



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, October 13, 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 20-262](#)**185 Boston Mills Road**

Alterations (Additions - Bedrooms, Sunroom, Bathroom)

Submitted by Raymond Dietz

- a) *The following changes to the plans include: removal of shutters; continue stone on garage; board and batten added to front elevation and left elevation.*
- b) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass. Staff notes pre-existing stone on front elevation was permitted to be replaced as the Architectural Design Standards allowed for the replacement for nonconforming design elements.*
- c) *Additionally, staff notes vertical Board & Batten siding is not applied consistently around each side of the mass. Furthermore, Architectural Design Standards permits only 1 wall material type for single story wing type buildings.*

Attachments: [185 Boston Mills Road \(Proposed Revisions\)](#)

[185 Boston Mills Rd - Final Approved Plans 6-10-2020](#)

B. [AHBR 21-1104](#)**73 Division 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 notes the proposed project includes a replacement of where existing shingles are located on the rear and lower front elevations. The historic slate shingles on the main home are not included in the scope of work.*
- b) *Staff recommends approval as submitted.*

Attachments: [73 Division Street](#)

- C. [AHBR 21-1120](#) **223 College Street (Historic District)**
Alteration (Front Porch)
Submitted by Jason Boltz, Wheeler-Boltz Architects - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes historic photos suggest original design was a modest sized porch with columns. Porch was later redesigned to include a pergola overhang. Area was subsequently expanded with a brick knee-wall, canvas awning and corrugated metal roof.*
 - b) *Question if the applicant has considered restoring porch to original size and design.*
 - c) *Question if the pitch and materials of the rear elevation bump outs could be matched.*
 - d) *Preservation Brief 14, New Exterior Additions to Historic Buildings states new additions should not compete in design. Staff suggests proposed porch columns to retain the simple design of the front portico.*
 - e) *Staff notes Preservation Brief 14, New Exterior Additions to Historic Buildings is attached for reference.*
- Attachments: [223 College Street](#)
[Preservation Brief 14 - New Exterior Additions to Historic Buildings](#)
- D. [AHBR 21-1061](#) **2073 E. Highgate Court**
Addition (Sunroom)
Submitted by Michael Trivisonno
- a) *Architectural Design Standards state details in a wing should be consistently applied throughout the sides of the wing. Question partial siding fill on left elevation.*
- Attachments: [2073 E Highgate Court](#)
- E. [AHBR 21-1076](#) **7650 Holyoke Avenue**
Addition (Master Bedroom, Bathroom & Screened Porch)
Submitted by Chris Finley, Finley and Sons Builders
- a) *Question extension of ridge on screened porch. Suggest lowering screened porch roof to create a break in the ridge.*
- Attachments: [7650 Holyoke Avenue](#)
- F. [AHBR 21-1077](#) **5807 Timberline Trail (Reserve at River Oaks, Phase II Lot 50)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
- a) *No issues with look alikes.*
 - b) *Staff recommends approval as submitted.*
- Attachments: [5807 Timberline Trail](#)

- G.** [AHBR 21-1078](#) **5797 Timberline Trail (Reserve at River Oaks, Phase II, Lot 51)**
New Residential Construction (Two-Story, Single-Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) No issues with look alikes.
b) Staff recommends approval as submitted.
Attachments: [5807 Timberline Trail](#)
- H.** [AHBR 21-1079](#) **6590 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 150)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Question look alike 195. Staff notes minor differences and requests the AHBR to review to determine if the regulation is met.
Attachments: [6590 Kingswood Drive](#)
- I.** [AHBR 21-1046](#) **53 First Street**
New Commercial Structure (Peg’s Foundation Cultural Campus)
Submitted by Nate Bailey, Peninsula Architects
a) Staff notes the AHBR informally reviewed the application on 9.22.21. The applicant has submitted the revised elevations for further discussion.
b) Staff has prepared the attached memo detailing the relevant review criteria and staff comment.
c) Staff recommends the AHBR continues the review on 10.13.21 and schedules a subsequent site visit to further help orient and inform the board.
Attachments: [Staff Memo to AHBR](#)
[Peg’s Foundation Cultural Campus](#)
- VII. Other Business**
- A.** [AHBR 9-8-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: September 8, 2021.**
Attachments: [AHBR Minutes September 8, 2021 - draft](#)
- B.** [AHBR 9-22-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: September 22, 2021**
Attachments: [AHBR Minutes September 22, 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.