



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, February 12, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

VI. New Business

A. [AHBR 25-12](#) 171 Brentwood Drive

Alteration (Siding Replacement)

Submitted by Patrick Nussbeck

- a) *Section IV(1(d)(2) of the Architectural Design Standards state - The materials used in the main body must be applied consistently on that mass on all sides of the structure. Revise to depict siding applied consistently around the mass.*
- b) *Section IV-4(d)(1) of the Architectural Design Standards states a different material may be used on building projection gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Suggest revising to only depict the proposed board and batten siding along the entrance recess.*

Attachments: [171 Brentwood Dr. AHBR Packet](#)

Legislative History

1/22/25 Architectural & Historic Board continued
of Review

B. [AHBR 24-880](#) 1769 Edgar Drive

Alterations (Windows)

Submitted by John Bolovan

- a) *Staff notes this addition application was previously reviewed and approved in August of 2021. The applicant is now proposing changes to the approved plans.*
- b) *The applicant is requesting to remove the dormer on the south elevation as well as remove windows and replace with a garden trellis on the north and east elevations.*
- c) *Section III-1(g)(8) of 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. Revise plans to depict a window or a door to meet this regulation.*

Attachments: [1769 Edgar Dr. AHBR Packet 2.12.25 Meeting](#)
[1769 Edgar Dr. Previously Approved Plans](#)

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

Addition (Bedrooms, Dining Room & Porches)

Submitted by Mark Madar

- a) *Staff notes the proposed work includes an addition to the rear and right elevations, installation of a dormer on the left elevation, front and side porches, full siding replacement and window relocation and replacement.*
- b) *The Secretary of Interior Standards and Preservation Briefs relative to additions on a historic building:*
 - *Appendix 1(2) "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Staff notes the proposed left elevation and window placement would be impactful. Additionally, staff questions the front door opening and roof removal from the historic mass. Suggest re-establishing the front door and a wrap around porch.*
 - *Appendix 1(6) "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." Staff notes the applicant submitted photographs showing the deterioration of the siding; however, the existing siding is a shake material and the applicant is proposing hardi board.*
 - *Appendix 1(9) "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 questions the proposed dormer work and the granular flat roof on the porch and if they are appropriate.*
 - *The National Park Service Preservation Brief - "The new addition should be smaller than the historic building - it should be subordinate in both size and design to the historic building." Staff notes the rear addition is lower in height than the main mass; however, is flush with the existing mass on the left elevation. Suggest an inset from the existing mass.*
- c) *Staff suggests using this meeting to gather information, set up a site visit to further evaluate existing conditions and to request the assistance of the Historic Consultant.*

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

VII. Other Business

A. [AHBR 7753](#) Historic District Landmark Program Update

Attachments: [Historic Landmark Update Memo](#)
[Map of Properties by Year](#)

B. [AHBR 1-22-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 22, 2025.

Attachments: [January 22, 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.