



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 10, 2021

6:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

II. Roll Call

III. Board Training

Board training will begin at 6:30 P.M. and regular business will begin at 7:30 P.M.

IV. 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.

V. Consent Applications

VI. Old Business

VII. New Business

A. [AHBR 20-1082](#)**5 Aurora Street (Historic District)**

Alterations/Addition (Windows, Rooftop Deck, Vestibule - Brewster Store)
Submitted by Nathanael Dunn, JP Compass - Historic District - recommend
referral to Historic District Subcommittee pursuant to LDC 1203.12 - no
recommendation.

- a) *Staff notes the AHBR held informal review on 11-18-20 and a follow-up site visit on 12-9-20.*
- b) *Staff notes the solar panel array would require approval from Board of Zoning and Build Appeals. The AHBR may comment through this application but would not be able to formally approve until the request received BZBA approval.*
- c) *Revise elevations to clearly indicate which windows would be replaced.*
- d) *Staff notes baluster design has been revised from prior submittal.*
- e) *Verify height of perimeter fence.*
- f) *Question if the entry gate can be set back further from the sidewalk and question how vehicles will access such without blocking the sidewalk.*
- g) *All site work to be verified on a submitted survey prior to issuance of a zoning certificate.*

Attachments: [5 Aurora Street 12-10-20](#)

[5 Aurora Street \(Revised 2-10-21\)](#)

B. [AHBR 21-79](#)**5850 Darrow Road**

Sign (Building Sign - Code Ninjas)

Submitted by Thomas Yankovich, Ellet Sign Company

- a) *Staff recommends approval as submitted.*

Attachments: [5850 Darrow Road](#)

C. [AHBR 21-60](#)**6420 Lost Woods Lane**

Addition (Rooftop Deck)

Submitted by Bill Young, Legacy Remodeling Team

- a) *Question how addition would be integrated with existing home. Staff notes an angled hip roof would be extended and a 5' x 2' gap would be created between proposed screened porch and existing addition.*
- b) *Architectural Design Standards state all decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be screened with compatible materials or landscaping unless a full story is exposed below. Staff notes porch would be exposed 7'6" on the north elevation and 2'6" on the south elevation.*
- c) *Staff notes if skirting is not required, a condition could be applied that in the event the porch is enclosed, an exposed foundation must be added to match the existing home.*
- d) *Staff notes existing house gables have extended eaves, gable returns and rake boards. Suggest applying similar treatment to the proposed porch to be more compatible.*
- e) *Suggest vinyl sleeve around posts to be more compatible with existing addition.*

Attachments: [6420 Lost Woods Lane](#)

D. [AHBR 21-93](#)**7153 Valley View Road**

Addition (Master Bedroom, Living Space, Exercise Area)

Submitted by Vince Noce, Peninsula Architects

- a) *Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Staff notes while proposed addition is not a similar design to the existing house it is similar in design to the attached barn and is set back from the main mass and separated by a one story "orangery".*
- b) *Suggest a brick foundation at proposed addition and chimney to further complement the existing barn.*
- c) *Submit front elevation depicting proposed addition and full view of existing house.*

Attachments: [7153 Valley View Road](#)

E. [AHBR 21-43](#)**6622 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 177)**

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

Submitted by Gabriel Kirksey, Pulte Homes

- a) *Staff recommends approval as submitted.*

Attachments: [6622 Rosewood Trail](#)

F. [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 applicant received variances from the BZBA to fill the existing manmade pond on January 21, 2021.*
- b) *Staff notes the proposed home is classified as a large mass type within the Architectural Design Standards.*
- c) *Question the height of the home and the resulting large roof mass created.*
- d) *Submit exhibit to clearly depict all material changes end on an inside corner.*
- e) *Architectural Design Standards state the exposed foundation material shall be a consistent material around all elevations and consistently applied. Staff notes exposed foundation transitions from stone to an unspecified secondary material. Revise elevations to meet these requirements.*
- f) *Architectural Design Standards state fenestration placement should be at maximum approximately twelve (12) feet. Staff notes a span of approximately fourteen (14) feet without fenestration placement. A master bedroom closet is located along this span; however, question if a reduced sized window could be added to meet these requirements.*
- g) *Verify proposed material applied in front gables.*
- h) *Question shutters on front elevation projection. No other set of shutter proposed on home.*
- i) *Question number of window styles on front elevation. Recommend using a narrow double hung window in place of the proposed oval window to mirror the opposite side and provide balance and consistency.*
- j) *Revise rear elevation to depict closed riser steps full length of the door opening and incorporate handrails on both sides of steps.*

Attachments: [7739 Herrick Park Drive](#)

VIII. Other Business

- A. [AHBR 21-94](#) **200 Laurel Lake Drive (Informal Review)**
Addition (Sitting Room)
Submitted by Thom Stauffer
- a) *Architectural Design Standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Proposed vertical wood siding and rubber roof would not be compatible with existing home.*
 - b) *Architectural Design Standards state all roofs in all the wings of a building must be the same kind. Proposed flat roof would be incompatible with existing gable and hip roofs.*
 - c) *Staff notes addition would be highly visible from Laurel Lake Drive.*
- Attachments: [200 Laurel Lake Drive, Villa 108 \(Informal Review\)](#)

- B. [AHBR 1-27-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
January 27, 2021**
- Attachments: [AHBR Minutes January 27, 2021 - draft](#)

IX. Adjournment

* * *

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.