



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 26, 2021

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Election of Historic District Subcommittee Members

IV. 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.

V. Consent Applications

- A. [AHBR 21-576](#) 51 South Main Street, Suite 2**
Sign (Building, Projecting Sign - Alex Denver Photography)
Submitted by Alex Freeman
a) *Staff recommends approval as submitted.*
Attachments: [51 S. Main Street, Suite 2](#)

VI. Old Business

- A. [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) *Staff notes applicant has further studied the existing wood siding reveal and found it varies from approximately 7 1/4" to 8". Updated photos are attached.*
- b) *Naylor Wellman, Preservation Consultants, have updated the advisory report.*
- Attachments:** [Design Review Advisory Report Follow Up 5/14/2021](#)
[Reveal Variability for 150 Aurora St](#)
[150 Aurora Street](#)
[Site Visit Photos 5-5-21](#)
[Design Review Advisory Report 5/7/2021](#)

- B. [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. For example, a second material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Staff notes proposed stone along the entryway would not clearly define the composition as the entryway is not recessed.*
- Attachments:** [30 Morning Song Drive \(Revised\)](#)

VII. New Business

- A. [AHBR 21-336](#) **1335 Connecticut Woods Drive**
Accessory Structure (Detached Garage)
Submitted by Greg Chaplin
- a) *Staff notes project received approval from the Board of Zoning and Building Appeals for a variance on May 20, 2021.*
- b) *Question gable at north elevation and it should be lowered.*
- Attachments:** [1335 Connecticut Woods Drive](#)

- B.** [AHBR 21-575](#) **7660 Ranett Avenue**
Accessory Structure (Detached Garage)
Submitted by Dennis Turkovich
a) *Architectural Design Standards state fenestration placement on accessory structures should be proportional to the house.*
b) *Submit specification sheets for roof material, siding, windows and doors.*
Attachments: [7660 Ranett Ave \(Revised\)](#)
- C.** [AHBR 21-333](#) **7333 Wellfleet Drive**
Addition (Three Season Room)
Submitted by Kimberly Glasko
a) *Architectural Design Standards state the building shall have a typical window used for most window. Staff notes proposed addition depicts grids on windows. The main house does not have grids.*
Attachments: [7333 Wellfleet Drive](#)
- D.** [AHBR 21-446](#) **94 Ravenna Street (Historic District)**
Addition (First Floor Master Bedroom & Front Porch)
Submitted by David Ferek - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
a) *Staff notes project received approval from the Board of Zoning and Building Appeals for a side yard setback variance on May 20, 2021.*
b) *Staff notes AHBR informally reviewed the proposal on April 28th, 2021.*
c) *Submit product specification sheet for proposed windows. Verify wood construction and grids would be simulated divided lite.*
Attachments: [94 Ravenna Street \(Revised\)](#)
- E.** [AHBR 21-290](#) **6416 Kingswood Drive (Reserve at River Oaks, Phase II, Lot 85)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Look alike ok.*
b) *Staff recommends approval as revised.*
Attachments: [6416 Kingswood Drive \(Revised\)](#)
- F.** [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) *Look alike ok.*
b) *Staff recommends approval as submitted.*
Attachments: [6613 Rosewood Trail](#)

VIII. Other Business

A. [AHBR 5-12-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
May 12, 2021**

Attachments: [AHBR Minutes May 12, 2021 - draft](#)

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

Attachments: [2021 LDC Update - AHBR Memo](#)

IX. **Staff Update**

X. **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.