



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Françoise Massardier-Kenney
William Ray
Jamie Sredinski

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, January 8, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Election of Officers & Industrial Design Committee
- IV. Public Comment
- V. Consent Applications
 - A. [AHBR 24-1324](#) **1306 Meadowood Lane**
Accessory Structure (Pool House)
Submitted by Matthew Marks
a) *Staff recommends approval as submitted.*
Attachments: [1306 Meadowood Lane AHBR Packet](#)
- VI. Old Business

A. [AHBR 24-426](#) 13 N. Oviatt (Historic District)

Demolition (One-Story, Single-Family House)

Submitted by Clayton Braham

a) *Staff notes this project was reviewed at the December 11, 2024 meeting and was tabled in order for staff to prepare a decision based on the Board's discussion.*

b) *Staff suggests the following motion based on the Boards findings of facts and discussion:*

The AHBR grants a certificate of appropriateness for the proposed demolition at 13 N. Oviatt street, case number 24-426 based on the following findings:

1. *The house is technically contributing to the historic district based on the age of construction, but not historically significant. The Board notes the exact age of the house is undetermined, as the evidence provided by the applicant suggests the house was built later than the 1953 construction date on record with Summit County.*
2. *The house was constructed at a much later time than the surrounding late 1800s to early 1900s homes, making it an anomaly to the street.*
3. *The house has evolved over time to include non-historic materials and does not have the same architectural character as homes in the surrounding neighborhood. The house's incompatibility with the overall neighborhood is further emphasized by its uncharacteristic size.*
4. *Overall, the house does not display discernable architectural value fitting of the overall historic district.*
5. *The applicants testimony verified denial of such certificate would result in practical difficulty. Based on the practical difficulty review criteria the AHBR finds:*
 - a. *While the property in question would yield a reasonable return and there could be beneficial use of the property without the variance, the Board recognizes the applicant's predicament of renovating an approximate 800 sf house to accommodate a modern family.*
 - b. *The request is substantial as the entire home would be demolished, but not impactful due to the findings in this decision.*
 - c. *The essential character of the neighborhood would not be substantially altered.*
 - d. *The request would not adversely affect the delivery of governmental services.*
 - e. *The applicant has studied other methods such as additions, but those would not be practical.*
 - f. *The spirit and intent behind the requirements would be observed and substantial justice done by granting the*

certificate.

Attachments: [13 N. Oviatt New Documents for 12.11 Meeting](#)
[13 N. Oviatt AHBR Packet 11.13 Meeting](#)
[Perspectus Consultant Report](#)
[13 N. Oviatt AHBR Packet](#)

Legislative History

5/8/24 Architectural & Historic Board continued
 of Review
11/13/24 Architectural & Historic Board continued
 of Review
12/11/24 Architectural & Historic Board continued
 of Review

**B. [AHBR](#)
 [24-1280](#)**

2 Bradley Drive

New House (Single-Family Detached)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this project was reviewed at the December 11, 2024 AHBR meeting. During the meeting the Board requested the following:*
- *The applicant explore a different design that would better comply with the permitted building types within District 4.*
 - *The applicant revise the design to depict a more traditional design with overhangs, eaves, siding and window openings that are more compatible with neighboring properties.*
 - *Revise the design to comply with fenestration requirements on the house and the proposed accessory structure.*
- b) *Staff notes the applicant did revise the plans to depict a more traditional two-story wing design as well as included overhangs, trim and eaves that are more compatible with the neighboring properties.*
- c) *Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Revise elevations to depict a more consistently applied exposed foundation on all elevations.*

Attachments: [2 Bradley Drive AHBR Packet - 1.8.25 Meeting](#)
[2 Bradley Drive AHBR Packet](#)

Legislative History

12/11/24 Architectural & Historic Board continued
 of Review

C. [AHBR
24-1049](#)**734 Barlow Road**

New House (Single-Family Detached)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Staff notes this project was reviewed at the December 11, 2024 AHBR meeting.*
- b) *The Board tabled the review to allow the applicant to revise the site plan to meet LDC orientation requirements or to pursue a variance.*
- c) *Staff has reviewed the submitted revised house orientation with the applicant and notes that it meets the LDC standard. The house would be oriented at a similar angle to the neighboring properties.*
- d) *Staff notes the AHBR has the following discussion points during the meeting relative to design-*
 - *The design to have a more consistent window grid design.*
 - *Revise the plans to meet fenestration requirements.*
 - *A more consistent roof material at the front porch.*

Attachments: [734 Barlow Rd. AHBR Packet - 1.8.25 Meeting](#)
 [734 Barlow Rd. AHBR Packet](#)

Legislative History

12/11/24 Architectural & Historic Board continued
 of Review

VII. New Business

A. [AHBR
24-1337](#)**53 First Street**

Fence

Submitted by Quinn Miller, Peninsula Architects

- a) *Section III-1(f)(2) of the Architectural Design Standards state except in District 8, only the following fence materials shall be allowed: wood (or vinyl closely resembling wood), wrought iron (or aluminum closely resembling wrought iron), stone, or brick. All other fence materials, including chain link and vinyl-clad chain link, are prohibited. Staff notes the applicant is proposing a steel tube material.*
- b) *Section III-1(f)(3) of the Architectural Design Standards states fence heights and materials shall be compatible with their site location and surrounding development. Fences in the front yard shall be more formal in design and lower in height when sited close to the street or sidewalk. Fences in the rear yard offer more flexibility with greater allowance for height and design. Staff notes the fence is depicted to be 4 feet 2 inches at its highest point.*
- c) *A site plan is to be submitted by a licensed surveyor to verify the fence would be located entirely on private property.*
- d) *The applicant is to provide documentation verifying the hedges would meet the site distance requirements of Section 1207.04(s) - the applicant is to refer to figure 18 of this section.*

Attachments: [53 First Street AHBR Packet](#)

B. [AHBR
24-1322](#)**7508 N. Marblehead Road**

Addition (Garage & Living Space)

Submitted by Rick Loconti

- a) *Section IV-4(b)(1) of the Architectural Design Standards state wings may not be larger or taller than the main body of the structure. Staff notes the proposed addition is approximately 1,600 square feet and the main body of the structure is approximately 1,100 square feet.*
- b) *Section IV-4(a) states the two-story wing type has a main body that is two stories tall and centrally located in the structure. Staff notes the proposed addition would cause the main body to not be centrally located.*
- c) *Section IV-4(c) states all roofs in all the wings must be the same shape as the main body. Staff notes the addition would incorporate a gable roof while the main body is a hip roof. Additionally, question the roof line and how the addition would intersect the existing on the front elevation.*
- d) *Section III-1(g)(8) of the Architectural Design Standards state large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Staff notes the proposed plans depict the removal of a window that would create an expansion of 19 feet between the door and the window on the rear elevation.*
- e) *Section III-1(g)(11) of the Architectural Design Standards state replacement wall and roof materials should be blended across a facade (rather than small patch areas) to ensure compatibility with existing materials. Question how the siding will blend in with the existing on the rear elevation and where windows will be removed on the rear and left elevations.*

Attachments: [7508 N. Marblehead AHBR Packet](#)

C. [AHBR
24-1364](#)**2332 Red Coach Lane**

Addition (Gym & garage expansion)

Submitted by Kevin Bowie

- a) *Section IV-4(d)(3) of the Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise plans to depict a consistent material around the entirety of the proposed addition.*

Attachments: [2332 Red Coach Lane AHBR Packet](#)

VIII. Other Business**A.** [AHBR
12-11-24](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
December 11, 2024.**

Attachments: [December 11, 2024 AHBR Meeting Minutes - Draft](#)

IX. Staff Update

A. [AHBR 7674](#) **Discussion on the 2025 Council check-in**

Attachments: [City Council Memo - 2025](#)
 [2025 Council Check-in Staff Memo](#)

X. **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.