



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 28, 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 21-834](#) 5650 Williamsburg Circle**
Accessory Structure (Shed)
Submitted by George Novosel
a) Staff recommends approval as submitted.
Attachments: [5650 Williamsburg Circle \(revised\)](#)
- B. [AHBR 21-840](#) 200 Laurel Lake Drive, Villa 108**
Addition (Sunroom)
Submitted by John Harley
a) Staff recommends approval as submitted.
Attachments: [200 Laurel Lake Drive, Villa 108 \(revised\)](#)

V. Old Business

VI. New Business

A. [AHBR 21-637](#)**263 N Main Street (Historic District)**

Alterations (Garage)

Submitted by Daniel Villani, Payne and Payne Builders

- a) *AHBR held a site visit on June 16, 2021 and evaluated existing exterior and interior conditions of detached garage.*
- b) *Staff notes scope of work has been revised to include additional replacement windows. Secretary of Interior Standards state deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Submit documentation on windows' existing conditions. Question replacement of existing wood windows.*
- c) *Verify if proposed windows would match design of existing.*

Attachments: [263 North Main Street](#)

[Site Visit Photos 6-16-21](#)

[263 North Main Street 6-9-2021](#)

B. [AHBR 21-839](#)**63 Owen Brown Street (Historic District)**

Alterations (Siding Replacement)

Submitted by Keith Morris - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *Staff notes the proposal for wood siding repair was approved at the September 9, 2020 AHBR meeting. The applicant would like to present additional findings to consider replacement.*
- b) *Secretary of the Interior Standards require deteriorated features to be repaired rather than replaced. When severity of deterioration requires replacement, new features shall match in design, color, texture and where possible, materials. Staff notes applicant is proposing premium grade Cedar Plank siding to replace existing siding.*
- c) *Staff recommends an AHBR site visit to evaluate existing siding.*
- d) *Staff notes the board may request a qualified consultant to assist the AHBR on the application.*

Attachments: [63 Owen Brown Street](#)

- C. [AHBR 21-777](#) **5634 Brookshire Drive (Nottingham Gate Estates, Phase V, Lot 27)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Tony Lunardi, LDA Builders, Inc.
- a) *Question the submitted orientation as garage mass abuts Barlow Hill Road and driveway is proposed in the landscape easement.*
 - b) *Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes shake siding on right side elevation is not applied consistently around mass.*
 - c) *Align basement windows with first floor windows.*
 - d) *Question proposed windows next to corner boards. Adjust right and rear elevation windows.*
 - e) *Architectural Design Standards state all steps in front of doors must be the full width of the opening. Depict steps to front of doors on right elevation.*
 - f) *Staff notes on right and left elevations columns do not visually support the structure. Revise elevations to increase column width.*
 - g) *Staff notes no issues with lookalikes.*

Attachments: [5634 Brookshire Drive](#)

VII. Other Business

- A. [AHBR 7-14-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
July 14, 2021**

Attachments: [AHBR Minutes July 14, 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.