



# City of Hudson, Ohio

## CD Meeting Agenda - Final 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, Senior Planner*

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Wednesday, August 12, 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.

*Attachments:* [Resident Comment](#)

**IV. Consent Applications**

- A. [AHBR 20-527](#) **7685 Holyoke Avenue**  
Addition (Second Floor Addition)  
Submitted by Steven Cochran, Cochran's Remodeling & Construction LLC.  
a) *Staff recommends approval as submitted.*

*Attachments:* [7685 Holyoke Avenue](#)

**V. Old Business****A. [AHBR 20-559](#)****5606 Abbyshire Drive**

Addition (Deck with Rooftop)

Submitted by Andrew Henley, Hen-House Decks

- a) *Architectural Design standards state roofs on projections should match the roof material of the building, and to the extent possible, shall be the same kind of roof. Natural finish metals such as copper or terne coated steel can be substituted for any roofing material. Question proposed metal roof's compatibility with shingled roof of main house. Staff notes the rear elevation is highly visible from Barlow Road.*
- b) *Verify if existing second floor window behind proposed chimney would be obscured by proposed roof.*

Attachments: [5606 Abbyshire Drive 8-12-20](#)

**B. [AHBR 20-530](#)****156 North Main Street (Historic District)**

Sign (Projecting Sign)

Submitted by Harvey Hanna Jr. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes proposal was reviewed at the 7-22-20 AHBR meeting. The file was tabled to further discuss the proposed sign material.*
- b) *Staff notes the applicant is proposing a 1 ½" High Density Urethane material in lieu of the previously proposed PVC. A sample was submitted prior to the meeting and staff can verify the HDU simulates the look and feel of wood.*

Attachments: [156 North Main Street](#)

[156 N Main Street \(Previous\)](#)

**VI. New Business****A. [AHBR 20-599](#)****569 West Streetsboro Street**

Demolition (House)

Submitted by Melissa Chafe

- a) *Staff notes the home was built circa 1908 and is part of the Hudson Elms Property.*
- b) *Staff notes the following conditions: Aluminum siding was placed over existing wood siding; all windows have been replaced with vinyl; existing home foundation repaired/replaced in certain areas.*
- c) *As the property is outside the historic district and not an individual historic landmark, the AHBR may only make the following recommendation upon review*
  1. *The Architectural and Historic Board of Review finds the structure at 569 W Streetsboro Street [(does) (does not)] have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.*

Attachments: [569 West Streetsboro Street](#)

**B. [AHBR 20-647](#)****5873 Darrow Road**

Signs (Building Sign Replacement - CVS)

Submitted by Dan Bertke, Archer Sign Corporation

- a) *Architectural Design Standards state signs should have a matte, not glossy, finish. Verify if proposed channel letters would have a matte finish.*
- b) *Staff notes existing signs are surrounded by mesh netting. Question of mesh netting is proposed for sign replacements.*

Attachments: [5837 Darrow Road](#)

**C. [AHBR 20-685](#)****63 Owen Brown Street (Historic District)**

Alterations (Windows, Siding)

Submitted by Keith Morris - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Architectural Design Standards require deteriorated features to be repaired rather than replaced. Provide additional documentation for the condition of the siding. Staff notes the AHBR may request a site visit to better determine if severity of deterioration requires replacement.*

Attachments: [63 Owen Brown Street](#)

- D.**     [AHBR 20-621](#)     **247 Hartford Drive**  
Addition/Alteration (Dining Room, Kitchen, Family Room, Master Bathroom)  
Submitted by John Toomey
- a) *Question proposed trim width. Suggest expanding trim width for all windows to a minimum 4”.*
  - b) *Architectural Design Standards require the roof of an accessory structure to be the same roof shape as the main structure. Staff notes proposed shed would have a flat roof not found on the main house.*
  - c) *Architectural Design Standards state all facades of an accessory structure over ten (10) feet long should have a window or door opening. Staff notes rear façade is twelve (12) feet long without a window or door opening.*
  - d) *Staff notes condition will be placed on permit stating in the event the screen porch is enclosed, a concrete block foundation will be required to match the house.*

Attachments: [247 Hartford Drive](#)

- E.**     [AHBR 20-671](#)     **147 North Hayden Parkway**  
Addition (Front Porch)  
Submitted by Nick Boka, Anthony Slabaugh Remodeling & Design
- a) *Architecture Design Standards state roofs on projections should match the roof material of the building, and to the extent possible, shall be the same kind of roof. Question compatibility of proposed hipped roof with existing home’s predominately gabled roofs. Staff notes: however, the main house has a hipped roof rear addition and proposed porch would have matching roof shingles.*

Attachments: [147 North Hayden Parkway](#)

- F.**     [AHBR 20-684](#)     **439 North Main Street**  
Addition (Addition, Breezeway)  
Submitted by Michael Flynn
- a) *Architectural Design Standards require all roofs in all the wings to have the same shape as the main body. Staff notes breezeway connection has a flat roof; however, the connection provides visual separation from the existing “Tech-built” house.*

Attachments: [439 N Main Street](#)

**G.** [AHBR 20-517](#)**1936 Christine Drive (Lake Christine, Lot 7)**

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

Submitted by Tony Lunardi, LDA Builders

- a) *Architectural Design Standards only permit a projection to extend a maximum five (5) feet from the main mass. Staff notes first floor office den extends six (6) feet from the main mass, and therefore would be considered a wing.*
- b) *Question look alike with lot subplot #1. Staff notes a difference in wall material but no significant differences in any of the other categories.*
- c) *Architectural Design Standards require all roofs in all the wings to be the same shape as the main body. Staff notes rear porch roof differs from main mass; however, a similar design has been approved on other homes in the subdivision.*
- d) *Architectural Design Standards require the materials in any mass to be applied consistently. Question varying foundation heights in main mass and wings and application of shake siding at office/den.*

Attachments: [1936 Christine Drive](#)

**VII. Other Business****A.** [AHBR 4997](#)**36 South Main Street (Informal Discussion)**

Exterior Alterations - Yours Truly

Submitted by Andrew Shibley

- a) *The Architectural Design Standards state wings may not extend forward of the main body. Staff notes the proposed patio enclosure and staircase tower extend approximately eleven (11) feet forward of the main mass; however, staff notes this space is currently occupied by an outdoor patio with roof.*
- b) *The existing building contains a traditional cape cod massing and fits within the architectural design standards as a single-story wing type. The proposed renovation creates a more complex massing with varied roof heights and mass forms. Suggest revising design to maintain the traditional building form with metal accents at awnings and dormers.*
- c) *The proposed entry door roof tower impacts existing mass by clipping/cutting off gable form. Suggest maintaining the existing gable form massing but strengthening the entrance with metal awnings and oversized storefront windows at the vestibule with a door facing to the street and a door to the parking lot.*

Attachments: [36 South Main Street \(Informal\)](#)

**B. [AHBR 7-22-20](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
July 22, 2020**

Attachments: [AHBR Minutes July 22, 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.*