



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, November 10, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 21-1234](#) 1 Christine Drive**
Sign (Ground Sign - Lake Christine Subdivision)
Submitted by Tony Lunardi, LDA Land Group, LLC.
a) Staff recommends approval as submitted.
Attachments: [1 Christine Drive \(revised\)](#)
- B. [AHBR 21-1236](#) 2741 Last Valley Lane**
Accessory Structure (Detached Garage)
Submitted by Michael Rotolo
a) Staff recommends approval as submitted.
Attachments: [2741 Last Valley Lane](#)

V. Old Business

VI. New Business

A. [AHBR 21-1015](#) 52 Aurora Street (Historic District)

Fence (3' Azek Picket Fence)

Submitted by Sid Nelson & Erin Poskocil - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes project is continued from previous AHBR Meeting of September 8, 2021. The Board continued the project and requested the applicant to provide the following: fence elevation to include attachment method, sample of proposed material, fence photographs of the exact material being proposed and product specification sheet on the proposed material.*
- b) *Staff notes applicant has provided a revised fence elevation.*
- c) *Architectural Design Standards states fence materials shall be compatible with their site location and surrounding development. Question if Azek material would be compatible with surrounding fences and fencing in the Historic District in general. If the AHBR were to consider Azek for a front yard fence, staff suggests first approving a small portion in the rear yard, followed by a site visit after installation to confirm compatibility. If deemed compatible, staff could administratively approve the more visible sections along College and Aurora Street.*
- d) *Secretary of the Interior's Standards requires replacement materials to match the old in design, color, texture, and other visual qualities and, where possible, materials.*

Attachments: [52 Aurora Street - Fence Elevation \(11/10/2021\)](#)

[52 Aurora Street \(from 9/8/2021\)](#)

[52 Aurora Street - Materials Submitted by applicant 1 of 3 \(from 9/8/2021\)](#)

[52 Aurora Street - Materials Submitted by applicant 2 of 3 \(from 9/8/2021\)](#)

[52 Aurora Street - Materials Submitted by applicant 3 of 3 \(from 9/8/2021\)](#)

- B.** [AHBR 21-1182](#) **212 Aurora Street (Historic District)**
Alterations (Window Replacement)
Submitted by Jen Sickels, Renewal By Andersen - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *House is located within the Historic District and was built in 1960.*
 - b) *Secretary of Interior Standards state deteriorated historic features shall be repaired rather than replaced. The house has wood windows existing with proposed replacement windows of a composite material. The applicant must document the condition of the existing window and then if determine they require replacement, the proposed windows shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*
 - c) *Submit an architectural drawing of the proposed bay window alteration. Staff understands all other windows will be replaced with a matching grille/design.*
- Attachments:* [212 Aurora Street](#)
- C.** [AHBR 21-1212](#) **7897 Winterberry Drive**
Accessory Structure (Detached Garage)
Submitted by Michael Cantrell & Diane Bija, New Creation Builders
- a) *Staff recommends approval as revised.*
- Attachments:* [7897 Winterberry Drive \(revised 11-10-21\)](#)
[7897 Winterberry Drive \(11-5-21\)](#)
- D.** [AHBR 21-1121](#) **5881 Eastham Way**
Addition (Sunroom)
Submitted by Jason Lowe
- a) *Staff recommends approval as submitted.*
- Attachments:* [5881 Eastham Way \(revised\)](#)

E. [AHBR 21-1232](#)**1751 Hines Hill Road**

Addition & Accessory Structure (Master Bedroom Suite, Great Room, Detached Garage)

Submitted by Eric Kuczek, J. Kapela Design & Construction

- 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 three materials indicated: horizontal siding, cedar wood plank, and cultured stone; however, stone wing is separated from main mass by kitchen/den connector.*
- b) *Architectural Design Standards state all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Staff notes addition wing has a hip roof style where the home has a gable roof style. Staff suggests matching wing addition roof style to gable.*

Attachments: [1751 Hines Hill Road \(revised 11-9-21\)](#)

[1751 Hines Hill Road \(11-5-21\)](#)

F. [AHBR 21-1223](#)**132 Franklin Street (Historic District)**

Additions/Alterations (Kitchen, Bedroom, Attached Garage)

Submitted by Anthony Frammartino - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes applicant has submitted revised elevations addressing previous staff comments regarding roof shape and foundation height.*
- b) *Revise elevations to label proposed materials. Submit product specification sheets for shingles, siding and windows.*

Attachments: [132 Franklin Street \(revised 11-10-21\)](#)

[132 Franklin Street \(11-5-21\)](#)

[Preservation Briefs 14 New Exterior Additions to Historic Buildings](#)

VII. Other Business**A. [AHBR 10-27-2021](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:
October 27, 2021**

Attachments: [AHBR Minutes October 27, 2021 - draft](#)

VIII. Staff Update**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.