grand Manor- Cottage House shingles were referenced to the applicant as a possible replacement materials due to its significant weight/square 425 lb, its weather exposure (reveal) 8 inches, and the ability to replicate the distinctive scallop pattern present on the slate roof.*
- b) *At the October 12, 2022, meeting, the applicant representative (contractor) accepted the board recommendation to proceed with the Grand Manor- Cottage House shingle product provided the scallop pattern was maintained. The property owner has stated delays exist in obtaining such product material. As such a new application has been forwarded by the property owner to formally request the board act on the request to utilize the Landmark shingle product.*
- c) *The board shall consider the following for a proposed replacement of historic materials: Section III-2(b)(3)(i)(d) of the Architectural Design Standards Substitute materials may be considered when the proposed materials do not alter the historic appearance of the structure, and the proposed materials are compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials.*
- d) *Staff requests the applicant submit additional documentation demonstrating how the Landmark shingle complies with the above criteria.*
- e) *Staff offers the following comments:*
  1. Submit detailed photographs of the landmark shingle product placed next to the existing slate to demonstrate the compatible size, color, and proportion
  2. The applicant noted the Landmark shingle product has been used in the historic district; however, staff notes the product has not been approved as a substitute material for existing slate.
  3. The applicant has stated the landmark shingle has a 5.5 inch reveal while the existing slate has an eight inch reveal. Question if this creates a compatible size and proportion
  4. The applicant has submitted product spec sheets for both the CertainTeed Landmark and Grand Manor products. The Grand Manor spec sheet does acknowledge the significant weight, size, quality design and true depth and dimension.
  5. The scalloped pattern is significant to the house and should be maintained with the proposed replacement product. The applicant has stated the scalloped pattern is not proposed as part of the submittal.
  6. The applicant has stated the landmark shingles have the same texture, color, and composition as the Grand Manor. Both products due contain similar colors and asphalt composition; however, significant differences existing in proportion/size (thickness/weight and reveal), style (shingle shape), and design (scallop pattern).

Attachments: [E-Mail to the Board from M. Willer 10.21.22](#)

[Grand Manor Spec Sheet 10.21.22](#)

[Landmark Series Spec Sheet 10.21.22](#)

[Historic Preservation Report 10.12.22](#)

**B.** [AHBR 22-1032](#)

**53 Milford Drive**

Exterior Alterations (Entryway, Doors & Windows - GreenValley Brewing)

Submitted by Greg Ernst, AoDK Inc.

- a) *Staff notes the entryway feature could be classified as a projection, as it is an open structure.*
- b) *For projections, The Architectural Design Standards state the materials need not be the same as other materials in the structure, but should be related to materials used in the details of the structure. While the proposed corrugated metal siding, tongue and groove wood siding, and green roof would not directly relate to the existing building, the Board may consider the following:*
  - *The Architectural Design Standards state there shall be architectural variety within a defined network. Staff notes this building and the surrounding buildings on Milford all have a similar design (one story, hip roof). The proposed entryway would help distinguish this building from others while retaining a similar overall design.*
  - *The Architectural Design Standards state all buildings must contribute to the public realm in their design by presenting a well-designed public façade. Staff notes the proposed design would be more inviting (open design) and architecturally interesting (green roof) than the existing entryway.*
  - *Staff notes the adjacent building to the north has an all-glass entryway which does not directly relate to the main building.*

Attachments: [53 Milford Dr](#)

**C.** [AHBR 22-1043](#)

**5633 Virginia Court**

Addition (Second Floor Addition, Bedrooms & Fitness Room, 484 SF)

Submitted by Kent Whitley

- a) *The Two-Story Wing Type identifier states that this type of home has a main body and subordinate wings. Architectural Design Standards state wings may not be larger or taller than the main body of the structure. Staff notes the proposed addition would be approximately 3' 6" taller than the main mass. Revise elevations to depict the addition to be lower than the ridge of the main mass as it is a forward projecting front-facing garage.*

Attachments: [5633 Virginia Ct \(revised 10.24.22\)](#)

[Addendum \(received 10.24.22\)](#)

**VII. Other Business****A. [AHBR 6326](#)****25 John Clark Lane [Informal Review]**

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

Submitted by John Carse

- a) *This is an informal review of a proposed Two-Story, Single-Family Home with a side facing three car garage. Home to be similar to the previously approved home located at 170 Terex Road. Applicant has requested to informally discuss the setback of the home with the AHBR.*
- b) *The Land Development Code states minimum front yard setbacks for Zoning District 3 are fifty (50) feet, provided that averaging shall be required for residential uses. Staff notes the adjacent homes both have a 50' setback and the proposed home would have a 76' setback; however, the Board may consider the large width and size of the lot as mitigating factors.*
- c) *Submit product specification sheets for roof, siding/exterior materials, door and window materials.*

**Attachments:** [25 John Clark Ln \(Informal\)](#)

**B. [AHBR 21-1046](#)****53 First Street (Historic District) [Informal Review]**

Commercial Exterior Alteration (Baldwin-Buss House)

Submitted by Nate Bailey, Peninsula Architects

- a) *This is for an informal review of the exterior existing conditions of the Baldwin-Buss House.*
- b) *Staff recommends the Board to request a site visit with the assistance of the historic preservation consultant.*
- c) *To date the Board has approved the following exterior improvements:*
  - *March 9, 2022: 40% of the siding along the south, west and north elevations*
  - *July 27, 2022: 100% of siding at the front porch*

**Attachments:** [Baldwin-Buss House - Exterior Report from Peninsula Architects 10.18.22](#)

[Baldwin-Buss Exterior Photos 10.21.22](#)

[Baldwin-Buss House Approved Elevations 8.1.22](#)

[Baldwin-Buss House Elevations - March 9, 2022 Meeting](#)

[Photos 3.3.22](#)

[Staff Memo to AHBR - October 13, 2021 Meeting](#)

**C. [AHBR 10-12-2022](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:  
October 12, 2022**

**Attachments:** [AHBR Minutes October 12, 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.*