



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
Arthur Morris, Secretary
Christopher Bach
James Grant
Shane Reid
John Workley

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, February 24, 2021

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. 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.

IV. Consent Applications

V. Old Business

A. [AHBR 20-1049](#)

7739 Herrick Park Drive

New Residential Construction (One-Story, Single Family Home)

Submitted by Theresa Boylan, Old World Custom Homes

- a) *Staff notes the AHBR reviewed new home on February 10, 2021. The following revisions from previous meeting include consistent foundation, lowered roof height, right side window removal and a widened front entry.*
- b) *Revise front elevation to accurately label roof pitch.*
- c) *Question removal of right-side window on front elevation.*
- d) *Question the sloped wall elements on front elevation. Submit additional information on construction method and design intent.*

Attachments: [7739 Herrick Park Drive](#)

[7739 Herrick Park Drive \(2-10-21\)](#)

VI. New Business

- A. [AHBR 21-137](#) 103 First Street**
Sign (Building Sign - Stretch Lab)
Submitted by Tonya Jefferson, Laad Sign & Lighting
- a) *Architectural Design Standards state storefronts with common architectural elements should have signs that share continuity of design. Suggest revising wall sign to depict routed or flat cut letters and dimensional border to better complement surrounding signs.*
 - b) *Architectural Design Standards state signs should have a matte finish. Revise drawings to note a matte, not satin finish.*
 - c) *Add removal of existing hanging sign bracket to scope of work.*
- Attachments:* [103 First Street](#)
- B. [AHBR 21-144](#) 5 East Main Street (Historic District)**
Sign (Building Sign - KWGD Attorneys at Law)
Submitted by Jeff Clark, Easy Sign Group
- a) *Staff recommends approval as submitted.*
- Attachments:* [5 E Main Street](#)
- C. [AHBR 21-124](#) 115 College Street (Historic District)**
Alteration (Window Replacement - WRA The Chapel)
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 reference photos show operable openings with hinges while the proposed window is fixed.*
- Attachments:* [115 College Street](#)
- D. [AHBR 21-119](#) 94 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 notes low slope porch roof is not part of scope of work.*
 - b) *Question if gutters and downspouts to be replaced.*
- Attachments:* [94 Aurora Street](#)

- E.** [AHBR 21-135](#) **33 Division Street (Historic District)**
Alterations (Window Replacements)
Submitted by Jen Sickels, Andersen Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *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.*
- b) *Staff notes proposal would replace existing wood windows with a composite window, which is typically not accepted in the Historic District. AHBR may request a site visit to further assess the condition of existing windows.*
- Attachments: [33 Division Street](#)
[Preservation Brief - Repair of Historic Wooden Windows](#)
- F.** [AHBR 20-834](#) **81 E. Streetsboro Street (Historic District)**
Addition (Master Bedroom Suite)
Submitted by Nikolas Sirna, Peninsula Architects
- a) *Staff notes project was presented before the AHBR on September 23, 2020. The following revisions since last board presentation; architectural shingles to match existing house in lieu of metal roof, added corner boards, trim and sill details to windows, added vertical and horizontal wood details to porch.*
- b) *Verify exterior finish for proposed windows and confirm grilles are simulated divided lite.*
- Attachments: [81 E Streetsboro Street](#)
[81 E Streetsboro Street \(9-23-20\)](#)
- G.** [AHBR 21-40](#) **6998 Saint Ives Boulevard**
Addition (Roof Covered Deck)
Submitted by Scott Dohner
- a) *Question proposed roof proximity to second floor window and accurately depict on elevation labeled front.*
- b) *Staff notes proposed roof approximately extends 12" past rear mass. Question if accurately depicted.*
- c) *Question siding in rear elevation gable.*
- d) *Staff notes deck may not be converted to a glass enclosure in the future without the addition of a masonry foundation to match the home.*
- Attachments: [6998 Saint Ives Boulevard](#)

- H.** [AHBR 21-129](#) **8114 Valley View Road**
Addition (Master Bedroom & Bathroom)
Submitted by Gordon Costlow
a) *The record acknowledges a similar addition was approved in November 2008 as an Ell type; house can also be considered a Large Mass type.*
Attachments: [8114 Valley View Road](#)
- I.** [AHBR 21-88](#) **5719 Timberline Trail (Reserve at River Oaks, Phase II, Lot 58)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommends approval as submitted.*
b) *No lookalike issue with proposed residential structure.*
Attachments: [5719 Timberline Trail](#)
- J.** [AHBR 21-90](#) **6567 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 165)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommend approval as submitted.*
b) *No lookalike issue with proposed residential structure.*
Attachments: [6567 Rosewood Trail](#)
- K.** [AHBR 21-92](#) **6570 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 181)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) *Staff recommends approval as submitted.*
b) *No lookalike issue with proposed residential structure.*
Attachments: [6570 Rosewood Trail](#)
- VII. Other Business**
- A.** [AHBR 2-10-21](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
February 10, 2021**
Attachments: [AHBR Minutes February 10, 2021 - draft](#)

VIII. 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.