



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Jeffrey Anzevino
John Funyak
Shane Reid
John Workley

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, May 12, 2021

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

A. [AHBR 21-356](#)

6208 Wessington Drive

Deck (Pavilion)

Submitted by Christopher Maurer, Red House Studio

a) *Staff notes file is continued from previous AHBR Meeting of April 28, 2021. The Board requested the following: proposed similar matching brick or stone in shape or color, site plan to depict proposed and existing deck with steps, railings to match proposed addition, elevations to scale, existing and proposed deck to have matching skirting.*

b) *Staff notes various drawing inaccuracies resolved with revised plans.*

Attachments: [6208 Wessington Drive](#)

B. [AHBR 21-433](#)**150 Aurora Street (Historic District)**

Alterations (Siding and (2) Window Replacement)

Submitted by Lawrence Folta, Folta Construction - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *AHBR held a site visit on May 5, 2021 and evaluated existing siding, existing windows and proposed siding sample.*
- b) *Secretary of the Interior's Standards require deteriorated features to be repaired rather than replaced. Staff notes applicant is proposing Hardie board fiber cement siding to replace aluminum siding on main mass and Hardie board fiber cement siding to replaced existing wood siding on rear wing. Aluminum siding was applied over existing wood siding as documented in the application.*
- c) *Staff notes Naylor Wellman Preservation Consultants prepared an advisory report to assist the board.*

Attachments: [150 Aurora Street](#)

[Site Visit Photos 5-5-21](#)

[Design Review Advisory Report by Naylor Wellman](#)

VI. New Business**A.** [AHBR 21-528](#)**120 North Hayden Parkway**

Signs (Ground Signs - McDowell, East Woods & Evamere School Buildings)

Submitted by John Peterson, GPD Group

- a) *Architectural Design Standards state the source of light shall not be visible from the street or an adjacent property for ground sign illumination. Question if proposed LED lights would be sufficiently shielded. Staff notes signs would be adjacent to residential homes along North Hayden Parkway.*

Attachments: [120 N Hayden Pkwy](#)

- B.** [AHBR 21-214](#) **2155 Middleton Road**
New Commercial Structure (Indoor Golf Facility - Country Club of Hudson)
Submitted by Chad Costello, Peninsula Architects
- a) *Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes a span of approximately eighteen (18) feet along the west elevation without fenestration placement; however, this elevation faces a residential property. During the Planning Commission review, staff recommended reducing the number of openings on this elevation.*
- b) *Architectural Standards state details should be applied consistently. Question if garage trim would match the width of the proposed window trim.*
- Attachments:* [2155 Middleton Road](#)
- C.** [AHBR 21-411](#) **6535 Sherborne Lane**
Addition (Second Floor Bedroom)
Submitted by Todd Clarke, Clarke Design LLC.
- a) *Staff recommends approval as submitted.*
- Attachments:* [6535 Sherborne Lane \(Revised\)](#)
- D.** [AHBR 21-410](#) **283 Bicknell Drive**
Addition (Second Floor Master Suite)
Submitted by Todd Clarke, Clarke Design LLC
- a) *Staff recommends approval as submitted.*
- Attachments:* [283 Bicknell Drive \(Revised\)](#)
- E.** [AHBR 21-476](#) **19 North Oviatt Street (Historic District)**
Alteration (Shingle Replacement)
Submitted by Bill Buehl, A & B Roofing - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff recommends approval as submitted.*
- Attachments:* [19 N Oviatt Street](#)

F. [AHBR 21-181](#)**145 Aurora Street (Historic District)**

Alterations (Railing, Landing & Alterations to Previously Approved Plans)

Submitted by David Fike, Fike Builders - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Architectural and Historic Board of Review previously approved addition design on August 8, 2018. Staff notes when alterations application was submitted for the railing & landing on addition, the following changes were observed:*

- i. *trim band and decorative corner board columns removed*
- ii. *siding was not blended into existing siding on west elevation*
- iii. *door design*
- iv. *additional window on east elevation*
- v. *brick veneer contrasts with exposed foundation*

The applicant has requested the board consider these changes.

b) *The Historic Preservation Brief regarding Exterior Additions to Historic Buildings states a new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. Staff notes previously proposed design would have introduced columns and trim work not found on the historic house. Revisions to trim and columns would be subordinate in design and would align with the preservation brief recommendations.*

c) *Previous requirements for siding to be blended and foundation to match are captured in the Historic Preservation Brief by recommending additions be compatible to the design of historic buildings.*

Attachments: [145 Aurora Street](#)

[145 Aurora St - Previous Approved Plans 8-8-2018](#)

[Preservation Brief 14: Additions to Historic Buildings](#)

G. [AHBR 21-468](#)**252 North Main Street (Historic District)**

Alteration (Rear Enclosed Porch Roof Replacement)

Submitted by Stuart Hamilton - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Proposed scope of work is to replace existing flat roof of a non-contributing enclosed patio with a pitched hip roof.*
- b) *Staff notes the current structure contains multiple roof forms including hip corners at the side elevations.*

Attachments: [252 N Main Street \(Revised\)](#)

- H.** [AHBR 21-319](#) **26 Colony Drive**
Accessory Structure (Detached Garage)
Submitted by Michael Cantrell, New Creation Builders
- a) *Question sloped roof in gable on front and back elevations as it is not present on main house.*
 - b) *Submit specification sheets for roof, exterior, doors, and window materials.*
- Attachments:* [26 Colony Drive \(Revised\)](#)
- I.** [AHBR 21-116](#) **30 Morning Song Drive**
Addition & Alteration (Sunroom, Stone & Siding)
Submitted by Daniel Castro, Prencce Bros. Siding
- a) *Architectural Design Standards state the walls of the main body must be all one material, or an additional material may be used to call attention to the composition. Staff notes the proposed project would have siding and stone on the main body.*
 - b) *Architectural Design Standards state the wings may have a different material for the wall than the main body, but no more than two materials for the walls may be used on the structure. Staff notes stone is proposed on left wing, however, it would not be applied consistently around entire mass.*
- Attachments:* [30 Morning Song Drive \(Revised\)](#)
- J.** [AHBR 21-440](#) **5513 Timberline Trail (Reserve at River Oaks, Phase III, Lot 136)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
- a) *Submit look alike for lot 134.*
 - b) *Question look alike #127. The Architectural Design Standards state Buildings which are the same type must differ from one another in two of the following: A. wall material, B. architectural style, C. major features such as porches or turrets, D. organization and number of bays, E. wing configuration, or F. roof shape. These terms are defined in Appendix II.*
- Attachments:* [5513 Timberline Trail](#)
- K.** [AHBR 21-441](#) **6697 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 163)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
- a) *Question no shutters on second floor window along side bedroom #2 on front elevation.*
 - b) *Look alike ok.*
- Attachments:* [6697 Kingswood Drive](#)

- L. [AHBR 21-442](#) **6591 Walnut Court (Reserve at River Oaks, Phase IV, Lot 187)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Look alike ok.*
b) *Staff recommends approval as submitted.*
Attachments: [6591 Walnut Court](#)
- M. [AHBR 21-443](#) **6629 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 172)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Look alike ok.*
b) *Staff recommends approval as submitted.*
Attachments: [6629 Rosewood Trail](#)
- N. [AHBR 21-444](#) **5579 Timberline Trail (Reserve at River Oaks, Phase III, Lot 130)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Look alike ok.*
b) *Staff recommends approval as submitted.*
Attachments: [5579 Timberline Trail](#)
- VII. **Other Business**
- A. [AHBR 21-310](#) **38 Division Street (Historic District) [Informal]**
Additions (Breezeway & Kitchen)
Submitted by Jeffrey Goodman - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Staff requests west elevation to match level of detail of rear and east elevations.*
b) *Question proposed engineered wood. Staff notes product would abut historic wood siding.*
c) *Question how siding would be blended with existing.*
Attachments: [38 Division Street](#)
- B. [AHBR 4-28-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: April 28, 2021**
Attachments: [AHBR Minutes April 28, 2021 - 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.