



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, February 26, 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 25-120](#) 172 Aurora Street (Historic District)**
Fence (6-foot, Cedar)
Submitted by David Moorhead
a) Staff recommends approval as submitted.
Attachments: [172 Aurora St. AHBR Packet](#)
- B. [AHBR 25-73](#) 5947 Laurawood Lane**
Accessory Structure (Shed)
Submitted by Andrew Stegmeier
a) Staff recommends approval as submitted.
Attachments: [5947 Laurawood Lane AHBR Packet](#)

V. Old Business

A. [AHBR 25-65](#) 16 Owen Brown Street (Historic District)

Addition & Alterations (Bedrooms, Dining room & porches)

Submitted by Mark Madar

- a) *Staff notes this project was reviewed at the February 12th AHBR meeting. The Board conducted a site visit on February 18th and requested assistance from the consultant.*
- b) *The consultant report is attached for the Board to review. The applicant has requested to attend the meeting to discuss the project with the Board.*

Attachments: [16 Owen Brown AHBR Packet 2.26 Meeting](#)

[16 Owen Brown Consultant Report](#)

[16 Owen Brown AHBR Packet 2.12 Meeting](#)

Legislative History

2/12/25 Architectural & Historic Board continued
of Review

VI. New Business

A. [AHBR 25-123](#) 145 Aurora Street (Historic District)

Accessory Structure (Detached Garage)

Submitted by Kody Kocias, Peninsula Architects

- a) *Staff notes the applicant is proposing to remove the existing detached garage and construct a new detached garage. Question the age of the existing garage and if it is contributing to the Historic District and appropriate to remove. Submit existing photos of the detached garage by 2/24/25 in order to provide time to review.*
- b) *Section I-2 of the Architectural Design Standards state “New buildings and alterations shall respect the existing context and framework. The design of any building shall be judged in reference to its site and the character of its surroundings, not as an independent object. The site plan for all new buildings shall be prepared with a clear understanding of the framework that exists or is being created in a particular area, through development standards, zoning and other regulations.” Staff notes the existing garage was lower in height and setback farther from the side property line. Question if the new garage should depict a lower height to better accommodate existing and surrounding site conditions or could be set back to maintain a similar footprint.*
- c) *Section III-1(d)(2) of 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.” Revise elevations to note materials and how they relate to the existing house.*
- d) *Section III-1(d)(5) of the Architectural Design Standards state “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.” Question the window arrangement on the right elevation.*
- e) *Section III-1(g)(3) of the Architectural Design Standards state “Exposed foundations and tie courses shall be of a consistent material on all elevations.” Question the exposed foundation on the left elevation.*
- f) *Submit specification sheets of siding, roof, window and door materials.*
- g) *A survey would be required to confirm setbacks before final approval.*

Attachments: [145 Aurora AHBR Packet](#)

B. [AHBR 25-79](#) 252 North Main Street (Historic District)

Addition & Alteration to Accessory Structure (Barn)

Submitted by Stuart Hamilton

- a) *Staff notes the applicant is proposing to add two open roof porches to both sides of the existing barn, remove/add windows and doors and remove the horizontal wood exposed foundation and replace with vertical siding to match the existing.*
- b) *Appendix 1(6) of the Secretary of Interior Standards state “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.” The applicant is proposing to utilize existing materials and repurpose windows and doors. Question how the windows will be removed and replaced with existing siding.*
- c) *Appendix 1(9) of the Secretary of Interior Standards states “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.” Staff notes the proposal would impact the historic siding on the barn.*
- d) *Section III-1(g)(5) of the Architectural Design Standards state “All decks and porches without a perimeter foundation exposing more than eighteen (18) inches between the fascia and the grade must be screened with compatible materials or landscaping unless a full story is exposed below.” Revise plans to depict skirting or landscaping in order to meet this requirement.*
- e) *Question if a railing would be required with the Summit County Building Department.*

Attachments: [252 N. Main AHBR Packet](#)

C. [AHBR
24-1258](#)**7559 Andover Way**

Addition (3 Seasons Room)

Submitted by Andrew Kender

- a) *Section IV-4(g)(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 the applicant is replacing the existing screens with glass windows, which would create an enclosed glass porch.*
- b) *Section IV-4(h)(3) of the Architectural Design Standards state “Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match.” Question if the design could be revised to include the appearance of an exposed foundation with applied brick veneer to match the house or by extending the deck around the mass.*
- c) *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 existing roof shingle will blend with the new material.*
- d) *Submit an elevation drawing of the left side of the proposed addition.*

Attachments: [7559 Andover Way AHBR Packet](#)**VII. Other Business****A.** [AHBR
2-12-25](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:
February 12, 2025.****Attachments:** [February 12, 2025 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.