



# 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*

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Wednesday, June 9, 2021

7:30 PM

Town Hall  
27 East Main Street

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**I Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

**A. [AHBR 21-583](#) 6290 Stone Road**  
Accessory Structure (Shed)  
Submitted by Randy Bright  
*a) Staff recommends approval as submitted.*  
*Attachments:* [6290 Stone Road](#)

**B. [AHBR 21-594](#) Westhaven Drive (Vacant Lot)**  
Sign (Ground)  
Submitted by Dan Soulsby  
*a) Staff recommends approval as submitted.*  
*Attachments:* [Westhaven Drive](#)

**V. Old Business**

**VI. New Business**

**A.**     [AHBR 21-618](#)**48 Clinton Street**

New Commercial Construction (Smiths Curated)

Submitted by Jeff Gibbon, Gibbon Architecture

- a) *Staff notes proposal was previously approved by AHBR 9-9-20; however, applicant is proposing changes to door and window design. Staff has prepared the attached comparison document for reference.*
- b) *Staff notes proposed materials would not change (windows, siding, shingles, etc.)*
- c) *Verify if exposed concrete foundation is proposed as depicted in previous elevations.*
- d) *Architectural Design Standards state details must be consistently applied around the main body. Revise elevations to depict window muntins on south and east windows.*
- e) *Question electric meter location at center of south elevation false window and if it can be moved adjacent to the window.*

Attachments: [48 Clinton Street](#)

[Comparison Document](#)

[Previously Approved Plans](#)

**B.**     [AHBR 21-310](#)**38 Division (Historic District)**

Addition (Breezeway & Kitchen)

Submitted by Jeffrey Goodman, Ultimate Home Remodeling

- a) *Staff notes AHBR reviewed informally on 5-12-21.*
- b) *Staff notes wood siding was discussed as a preference during the informal meeting; however, product specification sheet for hardie fiber cement siding was submitted. Revise submitted documents to reflect wood siding.*
- c) *Submit product specification sheet for proposed double hung window.*

Attachments: [38 Division Street \(Informal\)](#)

[38 Division Street 6-9-21](#)

[Revised elevations and material options submitted 6-9-21](#)

**C. [AHBR 21-564](#)****56 Library Street**

Sign (Alteration to Existing Multi-tenant Ground Sign)

Submitted by James Lang

- a) *Architectural Design Standards state ground signs should share common design elements with signs attached to the building. Question proposed use of resin/vinyl as adjacent building signs are constructed of foam board/High Density Urethane. Staff notes applicant will bring a sample to the AHBR meeting for further review.*
- b) *Architectural Design Standards state approved year-round landscaping shall be used around the base of the sign. Revise submittal to indicate the addition of landscaping.*
- c) *Staff recommends an individual sign plan be created for the multi-tenant sign requiring alternate black and white tenant panels for consistency.*

Attachments: [56 Library Street](#)

**D. [AHBR 21-599](#)****40 Owen Brown Street (Historic District)**

Alterations (Window Replacements)

Submitted by Donna Devine, Gunton Corporation

- a) *Staff notes proposed wood Pella Reserve windows would replace existing wood windows. Proposed vinyl Pella 250 Series windows would replace existing vinyl windows.*
- b) *Staff notes no permit/approvals are on file for existing vinyl windows.*
- c) *The Secretary of the Interior's Standards for Rehabilitation state deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture, and, where possible, materials.*
- d) *Submit additional photos/documentation of the existing wood windows to aid the board in determining whether replacement is necessary.*
- e) *All proposed windows should be wood as existing vinyl windows were installed without a permit. The Secretary of Interior Standards state alterations shall be compatible with existing architectural features to protect the historic integrity of the property and environment. Vinyl windows would not be appropriate for the c. 1913 house nor historic Owen Brown Street.*
- f) *Staff notes the AHBR may request a site visit to gather additional information.*

Attachments: [40 Owen Brown Street](#)

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

Alterations (Garage)

Submitted by Daniel V., Payne and Payne Builders

- a) *Architectural Design 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. Applicant shall demonstrate the need for rebuild of rear shop and why repair is not viable.*
- b) *If the severity of deterioration requires replacement/rebuild, wood materials should be proposed for siding and garage doors to match existing.*
- c) *Verify proposed material for rear dormer addition and if mullions would match.*
- d) *Verify if simulated divided lites are proposed at new windows.*
- e) *Question proposed standing seam metal roof as only depicted on front elevation of garage.*

Attachments: [263 N Main](#)

[AHBR updated documents 6.9.21 Wed Jun 9 2021 14:39:51 \(1\)](#)

F. [AHBR 21-600](#)**5698 Hudson Drive**

Demolition (House &amp; Garage)

Submitted by Julie Massie, Butcher Demolition

- a) *Staff notes City has current code enforcement orders on exterior of house & property.*
- b) *The AHBR shall make the following recommendation pertaining to the demolition: The AHBR finds the proposed structures for demolition at 5698 Hudson Drive **does** or **does not** have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.*

Attachments: [5698 Hudson Drive](#)

- G. [AHBR 21-519](#) **5839 Londonairy Blvd (Bridgewater Place, Lot 18)****
- New Residential Construction (Two-Story, Single Family Home)  
Submitted by Tony Lunardi, LDA Builders, Inc.
- 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. 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 three material types depicted on the front elevation: stone, shake and horizontal siding.*
  - 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 masonry on right elevation is not applied consistently around mass.*
  - c) *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 front and right elevations.*
  - d) *Trim appears wider around windows than around garage doors. Confirm trim will be a consistent width.*
  - e) *Staff notes on right and left elevations columns do not visually support the structure. Revise elevations to increase column width.*
  - f) *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 on rear elevation wing depicts a hip roof style.*
  - g) *Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes a span of approximately sixteen (16) feet along the rear elevation of garage without fenestration placement.*
  - h) *Staff notes no issues with look-a-likes.*
- Attachments: [5839 Londonairy Blvd](#)
- H. [AHBR 21-566](#) **6403 Ridgeline Drive (Reserve at River Oaks, Phase III, Lot 139)****
- 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: [6403 Ridgeline Drive](#)
- I. [AHBR 21-567](#) **6646 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 175)****
- 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: [6646 Rosewood Trail](#)

- J.**     [AHBR 21-570](#)     **6574 Walnut Court (Reserve at River Oaks, Phase IV, Lot 192)**  
New Residential Construction (Two-Story, Single Family Home)  
Submitted by Gabriel Kirksey, Pulte Homes  
a) *Question look alike 191. Staff notes difference in roof shape; however, only minor difference in organization and number of bays.*  
*Attachments:* [6574 Walnut Court \(revised\)](#)

**VII. Other Business**

- A.**     [AHBR 5-26-21](#)     **Minutes of Previous Architectural & Historic Board of Review Meeting:  
May 26, 2021**  
*Attachments:* [AHBR Minutes May 26, 2021 - Revised 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.*