



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

Wednesday, November 18, 2020

7:30 PM

Via Video-Conference & Live-Stream

- I. Call To Order
- II. Roll Call
- III. Public Comment

This meeting will be held via video-conference. Comments can be submitted to 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
- V. Old Business
- VI. New Business

A. [AHBR 20-995](#)

238 North Main Street (Historic District)

Sign (Projecting - Podpopuli)

Submitted by Earl DiMalanta, Fast Signs -Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes window signage would not require a zoning certificate, nor AHBR review.*
- b) *Architectural Design Standards state signs should have a matte finish; not glossy or reflective. Verify sign would have a matte finish.*

Attachments: [238 N Main Street](#)

- B.** [AHBR 20-728](#) **6001 Bradford Way**
Accessory Structure (Shed)
Submitted by Salvatore Cammarata
a) *Architectural Design Standards state “all facades (including the rear) over ten (10) feet long shall have at least one window or door opening.” Staff notes a twelve (12) foot span along rear elevation without fenestration placement.*
Attachments: [6001 Bradford Way](#)
- C.** [AHBR 20-931](#) **5411 Hudson Drive**
Accessory Structure (Detached Garage)
Submitted by Jacob Fischer
a) *Subject to BZBA granting the requested expansion of a non-conforming use per case 2020-970.*
Attachments: [5411 Hudson Drive](#)
- D.** [AHBR 20-1007](#) **97 Manor Drive**
Accessory Structure (Detached Garage)
Submitted by Terryn Lance
a) *Suggest adding wide rake-board trim along front and rear gables to better complement the main house.*
b) *Verify proposed exposed foundation.*
c) *Question if trim width around windows and man door will match the main house.*
Attachments: [97 Manor Drive](#)
- E.** [AHBR 20-946](#) **172 Aurora Street (Historic District)**
Alterations (Window Replacement)
Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Question how will proposed window match the design of the house.*
b) *Question if mullions will be proposed to match existing.*
c) *Submit cross section of proposed window.*
Attachments: [172 Aurora Street](#)

- F.** [AHBR 20-991](#) **22 Thirty Acres Lane [Apartment D]**
Alterations (Window Replacements)
Submitted by Daryl Gordon, Chagrin Falls Windows
a) *Staff notes this building is designated historic landmark. The Secretary of Interior Standards state materials should be repaired rather than replace, and replacement materials must be compatible and consistent. Question needs for replacement.*
b) *Staff notes applicant is proposing to replace wood windows with vinyl.*
Attachments: [22 Thirty Acres Lane](#)
- G.** [AHBR 20-951](#) **7089 Victoria Circle**
Addition (Kitchen)
Submitted by Steven Cochran, Cochran's Remodeling & Construction LLC.
a) *Revise elevations to include additional details such as corner boards, shutters and gable returns.*
b) *Question the low pitch of the addition roof and if it can support shingles to match the house.*
Attachments: [7089 Victoria Circle](#)
- H.** [AHBR 20-1010](#) **695 Ashbrooke Way**
Addition (Great Room)
Submitted by Robert Henderson
a) *Staff recommends approval as revised.*
Attachments: [695 Ashbrooke Way](#)
- I.** [AHBR 20-976](#) **6568 Regal Woods Drive (Reserve at River Oaks, Phase IV, Lot 144)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *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 board and batten siding would not return to an inside corner on front projection.*
Attachments: [6568 Regal Woods Drive](#)
- J.** [AHBR 20-978](#) **6609 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 169)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommends approval as submitted.*
Attachments: [6609 Rosewood Trail](#)

- K.** [AHBR 20-980](#) **6598 Walnut Court (Reserve at River Oaks, Phase IV, Lot 191)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Staff recommends approval as submitted.
Attachments: [6598 Walnut Court](#)
- L.** [AHBR 20-987](#) **6645 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 174)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Staff recommends approval as submitted.
Attachments: [6645 Rosewood Trail](#)
- M.** [AHBR 20-981](#) **1407 Middleton Road**
New Residential Construction (Two-Story, Single Family Home)
Submitted by John Becker, Schumacher Homes
a) Staff notes the Land Development Code requires a fifty (50) foot setback, unless approved by the AHBR. Proposed house would have a one hundred thirty- one (131) foot setback; however, the lot is over two acres in size and located on a main road.
b) Design standards require an opening every 12', incorporate additional windows at both side elevations
Attachments: [1407 Middleton Road](#)

VII. Other Business

A. [AHBR 5215](#)**5 Aurora Street (Informal Review)**

Alterations (Brewster Store)

Submitted by Nathanael Dunn

- a) *Staff notes proposed shutters and decorative railing on second story have been documented in historic photos.*
- b) *Plans should clearly depict all proposed changes on the elevations and floor plans. Of note the second-floor man door at the north elevation appears to be replacing a window however is not labeled.*
- c) *Question removal of existing man door on front elevation stair tower mass and resulting lack of fenestration and unbalanced openings.*
- d) *Suggest resizing replacement window on east elevation to match size of existing windows.*
- e) *Secretary of Interior Standards state historic features should be repaired rather than replaced. Existing windows should be documented in detail with restoration studied prior to consideration of being replaced.*
- f) *Question proposed metal framed canopy at the second floor. Staff notes it would be highly visible from Main Street. Additional detail should be submitted including a sightline study and specifications of the materials of the framing and fabric shades. Inserting the canopy to the left of the small conference room window would reduce its presence from North Main Street.*
- g) *Site plan to be shown on a survey to verify proposed wall would not be located within the city right-of-way.*

Attachments: [5 Aurora Street \(Renderings\)](#)

[5 Aurora Street](#)

**B. [AHBR](#)
[10-28-2020](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:
October 28, 2020**

Attachments: [AHBR Meeting Minutes October 28, 2020 - draft revised](#)

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.