



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Jeffrey Anzevino
John Funyak
William Ray
Shane Reid

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, July 14, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

VI. New Business

A. [AHBR 21-700](#)

89 Division Street (Historic District)

Alteration (Shingle & Skylights Replacement)

Submitted by Rachel Teague, Roofsmith Restoration - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) *Staff recommends approval as submitted.*

Attachments: [89 Division Street](#)

B. [AHBR 21-768](#)

134 Aurora 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: [134 Aurora Street](#)

C. [AHBR 21-744](#)**7869 Alexandra Drive**

Accessory Structure (Shed)

Submitted by Scott Naples

- a) *Architectural Design Standards state the roof of an enclosed accessory building should be the same roof shape as the roof of the main structure. Staff notes roof depicted on home is gable and roof depicted on accessory structure is gambrel.*
- b) *Architectural Design Standards state all facades (including the rear) over ten (10) feet long shall have at least one window or door opening and fenestration placement on the accessory structure shall be proportional to the house. Staff notes a sixteen (16) foot space along right and left elevations without fenestration placement.*

Attachments: [7869 Alexandra Drive](#)**D. [AHBR 21-755](#)****5814 Bradford Way**

Accessory Structure (Shed)

Submitted by Stephen Curitore

- a) *Architectural Design Standards state all facades over ten (10) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house. Staff notes a twelve (12) foot space along right and left elevations without fenestration placement.*
- b) *Architectural Design Standards state accessory buildings shall incorporate some elements similar to the main body. Staff notes proposed shed would only have matching shingles.*

Attachments: [5814 Bradford Way](#)**E. [AHBR 21-748](#)****2205 Victoria Parkway**

Additions (Second Story, Porch & Garage)

Submitted by Leon Sampat, LS Architects Inc.

- a) *Architectural Design Standards state wings may not extend forward of the main body. Staff notes existing garage wing extends forward of the main body and proposal would extend an additional 9' with an increased height.*
- b) *Staff suggests the applicant further study reducing the height of the addition as it is forward projecting.*
- c) *Question how siding to be blended between addition and existing house on left elevation. Staff suggests inset addition due to span of approximately 59.5 feet of continuous wall plane.*
- d) *Submit specification sheets for roof, exterior materials, door, and window materials Please circle all details in spec sheet that apply to projects.*

Attachments: [2205 Victoria Parkway Revised 7-13-21](#)

- F.** [AHBR 21-679](#) **669 Barlow Road**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Cheryl Brooks, Prestige Home Builders
- a) *Architectural Design Standards states an attached garage may not be located within a wing or a central mass that is the most forward of all the masses. Staff notes garage sits forward approximately 40' in front of main mass. However, is angled towards a circular drive and setback approximately 240 feet from the street.*
 - b) *Architectural Design Standards state materials used on any mass must be consistently applied on that mass. Staff notes stone on front entryway is not consistently applied around mass at front porch.*
 - c) *Staff notes front yard setback shall not differ by more than 10% from the average of the front yard setbacks of the two adjacent properties unless approved by AHBR. Proposed home would have a setback of 240' while the average is 73 feet.*
 - d) *No lookalike issue with proposed residential structure.*
 - e) *Submit specification sheets for roof, exterior, doors, and window materials.*
- Attachments: [669 Barlow Road Revised 7-14-21](#)
- G.** [AhBR 21-717](#) **6594 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 179)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
- a) *Question look alike #180.*
- Attachments: [6594 Rosewood Trail](#)
- H.** [AHBR 21-720](#) **6609 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 194)**
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: [6609 Kingswood Drive](#)
- I.** [AHBR 21-723](#) **6573 Walnut Court (Reserve at River Oaks, Phase IV, Lot 185)**
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: [6573 Walnut Court](#)

J. [AHBR 21-724](#) 6632 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 154)

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: [6632 Kingswood Drive Revised 7-14-21](#)

VII. Other Business**A. [AHBR 21-728](#) 0 Sullivan Road (Informal Review)**

New Residential Construction (Single Family Home)

Submitted by Dewey Lockwood

a) *Staff notes the AHBR may waive any requirement of the standards in order to approve a proposed project, if the AHBR finds that the project fulfills the five principles enumerated in Section I-2 and meets one of the following conditions: (1) The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement. (2) Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty".*

b) *The five principles enumerated in Section I-2 are as follows: a) The creation and maintenance of the "public realm" takes precedence over individual buildings; b) Buildings shall maintain a high level of architectural quality; c) The site plan and building shall respect the land and the environment in which they are placed; d) There shall be architectural variety within a defined framework; e) New buildings and alterations shall respect the existing context and framework.*

Attachments: [Sullivan Informal Revised 7-13-21](#)

**B. [AHBR 6-23-2021](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
June 23, 2021**

Attachments: [AHBR Minutes June 23, 2021 - draft](#)

VIII. Staff Update

A. [AHBR 5525](#) 2021 Land Development Code Update

Attachments: [2021 LDC Update - AHBR Memo 7/9/2021](#)
[2021 LDC Update - AHBR Memo 6/18/2021](#)
[ORD 21-71 2021 LDC Update](#)
[2021 LDC Update - AHBR Memo 5/20/2021](#)

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.