



City of Hudson, Ohio

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

John Caputo, Chair
Allyn Marzulla, Vice Chair
Jeffrey Anzevino
John Funyak
William Ray
Shane Reid
John Workley

Nicholas Sugar, City Planner
Alicia Schrenk, Associate Planner

Wednesday, June 23, 2021

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Election of Secretary
- IV. Appointment of Industrial Design Subcommittee Member
- V. Public Comment
- VI. Consent Applications
 - A. [AHBR 21-691](#) **1650 Middleton Road**
Accessory Structure (Detached Garage)
Submitted by Jon Russell, Prestige Builder Group
 - a) *Staff recommends approval as submitted.*

Attachments: [1650 Middleton Road](#)
- VII. Old Business

- A. [AHBR 21-599](#) **40 Owen Brown Street (Historic District)**
Alterations (Window Replacements)
Submitted by Donna Devine, Gunton Corporation - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Architectural and Historic Board of Review held a site visit on June 16, 2021, the board observed the existing vinyl windows, existing wood windows and proposed window sample.*
- b) *Staff notes the Board requested an advisory from Historic Preservation Consultants, Naylor Wellman to assist on the application. Naylor Wellman submitted an advisory report for the Board on June 21, 2021.*
- Attachments:* [40 Owen Brown - Design Review Advisory Report 6/21/2021](#)
[40 Owen Brown - Site Visit Photos 6/16/21](#)
[40 Owen Brown Street 6/9/2021](#)

VIII. New Business

- A. [AHBR 21-697](#) **205 North Main Street (Historic District)**
Alteration (Commercial 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) *Question if shingles would be replaced above windows on left side of building (awnings). Verify if proposed shingles would match.*
- Attachments:* [205 North Main Street](#)
- B. [AHBR 21-702](#) **26 Keswick Drive**
Addition (Covered Deck)
Submitted by Kevin Waugh, Bright Horizon Group
- a) *Architectural Design Standards state materials used on an open porch or screen room need not be the same as other materials in the structure, but should be related to materials used in the details of the structure. Staff recommends horizontal siding in side gables and azek columns to better relate to the existing home and porch.*
- b) *Architectural Design Standards state roofs on projections should match the roof material of the building and natural finish metals such as, copper, terne coated steel, or lead may be substituted for any roofing material. Question proposed acrylic roof panels as existing home has a shingled roof.*
- Attachments:* [26 Keswick Drive](#)
[Example Photos of Comparable Installed Projects](#)

- C. [AHBR 21-440](#) **5513 Timberline Trail (Reserve at River Oaks, Phase III, Lot 136)**
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: [5513 Timberline Trail](#)
- D. [AHBR 21-568](#) **6676 Kingswood Drive (Reserve at River Oaks, Phase IV, Lot 158)**
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: [6676 Kingswood Drive](#)
- IX. **Other Business**
- A. [AHBR 6-9-2021](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
June 9, 2021**
Attachments: [AHBR Minutes June 9, 2021 - draft](#)
- X. **Staff Update**
- A. [AHBR 5525](#) **2021 Land Development Code Update**
Attachments: [2021 LDC Update - AHBR Memo 6/18/2021](#)
[ORD 21-71 2021 LDC Update](#)
[2021 LDC Update - AHBR Memo 5/20/2021](#)

XI. **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.