#### **Home Location: 2160 Bristol Court**

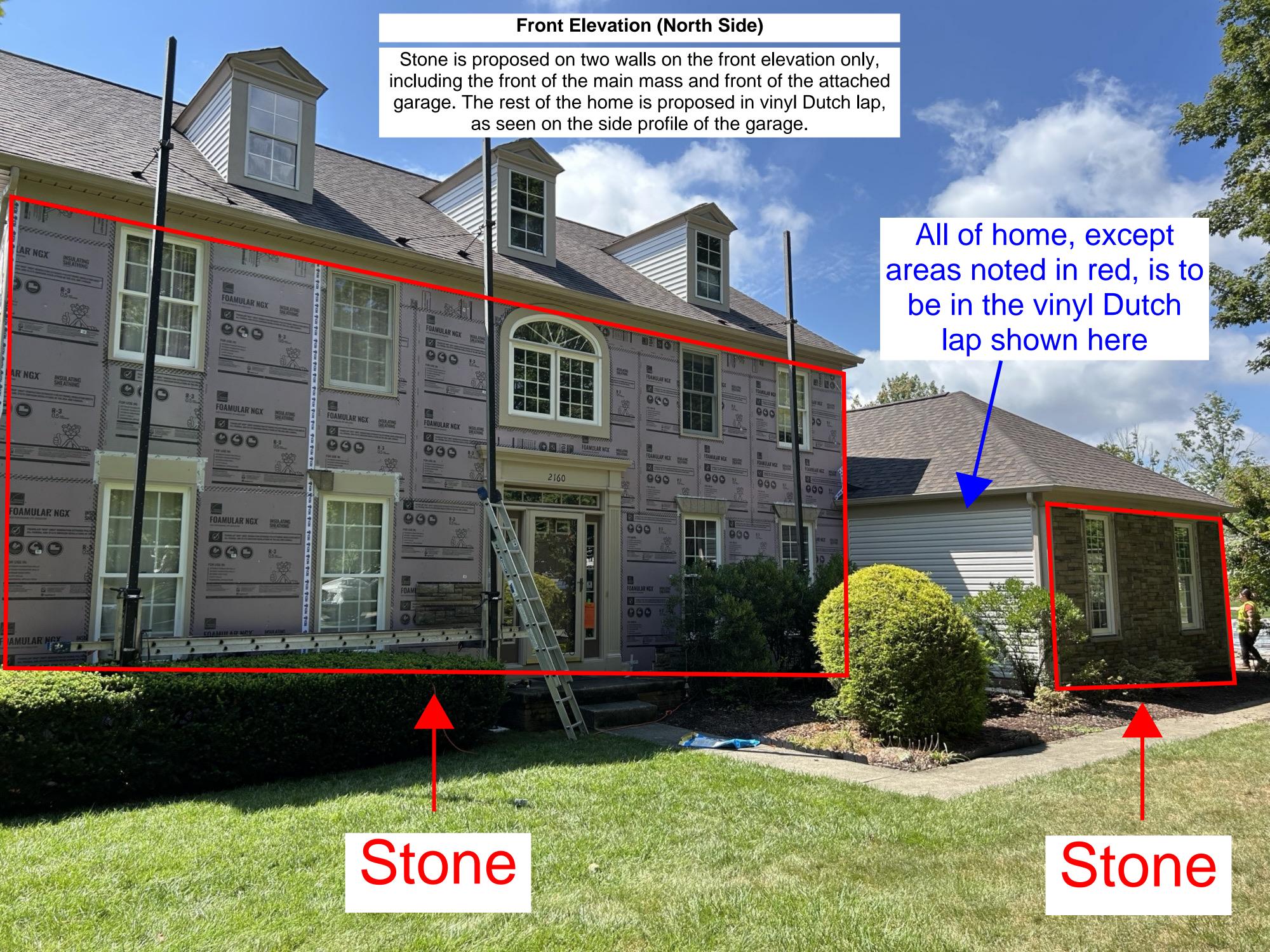
#### **Scope Includes:**

- Replace all siding on the entire home in matching Dutch lap vinyl, except for the front-facing walls of the home and the attached garage, which would be stone
- Replace one man door on attached garage, like for like
- Replace one double-casement window on rear, like for like











**North side transition to West side:** Corner posts upgraded from wood to wood-grained AZEK of same color.



**West side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Door replaced with exact same door and will be painted in same color.

Staff Note: Door replacement has commenced/completed. Like-for-like replacement.



**West side transition to South side:** Corner post upgraded from wood to wood-grained AZEK of same color.



**South side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Vertical trim and frieze boards upgraded from wood to wood-grained AZEK composite and preserving the same color.

Double casement window on left side of picture replaced with double casement window of same dimensions, same style, same material (wood), and same color scheme (white frame surrounded by light brown brickmould and sill).

Staff Note: Double casement window with no grids is to be replaced with a double casement window with partial grids, in same opening, to better align with existing windows on the home. The new window matches the original window, which had removable grids that were removed due to being in disrepair. The home is within allowances for maximum number of special window types.

(Window work has not commenced)



**South side transition to East side:** Corner posts upgraded from wood to wood-grained AZEK of the same color.



**East side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Frieze boards upgraded from wood to wood-grained AZEK of same color.



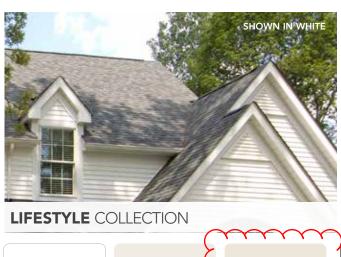
**East side transition to North side:** Vertical trim board upgraded from wood to wood-grained AZEK of the same color.



**North side (façade):** Aluminum siding replaced with Versetta stone siding in the two North-facing elevations. Aluminum siding replaced with insulated vinyl siding of same style and color in the East-facing elevation.

Frieze boards upgraded from wood to wood-grained AZEK of same color.

## CEDARMAX® COLORS









### **COMPLETE** THE LOOK!

Coordinate CedarMAX with ProVia's extensive portfolio of exterior products!



Sage

Premium Blue



Pine







- .046"
  16'2<sup>1</sup>/<sub>2</sub>" Length
  2.8 R-value

SHOWN IN TIMBERLINE

#### SINGLE 7"

- .050"
  16'2<sup>1</sup>/<sub>2</sub>" Length
  2.3 R-value

HOWN IN NAUTICA

#### 8" BOARD 'N BATTEN

- 10' Length2.2 R-value

SHOWN IN SEA SLATE

#### DOUBLE 6"

- .050" 12'6" & 16'2<sup>1</sup>/<sub>2</sub>" Lengths 2.4 R-value

SHOWN IN PUEBLO









#### **OUTSTANDING PERFORMANCE INSIDE AND OUT** CedarMAX® Super Polymer Insulated Siding is an ASTM D7793 certified thermal cladding system that is recognized as a form of "continuous insulation," or insulation installed on the outside of your home that helps reduce energy loss. Integration of ProVia's exclusive Super Polymer Formulation with rigid EPS foam insulation, topped with an authentic cedar woodgrain, and backed by a Lifetime Limited Warranty, makes CedarMAX the perfect choice of exterior insulated cladding for your home. **HIGH-TENSION STRUCTURAL RETURN & NAIL DEPTH GUIDE** More rigid connection to the exterior wall • Helps prevent nails from being nailed too tightly DOUBLE-PLY NAILING HEM • Double the tear resistance • Increased high wind performance ProVia® Siding Panel Thickness Range PATENTED TWISTER LOCK AND CYCLONIC **LOCKING SYSTEM** Bolsters the lock • Enhances overall rigidity of .044" .046" siding system on the wall CEDARMAX PANEL THICKNESS compared to all ProVia SIDING PRODUCTS • Able to withstand winds of 160 (mph, ASD) 179 (mph, ASD)—8" Board 'n Batten\* • Standard Design Pressure Rating: **CEDARMAX PANEL THICKNESS** 62.1 psf (ASD); 77.7 psf (ASD)—8" Board 'n Batten\* .046" .050" Florida Building Code FL#1712.5 • Single 7" (pictured) • Double 6" • Triple 4" Dutch Lap RIGID EPS FOAM INSULATION<sup>1</sup> 8" Board 'n Batten • Maximum thermal R-value<sup>2</sup> performance • Increases panel rigidity • Greater impact resistance than non-insulated siding • Contains PREVENTOL® TM³ termite protection SINGLE 7" 11/8" PANEL PROJECTION • 16'2<sup>1</sup>/<sub>2</sub>" Length • 2.3 R-value • Enhanced shadow lines Added panel rigidity SHOWN IN PUEBLO **DROP GUARD** • Prevents the panel from dropping out of the lock during installation • Secures the patented Twister Lock and Cyclonic Locking System **TESTED AND CERTIFIED** Meets or exceeds ASTM D7793 Meets or exceeds VSI Product Certification

\*Rating per VSI Wind Speed Calculation Guidelines

1.2,3 See back cover for reference details

## VERSETTA STONE

STONE SIDING



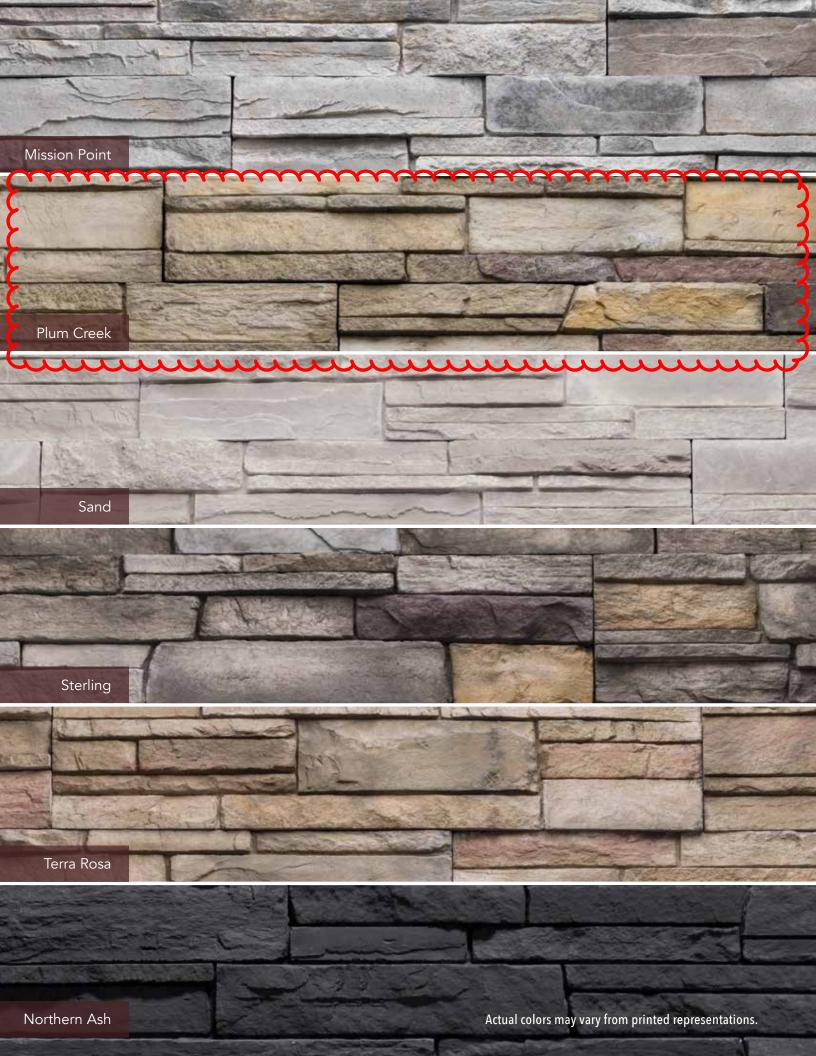
The beauty of stone, the simplicity of siding.

# THE ORIGINAL ARTISAN-CRAFTED STONE PANEL

Versetta Stone® Siding offers true authenticity with its natural shapes and hand-crafted details. Backed with decades of experience in the manufactured stone industry, Versetta Stone is the only siding to master the true look of hand-laid stone walls with panels that offer virtually undetectable joints. It's an advantage that gives siding pros and DIYers an edge in achieving world-class curb appeal.

- Tongue-and-groove interlocking system installs tight and feels more solid
- Can install in any weather, unlike mortared stone applications
- One of the best moisture management systems available
- Hand-painted artistry and realism of natural stone
- Great for interior applications like accent walls, fireplaces, and backsplashes without creating a mess









## THE VERSETTA STONE SYSTEM











J-Channel



Starter Strip



Wainscot Cap/Sill



#### **FLAT PANEL**

The main component of the Versetta Stone® system, the Flat Panel covers two square feet and weighs approximately 17 lbs. Each panel is embedded with a G-90 galvanized nail strip\* that allows for easy installation with mechanical fasteners.

\*Includes a 50-year corrosive resistant warranty.



#### **UNIVERSAL CORNER**

The Universal Corner panels are the same size and shape as Flat panels but have finished ends. Universal Corner panels fit neatly with Flat panels and are designed for use on end wall terminations and for inside and outside corners. The panels must be cut to create right and left panels.

### WHY CHOOSE VERSETTA STONE®?





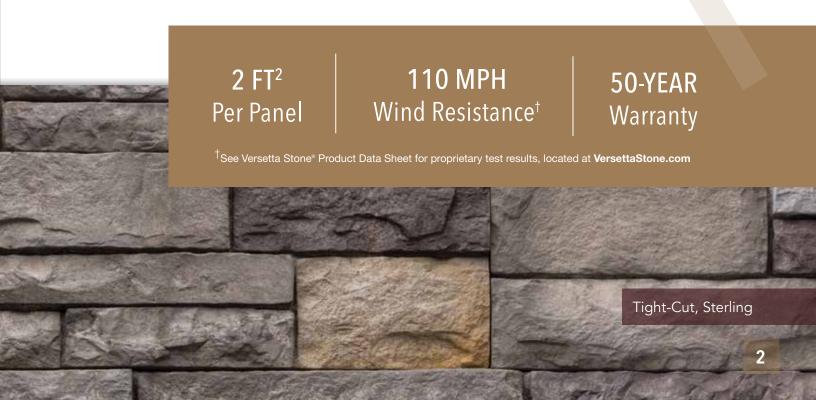




From new construction to remodeling, exterior facades to stunning interiors, Versetta Stone® adds the beautiful detail of traditional stone masonry to residential and commercial buildings. With a modern installation method, Versetta Stone offers a complete system founded on quality, selection, and speed.

#### A REPUTATION FOR QUALITY, PERFORMANCE, AND INNOVATION

- Tested and approved to rigorous building code standards<sup>†</sup>
- Class A Fire Rating<sup>†</sup>
- Withstands freezes, thaws, normal winds and heat<sup>†</sup>
- NAHB Green Approved Product
- Minimum of 50% recycled content as validated by UL Environment™
- ICC Evaluation Service Report ESR-2859



## EVERYTHING YOU NEED FOR A PRO FINISH

Versetta Stone accessories make it simple to create a fully finished look without extra hassles or wasted time. Every component, from corners and sills to receptacle boxes to fasteners and adhesives, works as a system with our stone siding panels. Made with the same premium materials and in coordinating styles, colors, and textures, our accessory system ensures you have what it takes to achieve professional results—all in one place.



#### J-CHANNEL

- 10' Length
- Available in Taupe only



Taupe

STARTER STRIP

- 10' length
- Available in Charcoal and Taupe



Charcoal

#### WAINSCOT CAP/SILL

- 36" x 3-1/2"
- 2.6" Exposure / 3" Thickness
- Available in Taupe, Stone Grey and Charcoal



TRIM STONE

- 36" x 9-1/2"
- 8.2" Exposure
- Available in Taupe and Charcoal





**SOLD BY:** 

**SOLD TO:** 

7/17/2025

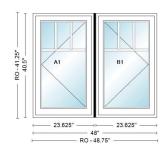
84 Lumber Company #0304 Macedonia AP Dept Bldg # 3 - 1019 Route 519 Eighty Four, PA 15330-2813 Fax: 330-467-6527

7/30/2025

OWNER chuck proffitt

#### **Abbreviated Quote Report - Customer Pricing**

	-			
QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
<b>Unassigned Quote</b>	Unassigned Project	7851298		
ORDER NOTES:		DELIVERY NO	OTFS:	



<u>Item</u> <u>Qty</u>		<b>Operation</b>	<b>Location</b>
100	1	Left - Right	None Assigned

RO Size: 48 3/4" x 41 1/4" Unit Size: 48" x 40 1/2"

Mull: Factory Mulled, Nonreinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 3/4 Non Reinforced Material ACW 1' 11 5/8"X3' 4 1/2"-2, Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Exterior Trim Flange, White Exterior Frame, White Exterior Sash/Panel, Oak w/Clear Coat Interior Frame, Oak w/Clear Coat Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E4 Standard Argon Fill Contour Finelight Grilles-Between-the-Glass Standard Grille Alignment, 4 Total Grille Lights, Short Fractional Pattern, White, w/Prairie Grass, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, Distressed Bronze, Clear Coat, Full Screen, TruScene Wood

Wrapping: 2" Brickmould Sill Nose Prairie Grass 1 3/4" Pre-cut Trim Kit Exterior Trim, 2 1/4" Interior Casing Width, Oak / Clear Coat Stool

Hardware: ACW Traditional Folding Distressed Bronze PN:9016116

Insect Screen 1: A Series Casement, ACW 23.625 x 40.5 Full Screen TruScene Wood Oak Veneer Clear Coat

Hardware: ACW Traditional Folding Distressed Bronze PN:9016116

Insect Screen 1: A Series Casement, ACW 23.625 x 40.5 Full Screen TruScene Wood Oak Veneer Clear Coat

Exterior Trim: ACW 48 x 40.5 2" Brickmould Sill Nose Prairie Grass 1 3/4" Pre-cut Trim Kit

Stool Option: ACW 1' 11 5/8"X3' 4 1/2"-2 4 9/16" Wall Thickness Oak Clear Coat for 2 1/4" Interior Casing Width

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.27	0.24	NO	A1	12.6810	34.8470	3.06870
B1	0.27	0.24		B1	12.6810	34.8470	3.06870

Quote #: 7851298 Print Date: 7/30/2025 7:07:45 PM UTC All Images Viewed from Exterior Page 1 of 2

CUSTOMER SIGNATUREDATE	CUSTOMER	SIGNATURE	DATE
------------------------	----------	-----------	------

Thank you for choosing Andersen Windows & Doors

<sup>\*</sup> All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



#### **Best Seller**

### 32 in. x 80 in. 9 Lite Primed Steel Prehung Left-Hand Inswing Entry Door with Brickmould

by **JELD-WEN** >



#### Streetsboro Store

- ✓ 2 in stock Aisle 30, Bay 007
- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 33-7/16 in. x 81-3/4 in.

Common Door Size (WxH) in.: 32 x 80

32 x 80

36 x 80

#### 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, <u>55% of the properties in the subdivision use brick, or brick with some aluminum sections, in the façade only</u>. None of the properties (0%) use brick or other hard material in all sides. <u>Therefore, the predominant "architectural framework" in this Hudson</u> 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.

<u>Therefore</u>, 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, aluminum, and only a handful of properties updated to vinyl. No other material is used in this neighborhood at the present time. Variety in other aspects, such as architectural style, features, or wing configuration is limited as well.

The above is also true among the smaller subset of referent properties detailed in *Exhibit 2*. Only brick and aluminum are used within this 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 19<sup>th</sup> 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 discuss the proposed project, and to answer any of your questions, at the upcoming meeting of the AHRB in August 27.

Respectfully submitted,

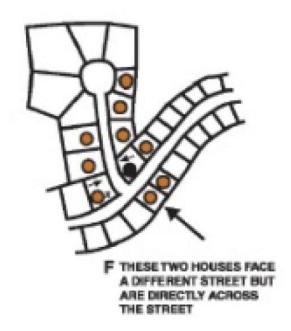
Jaume (James) Franquesa 2160 Bristol Ct., Hudson

**EXHIBIT 1**WESTON HILLS SUBDIVISON PROPERTIES:
BUILDING TYPE & PRESENCE OF HARD WALL MATERIALS

					Brick/Stone
	Address	<b>Building Type</b>	Brick Façade	Stone Façade	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			
77		· -	26	0	0
	COUNT:	100%	26	0	0 0% Brick/Stone
	PREVALENCE:	Two Story Wing	55% Brick Façades	0% Stone Façades	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.



#### 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.



#### Referent Property #4: 5375 Duffield Dr.



Building type: Two story wing Building Style: Colonial

 $\textbf{Wall material:} \ \ \text{Combination of orange brick \& aluminum siding on façade.} \ \ \text{Aluminum siding on the}$ 

other three sides.



#### 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.



#### 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.



#### 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



#### Referent Property #8: 2181 Bristol Ct.



Building type: Two story wing Building Style: Colonial

Wall material: Aluminum siding on the four sides



#### 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.



#### 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.

