

**PETITION for
ARCHITECTURAL DESIGN STANDARD WAIVER**

FROM: Jaume (James) Franquesa
TO: Architectural and Historic Board of Review, City of Hudson
DATE: August 18, 2025
SUBJECT: Request for waiver of standard d(3) in Part IV, Section IV-4, of the Architectural Design Standards (Appendix D)

WHERE: 2160 Bristol Court, Weston Hills Subdivision
PERMIT APPLICATION #: 25-1042

Dear members of the Architectural and Historic Board of Review (AHBR),

I am writing to respectfully request your waiver for one of the codified architectural design standards for buildings of the Two Story Wing type. As explained below, I believe my project, as proposed, fulfills the five principles enumerated in Section I-2 of the Standards; while, at the same time, providing a creative design that will enhance the “public realm” of the Weston Hills Subdivision. As such, I believe that the requested waiver may be warranted in this case.

Codified Standard in Conflict

The standard that conflicts with the project is d(3) in Part IV, Section IV-4, of Appendix D, which calls for materials used in any mass to be applied consistently on all sides of that mass.

Proposed Deviation from Standard

The project, as designed, proposes to use a combination of high-quality stone and vinyl siding on the front side (façade) of the structure, while using only high-quality vinyl siding everywhere else. Stone siding will be used in all street-facing (North-facing) elevations.

Summary Argument in Favor of the Waiver, in this Particular Case

The proposed project satisfies Principle I-2-e (“*New buildings and alterations shall respect the existing context and framework*”) as well as Principle I-2-c. (as the site and building plan are unchanged). At the same time, the project enhances the pursuit of Principles I-2-a, I-2-b, and I-2-d, by improving “*architectural variety within a defined framework*” and “*architectural quality*”, therefore *enriching the “public realm”*. The project also meets the additional condition of contributing a “*especially creative*” design, in the sense that it brings a unique and novel type of high-quality and high attractiveness material to the existing context of the referent properties, and of the Weston Hills subdivision at large.

Respecting Existing Context and Framework

The Weston Hills subdivision is composed of 47 single-family residential properties, built in the early 1990s. All of these houses are two story wing type buildings, and most of them of colonial style.

The most used wall covering material in the subdivision is aluminum siding, as few properties have yet renovated their original, 30-year old exterior. However, less than ½ of the properties use aluminum siding on all sides of either the main or secondary mass. Rather, the most common solution is to use brick, or a combination of brick and aluminum siding, on the front-facing side of both the main and secondary masses (i.e., on the façade of the entire structure); while aluminum siding is used on the other three sides of either mass.

As shown in *Exhibit 1* at the end of this petition, 55% of the properties in the subdivision use brick, or brick with some aluminum sections, in the façade only. None of the properties (0%) use brick or other hard material on all sides. Therefore, the predominant “architectural framework” in this Hudson neighborhood contradicts the codified standard.

This is also the case among the smaller subset of ten (10) referent properties as defined in Part III, Section III-1, Paragraph (b) of the standards. See *Exhibit 2*, for details and pictures of referent properties. Among these properties:

- 80% of referents (8 out of 10 houses) use brick, but applied only to the front side.
- 7 of the above properties use brick on the front side of both masses, while 1 property uses brick only on the front side of the main mass.
- Only 3 properties use brick for the entire front side, while 5 properties (50% of referents) use a combination of brick with some aluminum siding sections on the front side.

Therefore, despite not meeting standard d(3) in Part IV, Section IV-4, the proposal actually “respects the existing context and framework” (Principle I-2-e).

Architectural Variety within the Predominant Framework

At present, variety of wall materials in Weston Hills subdivision is rather limited: We find brick and aluminum predominantly, and only a handful of properties that have updated to vinyl. No other material is currently used in the neighborhood. Variety in other aspects, such as architectural style, features, or wing configuration is limited as well.

Variety of materials is even more constrained among the smaller subset of referent properties detailed in *Exhibit 2*: Only brick and aluminum are used within the most relevant subset.

Therefore, the proposal will enhance the architectural variety within the predominant framework among referent properties, as well as in the neighborhood at large (Principle I-2-d).

Enhanced Architectural Quality

The proposed project employs top quality materials: *Versetta* stone siding is the best rated product in its category in the US, and it is backed with a 50-year, comprehensive warranty. The stone layout chosen (*Tight-Cut*) emulates rural 19th century American architecture, which pairs well with the property’s revival colonial style. Similarly, the *Provia Cedar Max Superpolimer Insulated Siding* has the best rating of any vinyl siding product in the market (by Consumer Reports), and it’s backed by a lifetime warranty. The rigid EPS insulation behind the thick vinyl panel, makes this product more solid and impact resistant than normal vinyl or aluminum siding, and provides greater aesthetic appeal through straighter lines. The color chosen, antique white, also helps give it a traditional look. (Principle I-2-b).

Creativity of the Proposal

The introduction of stone wall covering would be an innovation (i.e. a first) in the neighborhood, thus making the project and “exceptional design” within its context. (Additional condition for AHBR waivers).

Conclusion

In sum, in light of the above evidence, this project proposal is believed to meet the conditions for a waiver. Moreover, allowing a deviation from the general rule about consistent materials throughout, in this particular case, will better serve both the intent as well as the ultimate goal of the Hudson Architectural Design Standards.

Thanks in advance for your review of this application, and your consideration of this waiver request. I will look forward to further discussing the proposed project, and to answering any of your questions, at the upcoming meeting of the AHRB in August 27.

Respectfully submitted,

Jaume (James) Franquesa
2160 Bristol Ct., Hudson

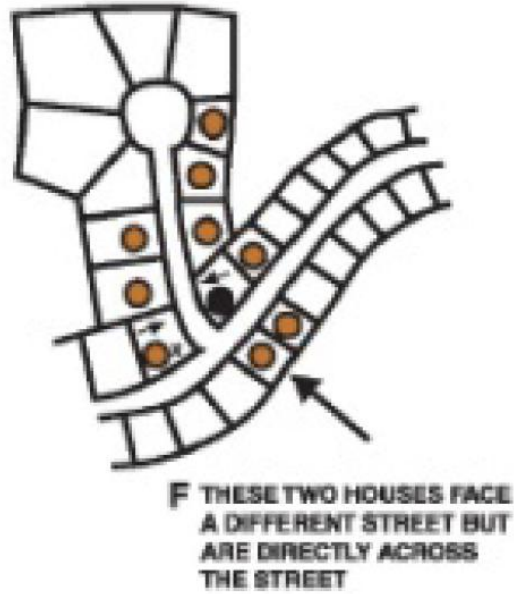
EXHIBIT 1

WESTON HILLS SUBDIVISION PROPERTIES: BUILDING TYPE & PRESENCE OF HARD WALL MATERIALS

	Address	Building Type	Brick Façade	Stone Façade	Brick/Stone on all Sides
1	2157 Bristol Ct.	Two Story Wing	Yes	--	--
2	2160 Bristol Ct.	Two Story Wing	--	--	--
3	2169 Bristol Ct.	Two Story Wing	Yes	--	--
4	2170 Bristol Ct.	Two Story Wing	Yes	--	--
5	2180 Bristol Ct.	Two Story Wing	Yes	--	--
6	2181 Bristol Ct.	Two Story Wing	--	--	--
7	2190 Bristol Ct.	Two Story Wing	Yes	--	--
8	2193 Bristol Ct.	Two Story Wing	Yes	--	--
9	2200 Bristol Ct.	Two Story Wing	Yes	--	--
10	5351 Brooklands	Two Story Wing	--	--	--
11	5360 Brooklands	Two Story Wing	Yes	--	--
12	5370 Brooklands	Two Story Wing	Yes	--	--
13	5371 Brooklands	Two Story Wing	Yes	--	--
14	5380 Brooklands	Two Story Wing	Yes	--	--
15	5381 Brooklands	Two Story Wing	--	--	--
16	5390 Brooklands	Two Story Wing	--	--	--
17	5391 Brooklands	Two Story Wing	--	--	--
18	5400 Brooklands	Two Story Wing	Yes	--	--
19	5401 Brooklands	Two Story Wing	--	--	--
20	5410 Brooklands	Two Story Wing	--	--	--
21	5411 Brooklands	Two Story Wing	--	--	--
22	5419 Brooklands	Two Story Wing	--	--	--
23	5420 Brooklands	Two Story Wing	Yes	--	--
24	5350 Duffield Dr.	Two Story Wing	--	--	--
25	5365 Duffield Dr.	Two Story Wing	--	--	--
26	5368 Duffield Dr.	Two Story Wing	Yes	--	--
27	5375 Duffield Dr.	Two Story Wing	Yes	--	--
28	5378 Duffield Dr.	Two Story Wing	Yes	--	--
29	5388 Duffield Dr.	Two Story Wing	--	--	--
30	5398 Duffield Dr.	Two Story Wing	Yes	--	--
31	5406 Duffield Dr.	Two Story Wing	--	--	--
32	2253 Norton Rd.	Two Story Wing	Yes	--	--
33	2259 Norton Rd.	Two Story Wing	Yes	--	--
34	2265 Norton Rd.	Two Story Wing	--	--	--
35	2130 Weston Dr.	Two Story Wing	Yes	--	--
36	2131 Weston Dr.	Two Story Wing	--	--	--
37	2145 Weston Dr.	Two Story Wing	Yes	--	--
38	2146 Weston Dr.	Two Story Wing	Yes	--	--
39	2157 Weston Dr.	Two Story Wing	Yes	--	--
40	2167 Weston Dr.	Two Story Wing	--	--	--
41	2174 Weston Dr.	Two Story Wing	Yes	--	--
42	2177 Weston Dr.	Two Story Wing	Yes	--	--
43	2185 Weston Dr.	Two Story Wing	Yes	--	--
44	2186 Weston Dr.	Two Story Wing	--	--	--
45	2197 Weston Dr.	Two Story Wing	--	--	--
46	2209 Weston Dr.	Two Story Wing	--	--	--
47	2219 Weston Dr.	Two Story Wing	--	--	--
	COUNT:	47	26	0	0
	PREVALENCE:	100% Two Story Wing	55% Brick Façades	0% Stone Façades	0% Brick/Stone on all Sides

EXHIBIT 2
Referent Properties to 2160 Bristol Court
for the Purpose of Architectural Variety

Referent properties as defined in Hudson Code of Ordinances, Appendix D, Part III, Section III-1, Paragraph b, Diagram F:



Referent Property #1: 5398 Duffield Dr.



Building type: Two story wing

Building Style: Colonial

Wall material: Orange brick on façade. Aluminum siding on the other three sides.

Location/Proximity: Referent marked in red color below. Subject marked in blue.



Referent Property #2: 5388 Duffield Dr.



Building type: Two story wing

Building Style: Colonial

Wall material: Aluminum siding on the four sides.

Location/Proximity:



Referent Property #3: 5378 Duffield Dr.



Building type: Two story wing

Building Style: Colonial

Wall material: Red brick on façade. Aluminum siding on the other three sides.

Location/Proximity:



Referent Property #4: 5375 Duffield Dr.



Building type: Two story wing

Building Style: Colonial

Wall material: Combination of orange brick & aluminum siding on façade. Aluminum siding on the other three sides.

Location/Proximity:



Referent Property #5: 2170 Bristol Ct.



Building type: Two story wing

Building Style: Colonial

Wall material: Red brick on façade. Aluminum siding on the other three sides.

Location/Proximity:



Referent Property #6: 2180 Bristol Ct.



Building type: Two story wing

Building Style: Colonial

Wall material: Combination white brick & aluminum siding on façade of the main mass only. Aluminum siding everywhere else.

Location/Proximity:



Referent Property #7: 2190 Bristol Ct.



Building type: Two story wing

Wall material: Combination red brick & aluminum siding on façade. Aluminum siding on the other three sides

Location/Proximity:



Referent Property #8: 2181 Bristol Ct.



Building type: Two story wing

Building Style: Colonial

Wall material: Aluminum siding on the four sides

Location/Proximity:



Referent Property #9: 2169 Bristol Ct.



Building type: Two story wing

Wall material: Combination red brick & aluminum siding on façade. Aluminum siding on the other three sides.

Location/Proximity:



Referent Property #10: 2157 Bristol Ct.



Building type: Two story wing

Building Style: Colonial

Wall material: Red brick on façade (South side); combination brick & aluminum siding on East and West sides; and aluminum siding on back (North) side.

Location/Proximity:

