



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, January 13, 2021

7:30 PM

Via Video-Conference & Live-Stream

- I. Call To Order
- II. Roll Call
- III. Election of Officers & Historic District Subcommittee
- 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

- A. [AHBR 20-1083](#) **258 North Main Street (Historic District)**
Alterations (Siding Replacement)
Submitted by Jeffrey Ury, Alair Homes - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.
- a) *Staff notes the AHBR conducted a site visit on 1-6-21 to observe the new siding installation and existing conditions on the house.*
 - b) *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. Staff notes existing wood rim board has been replaced with a wider, fiber cement rim board. Revise plans to replace with wood rim board of equal width to existing.*
 - c) *Staff notes the new siding is slightly thicker than existing, resulting in the siding projecting out past the trim of a rear bay window and rear double hung window. Suggest increasing the thickness of the trim around these windows to align with other windows.*

Attachments: [258 North Main Street 1-13-21](#)

[258 North Main Street 12-16-20](#)

[258 N Main St Final Approved \(Previous\)](#)

[Update From Applicant 1-13-21](#)

- B. [AHBR 20-1045](#) **25 Milford Drive**
New Commercial Structure (One Story, Office Building)
Submitted by Xin Wan, Wanix Architects
- a) *Staff recommends approval as submitted.*

Attachments: [25 Milford Drive](#)

VII. New Business

- A. [AHBR 20-816](#) **1904 Weymouth Drive**
Addition (Garage)
Submitted by Michael Cantrell, New Creation Builders
- a) *Staff notes applicant received BZBA approval on 12-17-20 for a front facing garage addition.*
 - b) *Verify how siding would be blended with existing.*
 - c) *Staff notes existing window have six (6) over six (6) grid pattern and are inaccurately drawn on plans. Confirm proposed windows would match existing window's grid pattern and trim width.*

Attachments: [1904 Weymouth Drive](#)

- B.** [AHBR 20-1110](#) **6509 Stow Road**
Accessory Structure (Detached Garage)
Submitted by Roger Thomas
a) Staff recommends approval as revised.
Attachments: [6509 Stow Road \(Revised\)](#)
- C.** [AHBR 20-953](#) **148 Elm Street**
Addition (Master Bedroom & Covered Patio)
Submitted by Greg Chaplin
a) Staff notes project was approved on 10/28/2020. The following revisions noted include front stoop decking/railing on north elevation and rear doors/landing added to south elevation.
Attachments: [148 Elm Street \(Revised\)](#)
[148 Elm Street \(10-28-20\)](#)
- D.** [AHBR 20-1118](#) **6621 Rosewood Trail (Reserve at River Oaks, Phase IV, Lot 171)**
New Residential Construction (Two-Story, Single Family Home)
Submitted by Gabriel Kirksey, Pulte Homes
a) Staff recommends approval as revised.
Attachments: [6621 Rosewood Trail \(Revised\)](#)
- E.** [AHBR 20-786](#) **2741 Last Valley Lane**
New Residential Construction (One-Story, Single Family Home)
Submitted by Lisa Stuthard, Prestige Homes
a) Staff notes applicant received AHBR approval on 9-23-20. Applicant has requested to modify exterior materials. The following revisions noted include removal of window on left elevation and window size change on right elevation.
b) Architectural Design Standards require the foundation to be consistently applied. Revise elevations so stone band exposed foundation is at a consistent height.
c) Question if stone terminates at inside corners at front entryway.
Attachments: [2741 Last Valley Lane 1-13-21 \(Revised\)](#)
[2741 Last Valley Lane 9-23-20](#)

VIII. Other Business

- A.** [AHBR](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:**
[12-16-2020](#) **December 16, 2020**
Attachments: [AHBR Meeting Minutes December 16, 2020 - draft revised](#)

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.