



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, May 14, 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 25-416](#) 146 Hudson Street (Historic District)**
Alteration (Roof Replacement)
Submitted by Kaitlyn Davis
a) Staff recommends approval as submitted.
Attachments: [146 Hudson Street AHBR Packet](#)

V. Old Business

- [AHBR 25-368](#) 55 N Oviatt (Historic District)**
Addition (Enclosure of Existing Porch)
Submitted by Chris Lachman, CSL Consulting
a) Staff notes the AHBR held a site visit on April 29, 2025.
b) Staff recommends the AHBR review the submitted material and observations from the site visit to determine if the proposal is appropriate.
Attachments: [55 N. Ovatt AHBR Packet](#)
[Preservation Briefs on Wood Porches](#)
[55 N Oviatt Packet for AHBR 5.14.25](#)

VI. New Business**A. [AHBR 25-417](#) 7 College Street (Historic District)**

Fence (6 foot privacy)

Submitted by Northeast Ohio Fence (Heather Borowy)

- a) *Submit an elevation of the proposed 6 ft stockade fence.*
- b) *Verify the proposed fence would be located behind the main mass of the house.*
- c) *Question if the proposed fence would abut any existing fences.*

Attachments: [7 College Street Packet for AHBR](#)

B. [AHBR 25-361](#) 33 E. Streetsboro (Historic District)

Accessory Structure (Accessory Dwelling Unit)

Submitted by Tracey Crawford

- a) *Section III-1(d)(3) of the Architectural Design Standards states “The roof of an enclosed accessory building should be the same roof shape as the roof of the main structure.” Question the hip roof on the accessory structure as the main structure has a gable roof.*
- b) *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 if they will relate to the existing. Submit specification sheets of the siding, windows, doors and roof material.*
- c) *Section IV-1(f)(1) states “Details in the main body must be consistently applied throughout all sides of the main body.” Revise the design so shutters are consistently applied on all elevations.*

Attachments: [33 E Streetsboro St. Packet for AHBR](#)

C. [AHBR 25-429](#) 304 Bicknell Drive

Accessory Structure (Detached Garage - Attached Garage Renovation)

Submitted by Matthew Powers, Powers Construction

- a) *Revise elevations for the house and garage to specify proposed exterior materials.*
- b) *Remove shutters for the ganged window on rear elevation as they would not appear functional.*
- c) *Section III-1(g)(11) of the Architectural Design Standards states “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 would be blended at the garage doors on the rear façade.*
- d) *Section 1206.03(d)(7) The Land Development Code permits a maximum accessory structure height of 18 ft, measured at the midpoint of the gable. Revise the elevations to depict this measurement and verify compliance with this requirement.*

Attachments: [304 Bicknell Drive AHBR Packet](#)

D. [AHBR 25-11](#) 44 Owen Brown (Historic District)

Accessory Structure (Detached Garage)

Submitted by Trevor Stewart

- a) *Revise the elevations to verify proposed exterior materials.*
- b) *Submit product specification sheets for proposed materials.*
- c) *The following item from the Secretary of the Interior Standards for rehabilitation are relevant as the proposed addition significantly impacts the existing accessory building. Additionally the large addition should be studied in relation the historic house: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment"*
- d) *Question the proposed addition having a height greater than the existing garage structure as the proposal should be compatible and subordinate to the exiting accessory structure and main house.*
- e) *Additional fenestration is needed to be compatible with the surrounding area.*
- f) *The proposed story and a half walls appear out of proportion with the surrounding development. Suggest lowering the ridge and side walls by several feet and incorporating a large dormer if second level space is needed.*
- g) *Question if a reverse gable form for the half of the structure adjacent to the existing garage would soften the appearance.*
- h) *Overhead electric lines are present along the rear property line with service lines to three properties from a pole adjacent to the proposed structure. Additional coordination with Hudson Public Power is required including possible relocation of services lines and consideration of a license agreement (or adjusting structure location) if the structure is within an easement.*
- i) *As the existing and proposed impervious surface coverage is between 40-60%, a public notice sign shall be installed and Engineering Department review will be required for possible stormwater management impacts.*

Attachments: [44 Owen Brown Packet for AHBR](#)

E. [AHBR 25-448](#) 5986 Stow Road

Accessory Structure (Detached Garage)

Submitted by Matthew Hansen

- a) *Question if a driveway extension or concrete pad is proposed. If so, revise the site plan to depict.*
- b) *Section III-1(d) states “ Enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials.” Staff notes the garage design would utilize vinyl siding and shingles to match the house; however, question if matching shutters our siding color could also be utilized.*

Attachments: [5986 Stow Road Packet for AHBR](#)

F. [AHBR 25-471](#) 102 Ravenna Street

Accessory Structure (Pavilion)

Submitted by Stephen Noffsinger

- a) *Staff recommends approval as submitted*

Attachments: [102 Ravenna Street Packet For AHBR](#)

G. [AHBR 25-258](#) 6661 Meadow Farm Drive

Alterations (Windows Replacement)

Submitted by Stephen Colopy

- a) *Section IV-2(e)(3) of the Architectural Design Standards states “The building shall have a typical window used for most windows.” Staff note the existing house has predominately double hung windows with no grids. The front of the building has five 9 over 6 windows. The applicant is proposing to replace three of these windows with 6 over 6 double hung windows. This would introduce a new window style.*

Attachments: [6661 Meadow Farm Drive Packet for AHBR](#)

H. [AHBR 25-394](#) 5387 Wilshire Park Drive

Addition (Rear Porch)

Submitted by Shawn Hook, Hook Home Maintenance

- a) *Section IV-4(g)(1) of the Architectural Design Standards state “Roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Staff notes the proposed porch would have a shed roof, while the main house has gable roofs; however, the porch would be located to the rear of the house.*
- b) *Section IV-4(g)(1)(3) of the Architectural Design Standards state “Materials used on an open porch or screen room need not be the same as other materials in the structure, but should be related to materials used in the details of the structure”. Staff notes two porch column designs have been included in the submittal; one depicting stone porch columns and one depicting a more traditional Greek Revival column. Recommend the traditional design as it would be more compatible to the existing house.*

Attachments: [5387 Wilshire Park Dr AHBR Packet](#)

I. [AHBR 25-376](#) 36 Pinewood Lane

Addition (Covered Patio)

Submitted by Adam Timan

- a) *Question the proposed design in relation to the existing windows and doors. Revise elevations to accurately depict the existing house.*
- b) *Section IV-4(g)(3) of the Architectural Design Standards states “Roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material.” Staff notes the proposal is for a flat metal roof while the house has gable shingle roofs.*

Attachments: [36 Pinewood Ln Packet for AHBR](#)

J. [AHBR 25-349](#) 2875 Pioneer Trail

Addition (Kitchen & Dining Room)

Submitted by Eric Kuczek

- a) *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 portions of the addition would have a hip roof and flat roof while existing house has gable roofs.*
- b) *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.” Question the boral panel material and if it is applied consistently around the mass to meet this regulation.*
- c) *Section IV-4(e)(4) of the Architectural Design Standards state “The building shall have a typical window used for most windows.” Revise the design to double hung with a 6 over 6 grid pattern with matching shutters to meet this requirement.*
- d) *Section IV-4 (g)(3) states “Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match”. Staff notes the plans depict a brick foundation for the addition while the submitted photos suggest the existing house has a concrete block foundation.*

Attachments: [2875 Pioneer Trail Packet for AHBR](#)

K. [AHBR 25-474](#) 78 Aurora Street (Historic District)

Addition (Kitchen, Laundry Room, Elevator)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *Staff notes the proposal received a setback variance from the BZBA on April 17, 2025 to attach the building to the existing detached garage.*
- b) *For this review, staff has referenced Preservation Brief #14 from the National Parks Service for “New Exterior Additions to Historic Buildings: Preservation Concerns”.*
- c) *Preservation Brief #14 states “The new work should be compatible in design, with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.” Question the separate elevator/stairwell mass and if it could be better integrated into the overall design.*
- d) *Question the proposed skylight design on the side elevation (NE).*
- e) *Question how the new tile roofing would be blending with the existing.*
- f) *Question if the exposed foundation is consistently applied around the additions, specifically the elevator/stairwell mass, creating a water table.*
- g) *Suggest the design of the proposed windows on the side elevation (NE) be revised to be compatible with the existing window design.*
- h) *Revise the window size/style on the rear elevation for better alignment.*
- i) *Staff recommends the orient the Board to the project at the meeting, the Board conduct a site visit, and request the assistance of the consultant.*
- j) *Submit product specification sheets for all proposed materials.*

Attachments: [78 Aurora Street Packet For AHBR](#)
[Preserve Brief #14 - Additions](#)
[OHI Form](#)

- L.** [AHBR](#) **549 West Streetsboro Street**
 [2025-131](#) New Construction (Single-family dwelling)
 Submitted by Robyn Jones, Prestige Builder Group
- a) *Staff notes the proposal was reviewed at the March 12th, 2025 AHBR Meeting. The AHBR requested the applicant address the massing conflicts with the Architectural Design Standards.*
 - b) *Section IV-4(g)(2) of the Architectural Design Standards states “Projections which extend out from the mass to which they are attached more than five feet will be treated as wings”. Section IV-4(b)(2) states “the front face of the main body must sit forward at least 18” from the face of the wings”. In summary, a 5 ft project could extend in front of a mass; however, if it extends any further it is considered a wing, which must be behind the main mass. Staff notes the front library room mass and planning center mass extend approximately 10 ft from the main mass (previously 40 ft). Revise so a 5 ft extension is depicted.*
 - c) *Staff notes the garage mass is would not be located behind the main mass, per the above requirement.*
 - d) *Revise the submitted site plan to depict the limits of disturbance. Staff recommends the limits of disturbance be confined to be directly to the grading limits to preserve as many existing trees as feasible.*
 - e) *Staff notes the AHBR should verify if the proposed setback is acceptable.*
- Attachments: [549 W. Streetsboro St AHBR Packet](#)

VII. Other Business

- A.** [AHBR](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: April**
 [4.23.2025](#) **23, 2023.**
- Attachments: [April 23, 2025 AHBR Meeting Mintues - Draft](#)

VIII. Staff Update

IX. 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.