



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
John Funyak
Francoise Massardier-Kenney
William Ray
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, September 27, 2023

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [AHBR 23-897](#) 1812 Haymarket Way

Accessory Structure (Pavilion, 384 sq ft)

Submitted by Kenneth Kushmider, Landscape Design Associates

a) *Staff recommends approval as submitted.*

Attachments: [1812 Haymarket Way AHBR Packet](#)

V. Old Business

A. [AHBR 23-684](#) 7322 Arborwood Drive

Addition (352 Sqft Garage Expansion)

Submitted by Len Huddleston

- a) *This case went before the Board on 8/9/2023 and 8/23/2023 as informal reviews in order to get a general direction from the Board on massing requirements.*
- b) *The Architectural Design Standards state the front face of the main body must sit forward at least 18" from the front face of the wings. The existing garage is forward of the main body and the applicant is proposing to extend the existing garage by 16 feet. Staff notes the Board seemed acceptable of the proposed massing during the informal reviews.*
- c) *The Board requested the applicant provide documentation of the factors of a practical difficulty on the property. The applicant has provided this documentation. The AHBR can review in determining a special exception.*

Attachments: [7322 Arborwood Dr. AHBR Packet - 9.27.2023](#)
[7322 Arborwood Dr. AHBR Packet](#)

VI. New Business**A. [AHBR 23-890](#) 94 Owen Brown Street**

Demolition (Former Windstream Building)

Submitted by Frank Comeriato, Assistant City Manager- City of Hudson

- a) *The City is proposing to demolish the structure (14,976 square feet) for future development of the property. City staff is anticipating the current Comprehensive Plan process would provide guidance on the future of the property.*
- b) *Staff notes the building was built in 1968 (55 years old) per the Summit County property records and does not have any historical significance.*
- c) *Staff recommends approval as submitted.*

Attachments: [94 Owen Brown AHBR Packet](#)

B. [AHBR 23-786](#) 5928 Stow Road

Accessory Structure (Barn)

Submitted by Brian McCort

- a) *Staff notes the scope of work is to construct 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 structure has a maximum footprint allowance of 10,000 square feet. Staff notes the applicant submitted a floor plan verifying an agricultural use; therefore, the 2,400 square foot proposal would be allowed.*
- c) *The Architectural Design Standards state all facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Question if the applicant could incorporate windows on the north and south elevations.*
- d) *The Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question materials used and how those materials match the existing house.*

Attachments: [5928 Stow Road AHBR Packet](#)

D. [AHBR 23-828](#) 5840 Nicholson Drive

Addition (612sqft Bed & Bath)

Submitted by Jim Dombroski

- a) *Staff notes the addition is proposed to be on the same wall plane as the existing house, creating a 60-foot continuous wall span. Suggest the addition be inset or bumped out to break up the wall plane to meet the requirement for siding to be blended where new construction meets existing.*

Attachments: [5840 Nicholson Dr. AHBR Packet](#)

E. [AHBR 23-912](#) 272 W. Streetsboro Street

Addition (825 sqft In-law suite with rear screen porch)

Submitted by Chris Zanin, Contractor

- a) *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. Question if the rear elevation is accurately depicted as the floor plan shows a bedroom window and the elevation does not.*
- b) *The Architectural Design Standards state doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Question if the kitchen window on the right elevation could be centered to meet this regulation.*
- c) *The Architectural Design Standards state exposed foundations and tie courses shall be of a consistent material on all elevations. Question the exposed foundation and how it relates to the proposed addition.*

Attachments: [272 W. Streetsboro AHBR Packet](#)

VII. Other Business

[AHBR 9-13-23](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: September 13, 2023.

Attachments: [September 13, 2023 AHBR 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.