



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 28, 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 25-260](#) 2380 Tyre Dr

Accessory Structure (Pavilion)

Submitted by Marcus Peters

a) Staff recommends approval as submitted.

Attachments: [2380 Tyre Dr - AHBR Packet](#)

B. [AHBR 25-585](#) 85 Division Street (Historic District)

Accessory Structure (Siding Alteration)

Submitted by Jonathan Fleming

a) Staff recommends approval as submitted.

Attachments: [85 Division Street Packet for AHBR](#)

V. Old Business

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

[Addition (Kitchen, Laundry Room, Elevator)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *AHBR reviewed the proposal at the May 14, 2025 meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.*
- b) *A site visit was conducted on May 20, 2025.*
- c) *The consultant report is attached for the Board's consideration. Of note, the report identifies the elevator roof mass and northeast elevation bump out as potential issues.*
- d) *Submit product specification sheets for all proposed materials.*

Attachments: [78 Aurora Street Packet For AHBR 5.14.25](#)

[78 Aurora Street - AHBR Packet 5.28.2025](#)

[Perspectus Report - 78 Aurora Street](#)

[Preservation Brief #14 - Additions](#)

[OHI Form](#)

Legislative History

5/14/25 Architectural & Historic Board continued
of Review

B. [AHBR 25-417](#) 7 College Street (Historic District)

Fence (6 foot privacy)

Submitted by Northeast Ohio Fence (Heather Borowy)

- a) *Staff notes that this application was tabled at the May 14, 2025 meeting.*
- 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](#)

[7 College Street - AHBR Packet 5.28.25](#)

Legislative History

5/14/25 Architectural & Historic Board continued
of Review

VI. New Business**A. [AHBR 25-493](#) 80 N Oviatt St (Historic District)**

Fence (6 ft Privacy)

Submitted by 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 addition photos of the area of the proposed fence and the existing neighboring fence to verify an appropriate design and transition.*

Attachments: [80 N Oviatt St - AHBR Packet](#)

B. [AHBR 25-524](#) 72 Aurora Street (Historic District)

Addition (Guest Bathroom & Terrace)

Submitted by Eric Kuczek

- a) *Submit recent photos of the house*
- b) *Submit product specification sheets for windows, siding, and brick.*
- c) *The Secretary of Interior Standards state “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property”. Staff notes the addition would remove historic material from two sides of the historic building as it would be built in a corner.*
- d) *Suggest wood posts, frieze, and windows as the addition would be directly connected to the historic main mass.*
- e) *Staff notes general compliance with Preservation Brief #14 as it would result in minimal change to the public elevation, would be smaller than the adjacent masses, and would be located on a side elevation, towards the rear of the main mass.*

Attachments: [72 Aurora Street - AHBR Packet](#)
[Preservation Brief #14 Additions](#)

C. [AHBR 25-549](#) 118 Elm Street (Historic District)

Fence (4 ft Split Rail)

Submitted by Robert Bronson

- a) *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”. Suggest removing the proposed wire mesh as it is atypical of the surrounding neighborhood and historic district and more typical of a more rural property.*
- b) *Question how the proposed split-rail fence would connect to the neighboring fence.*
- c) *Submit additional photos of the existing neighboring fences.*

Attachments: [118 Elm St - AHBR Packet](#)

D. [AHBR 25-393](#) 139 Hudson Street

Accessory Structure (Detached Garage)

Submitted by Madelyn Midgley, Peninsula Architects

- a) *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”. Staff notes the gables would have cedar shake to match the main body; however, question if an additional element from the main body could be integrated, such as window design, a brick exposed foundation, or gable returns.*
- b) *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 proposed hip roof mass as the main structure has gable roofs.*
- 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. Fenestration placement on the accessory structure shall be proportional to the house.” Suggest additional fenestration on the side elevation with the proposed 15 ft span between windows to meet this requirement.*
- d) *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 foundational materials.*
- e) *Submit photos of the existing garage.*

Attachments: [139 Hudson Street AHBR Packet](#)**VII. Other Business**

- A. [AHBR 4.09.2025](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 9, 2025.

Attachments: [April 9, 2025 - AHBR Meeting Minutes Draft](#)

- B. [AHBR 5.14.2025](#) Minutes of Previous Architectural & Historic Board of Review Meeting: May 14, 2025

Attachments: [May 14, 2025 - AHBR Meeting Minutes 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.