



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, June 25, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 25-650](#) 144 Hudson Street (Historic District)**
Accessory Structure
Submitted by Frank Remcheck
a) Staff recommends approval as submitted.
Attachments: [144 Hudson St - AHBR Packet](#)
- B. [AHBR 25-633](#) 219 N. Main Street**
Sign
Submitted by Leslie Roach
a) Staff recommends approval as submitted.
Attachments: [219 N Main - AHBR Packet](#)

V. Old Business

A. [AHBR 25-417](#) 7 College St. (Historic District)

Accessory Structure - Fence (6 foot privacy)

Submitted by Heather Borowy, Northeast Ohio Fence

- a) *Verify the proposed fence would be located behind the main mass of the house.*
- b) *Submit a scaled site plan accurately depicting the proposed fence along with the existing property lines and structures.*
- c) *Question if the proposed fence would abut existing fences.*

Attachments: [7 College Street Packet for AHBR](#)[7 College Street - AHBR Packet 5.28.25](#)**Legislative History**5/14/25 Architectural & Historic Board continued
of Review6/11/25 Architectural & Historic Board continued
of Review**B. [AHBR 25-493](#) 80 N Oviatt St (Historic District)**

Accessory Structure - Fence (6 ft privacy)

Submitted by Heather Borowy, Northeast Ohio Fence

- a) *Section III-1(f)(3) states "fence heights and materials shall be compatible with their site location and development". Staff notes the proposed fence would tie into and extend a neighboring fence. Submit additional photos of the area of the proposed fence and the existing neighboring fence to verify an appropriate design and transition.*
- b) *Submit a scaled site plan accurately depicting the proposed fence along with the existing property lines and structures.*

Attachments: [80 N Oviatt St - AHBR Packet](#)**Legislative History**6/11/25 Architectural & Historic Board continued
of Review**[AHBR 25-524](#) 72 Aurora Street (Historic District)**

Addition (Guest Bathroom & Terrace)

Submitted by Eric Kuczek

- a) *Staff notes the proposal was reviewed at the May 28, 2025 AHBR meeting. The AHBR discussed the use of wood materials for the project, and requested updated drawings depicting a thicker style wood railing and post materials for the proposed terrace.*
- b) *Staff notes that the applicant has submitted updated plans depicting wood materials for the Board to review.*

Attachments: [72 Aurora St - AHBR Packet 6.25.2025](#)[72 Aurora Street - AHBR Packet](#)[Preservation Brief #14 Additions](#)**Legislative History**5/28/25 Architectural & Historic Board continued
of Review

VI. New Business**H. [AHBR 25-507](#) 2500 Hudson Aurora Rd**

Addition (Orchestra Room)

Submitted by John Peterson

*a) Submit a roof plan**b) Question the proposed door change and existing window removal are accurately depicted on the overall southeast elevation.***Attachments:** [AHBR Packet - 2500 Hudson Aurora](#)**A. [AHBR 25-579](#) 72 N Main Street (Historic District)**

Sign

Submitted by Daxx Vedrin

*a) Submit a detail depicting the sign height above ground level - a minimum clearance of 7ft is required.**b) Question how proposed materials and design are compatible with the surrounding signs.***Attachments:** [72 N Main St - AHBR Packet 6.25.25](#)**B. [AHBR](#) 139 Hudson Street**[2025-393](#)

Accessory Structure

Submitted by Madelyn Midgley, Peninsula Architects

*a) Staff notes that this application was previously approved at the May 28, 2025 AHBR meeting.**b) The applicant is now proposing a change in siding materials.***Attachments:** [139 Hudson St - AHBR Packet 6.25.25](#)[139 Hudson Street AHBR Packet 5.25.25](#)

C. [AHBR 25-102](#) 2507 Barlow Road

Accessory Structure (Agricultural Barn)

Submitted by Kevin Dravis

- a) *Staff notes the scope of work includes construction of a 2,400 square foot agricultural pole barn.*
- b) *The Land Development Code limits accessory structures to 1,200 square feet in Zoning District 2; however, if the applicant is intending to use the structure for agricultural purposes the structures has a maximum footprint allowance of 10,000 square feet. Staff notes the applicant has submitted a floor plan verifying an agricultural use; therefore, the 2,400 square foot proposal would be allowed.*
- c) *Section III-1(d)(5) of the Architectural Design Standards states “All facades (including the rear) over twelve (12) feet long shall have at least one window or door opening.” Incorporate windows at the north, south and east elevations.*
- d) *Section III-1(d)(2) of the Architectural Design Standards states “Enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials.” Question the materials used and how they related to the existing house.*
- e) *Submit elevation of the proposed wire fencing.*

Attachments: [2507 Barlow Rd - AHBR Packet](#)

D. [AHBR 25-709](#) 200 Laurel Lake Drive (Villa 23)

Addition

Submitted by Donna Anderson

- a) *Staff suggests inseting the addition one foot at the left elevation to address the transition of materials and to create a transition from the existing gable to the addition.*
- b) *Submit a roof plan of the full building. The submitted sheet 4 of 5 does not depict the overhead view.*

Attachments: [200 Laurel Lake Dr - Villa 23 - AHBR Packet 6.25.25](#)

E. [AHBR 25-287](#) 7593 E Partridge Meadows Dr.

Addition (Bedroom & Office)

Submitted by Nate Bailey, Hara Architects

- a) *Section IV-4(b)(2) states "The front face of the main body must sit forward at least 18" from the front face of the wings." Additionally, Section IV-4(h)(1) states "The wing must be attached at the rear or side of the building and may not extend forward of the main body" Staff notes the proposed addition would extend in front of the main body approximately 3 ft. Staff notes the existing front facing garage wing extends 8 ft in front of the main body.*
- b) *Section IV-4(e)(4) states "The building shall have a typical window used for most windows." Section IV-4(e)(5) states "The public faces of the building may also have up to three special windows, to call attention to a special feature in the composition (e.g., a picture window located in the center of the main body) or to use repetitively. No more than one type of special window may be used in any mass, except the main body, which may have two types of special windows." Question if the windows on the north elevation could be redesigned to incorporate a more typical window.*
- c) *Question the introduction of gable returns and frieze board trim to the east and west elevations.*

Attachments: [7593 E Partridge Meadows Dr - AHBR Packet 6.25.25](#)

[7593 E Partridge Meadows Drive - AHBR Packet 4.4.25](#)

F. [AHBR 25-719](#) 20 Pinewood Ln

Addition (Kitchen, Family Room & Bedroom)

Submitted by Nate Bailey, Hara Architects

- a) *Submit an engineered site plan to include existing and proposed improvements and grading. Staff notes the proposed project includes an 817 sq ft. addition with a basement and an approximate 500 sq ft. patio.*
- b) *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 the exposed brick foundation to match the main structure.*
- c) *Section IV-4(c) of the Architectural Design Standards state "All roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation." Staff notes the applicant is proposing a flat roof and rubber membrane roofing material. Question if this should be a hip roof to match the main body.*
- d) *Section IV-4(e)(4) states "The building shall have a typical window used for most windows." Staff notes the addition depicts a mix of casement and fixed windows. The existing rear elevation windows are labeled as replacement in kind; however, are depicted as casement which would not match the typical window.*

Attachments: [20 Pinewood Ln - AHBR Packet 6.25.25](#)

G. [AHBR 25-482](#) 13 N. Oviatt St

New Construction (Single-family dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposal would include demolition of the existing home. The AHBR reviewed prior and determined the demolition would be approved upon an appropriate new house design .*
- b) *The Land Development Code states “averaging shall be required for setbacks: Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.” Staff notes the home is proposed with an 18 ft 4 in setback, which is within 10% of the 19 ft average of the immediately adjoining properties. The applicant will revise the civil site plan to reflect the setback.*
- c) *Question the inset entryway and if it is typical of this style of house.*
- d) *Question if the grade line is accurately depicted and if the exposed foundation would be applied consistently.*
- e) *Add shutters to the rear windows so that they are applied consistently around the house.*
- f) *Question the proposed shutter material.*
- g) *Question the proposed roof material of the front porch.*
- h) *Question if a new wood fence is proposed or if the existing is depicted on the site plan.*
- i) *Revise the engineered site plan to include an impervious surface calculation.*
- j) *Revise notes on elevations to verify specific materials proposed. Remove references to alternates.*
- k) *Staff notes typical siding reveal in the surrounding neighborhood is 4”-6”. Question if the proposed 8” reveal is appropriate.*

Attachments: [13 N Oviatt Packet for AHBR](#)

Legislative History

6/11/25 Architectural & Historic Board continued
of Review

VII. Other Business

[AHBR
6.11.2025](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: June 11, 2025.

Attachments: [June 11, 2025 AHBR Meeting Minutes - Draft](#)

[AHBR -
Consultant](#)

Discussion of AHBR Consultant

VIII. Staff Update

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.