



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Shane Reid
John Workley
Vacant (2)

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, April 14, 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

- A. [AHBR 21-322](#) 118 West Streetsboro Street**
Sign (Building Sign - Remax Above & Beyond)
Submitted by Bob Kunzen, Brilliant Sign
a) Staff recommends approval as submitted.
Attachments: [118 West Streetsboro Street](#)
- B. [AHBR 21-278](#) 5170 Darrow Road**
Sign (Ground Sign - Bernard Heating & Cooling Offices)
Submitted by Angelique Miller, Signs 330
a) Staff recommends approval as submitted.
Attachments: [5170 Darrow Road](#)
- C. [AHBR 21-146](#) 1602 Haymarket Way**
Additions (Front & Rear Porch Additions)
Submitted by Jim Dombroski, Brandywine Construction
a) Staff recommends approval as submitted.
Attachments: [1602 Haymarket Way](#)

- D.** [AHBR 21-236](#) **101 Blackberry Drive**
Addition (Covered Patio)
Submitted by Jim Dombroski, Brandywine Construction
a) *Staff recommends approval as submitted.*
Attachments: [101 Blackberry Drive](#)
- E.** [AHBR 21-230](#) **84 Stratford Drive**
Addition (Screened Porch)
Submitted by Ron Mirman, Precision Siding & Construction
a) *Staff recommends approval as submitted.*
Attachments: [84 Stratford Road](#)
- F.** [AHBR 21-205](#) **1980 Hines Hill Road**
Accessory Structure (Pool House)
Submitted by Rebecca Pantuso, Pantuso Architecture
a) *Staff recommends approval as revised.*
Attachments: [1980 Hines Hill Road](#)
- V.** **Old Business**
- VI.** **New Business**
- A.** [AHBR 21-244](#) **652 Boston Mills Road**
Demolition (House)
Submitted by George Conner
a) *The AHBR shall make the following recommendation pertaining to the demolition: The AHBR finds the proposed structures for demolition at **652 Boston Mills Road** do or do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.*
b) *Staff notes the age of the home is approximately 67 years old.*
c) *Staff requests depiction of limits of disturbance with silt fence.*
d) *Verify foundation/basement material to be removed and backfilled, smooth graded and seeded.*
Attachments: [652 Boston Mills Road](#)

- B.** [AHBR 21-154](#) **2781 Hawkesbury Blvd**
Accessory Structure (Shed)
Submitted by Jeffrey Foote
- 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.*
 - b) *Staff notes roof depicted on home is gable and roof depicted on the proposed accessory structure is a hip roof. Architectural Design Standards state, “The roof of an enclosed accessory building should be the same roof shape as the roof of the main structure.”*
- Attachments:* [2781 Hawkesbury Blvd](#)
- C.** [AHBR 21-276](#) **48 Church Street (Historic District)**
Alteration (Front Porch Rebuild & Side Entry Deck)
Submitted by Allan Sveda - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff recommends approval as submitted.*
- Attachments:* [48 Church Street](#)
- D.** [AHBR 21-217](#) **180 Aurora Street (Historic District)**
Alteration (Roof Replacement - Detached Garage)
Submitted by James Vitale - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes proposed roof replacement on detached garage to match home.*
- Attachments:* [180 Aurora Street](#)
- E.** [AHBR 21-194](#) **332 Simon Road**
Additions & Alterations (Entire House)
Submitted by Richard Siegfried, RSA Architects
- a) *Staff notes Board informally reviewed on March 10, 2021.*
 - b) *Staff notes applicant received BZBA approval on March 18, 2021 for a variance to a side yard setback.*
- Attachments:* [332 Simon Road](#)

- F.** [AHBR 21-262](#) **39 Church Street (Historic District)**
Fence (6' Wood Solid Board)
Submitted by Kirk Kapusta, R & T Fence Inc. - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Verify finished side of the fence will face neighboring property.
b) Confirm proposed fence will match existing fence on property.
Attachments: [39 Church Street](#)
- G.** [AHBR 21-303](#) **152 Hudson Street (Historic District)**
Fence (4' and 6' Wooden Board on Board)
Submitted by Jeffrey Winters - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) Staff notes applicant is replacing rear yard fence and existing white picket fence to remain.
Attachments: [152 Hudson Street](#)
- H.** [AHBR 21-257](#) **1973 Stoney Hill Drive**
Alterations (Stone Siding)
Submitted by Sarah Farrell
a) Architectural Design Standards state materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes existing nonconforming brick was replaced with stone and was also expanded to an area ending at an outside corner.
b) Architectural Design Standards state all chimneys must match the foundation material. Staff notes proposed stone would not match existing brick chimney.
c) Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations.
d) Architectural Design Standards state details in the main body must be consistently applied throughout all sides of the main body. Question shutters on the second floor of front elevation.
Attachments: [1973 Stoney Hill Drive](#)
- I.** [AHBR 21-259](#) **934 Ashbrooke Way**
Addition (Screened Porch)
Submitted by Matthew Powers
a) Staff notes deck may not be converted to a glass enclosure in the future without the addition of a masonry foundation to match the home.
b) Question exposed gap at bottom of porch. Should be screened by skirting. Revise elevations to depict material.
c) Verify materials will match existing on home.
Attachments: [934 Ashbrooke Way](#)

J. [AHBR 21-299](#)**312 Aurora Street**

Addition (Screened Porch)

Submitted by Vince Noce, Peninsula Architects

- a) *Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structure but should be related to materials used in the details of the structure. Staff notes screen room is located on a side elevation; however, is set back approximately one hundred fifteen (115) feet from Aurora Street and would be obscured by mature trees.*
- b) *Verify roof materials and porch to be finished to match existing house.*
- c) *Prior to issuance of Zoning Certificate, a lot consolidation is required.*
- d) *Submit specification sheets for roof, exterior materials, door, and window materials.*

Attachments: [312 Aurora Street](#)

K. [AHBR 21-313](#)**6919 Saint Ives Boulevard**

Addition (First Floor Bedroom Suite)

Submitted by Sue Spohn

- a) *Staff notes addition in rear would be on the same wall plane as existing. Question how siding and materials would blend with existing materials on home.*

Attachments: [6919 Saint Ives Blvd](#)

L. [AHBR 21-354](#)**5992 Darrow Road**

Sign (Ground Sign - My Eye Dr.)

Submitted by Tonya Jefferson, Laad Sign & Lighting

- a) *Architectural Design Standards state ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building. Question how the proposed design relates to the traditional Greek Revival building. Staff notes existing sign design utilized colors and fonts that related to the building design.*
- b) *Question use of applied graphics. Suggest dimensional letters to complement surrounding signs.*
- c) *Architectural Design Standards state all signs should have a matte, not glossy finish. Verify proposed sign would have a matte finish.*

Attachments: [5992 Darrow Road](#)

M. [AHBR 21-363](#)**98 North Main Street (Historic District)**

Alterations (Door & Window Replacements - Farmer's Rail)

Submitted by Melanie Brunty - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Question proposed aluminum storefront windows and door; however, staff notes proposal would replace existing aluminum storefront windows and door approved in 1998.*
- b) *the U.S. Dept. of the Interior Historic Preservation Brief #11 for Rehabilitating Historic Storefronts was consulted for this review and is attached for reference.*
- c) *Staff notes the Preservation Brief guidelines state avoid use of materials that were unavailable when the storefront was constructed. This includes anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer; however, the brief also states if a storefront has established a certain character over time to not "early up" a storefront. In these cases, a contemporary design is acceptable.*

Attachments: [98 N Main Street](#)

[98 N Main 1998 Window Approval](#)

N. [AHBR 21-297](#)**2004 Edgeview Drive**

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

Submitted by Tony Lunardi, LDA Builders Inc.

- a) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise elevations to depict a consistent foundation height.*
- b) *Basement windows are not aligned with first floor windows.*
- c) *Trim appears wider around windows than around garage doors. Confirm trim will be applied consistently.*
- d) *Question proposed windows next to corner boards. Adjust left, right and rear elevation windows.*
- e) *Left elevation door needs to depict handrails, steps and closed risers full width of the door opening.*
- f) *Rear elevation door must depict steps, handrails and landing or deck to meet safety and code.*
- g) *Submit specification sheets for roof, siding/exterior materials, door and window materials.*

Attachments: [2004 Edgeview Drive](#)

- O.** [AHBR 21-89](#) **5582 Timberline Trail (Reserve at River Oaks, Phase III, Lot 121)**
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: [5582 Timberline Trail](#)
- P.** [AHBR 21-284](#) **6600 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 151)**
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: [6600 Kingswood Drive](#)
- Q.** [AHBR 21-285](#) **6659 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 183)**
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: [6659 Kingswood Drive](#)
- R.** [AHBR 21-286](#) **6808 Majestic Oaks Drive (Reserve at River Oaks, Phase I, Lot 3)**
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: [6808 Majestic Oaks Drive](#)
- S.** [AHBR 21-287](#) **6419 Ridgeline Drive (Reserve at River Oaks, Phase II, Lot 84)**
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: [6419 Ridgeline Drive](#)
- T.** [AHBR 21-288](#) **6587 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 167)**
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: [6587 Rosewood Trail](#)

- U. [AHBR 21-289](#) **6596 Regal Woods Drive (Reserve at River Oaks, Phase 2, Lot 80)**
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: [6596 Regal Woods Drive](#)
- V. [AHBR 21-294](#) **6599 Walnut Court (Reserve at River Oaks, Phase IV, Lot 188)**
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: [6599 Walnut Court](#)
- W. [AHBR 21-296](#) **6411 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 140)**
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: [6411 Ridgeline Drive](#)
- X. [AHBR 21-293](#) **6613 Rosewood Trail (Reserve at River Oaks, Phase 4, Lot 170)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Question look-alike #171. Staff notes only slight difference in window bay configuration.*
Attachments: [6613 Rosewood Trail](#)
- VII. **Other Business**
- A. [AHBR 3-10-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
March 10, 2021**
Attachments: [AHBR Minutes March 10, 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.