



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, March 12, 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 25-155](#) 00 Bridgewater Blvd

Ground Sign (Residential Entrance Sign)
Submitted by Joe Berdine (Signarama)
a) Staff recommends approval as submitted.
Attachments: [00 Bridgewater AHBR Packet](#)

B. [AHBR 25-117](#) 46 Ravenna St. (The Poppy Shop & Hudson Plant Co.)

Sign (Wall Sign)
Submitted by Lauren Donatelli
a) Staff recommends approval as submitted.
Attachments: [46 Ravenna AHBR Packet](#)

V. Old Business

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

Addition & Alterations (Bedroom, Dining room & Porches)

Submitted by Mark Madar

- a) *Staff notes this application was reviewed at the 2/12 and 2/26 meetings. The Board requested assistance of the Consultant (report attached).*
- b) *The applicant has made the following changes to reflect the comments from the Consultant Report:*
- *Retaining the front door location on the historic mass.*
 - *Retaining the window locations on the left elevation of the historic mass. Staff notes the windows will be replaced with the Pella Lifestyle series, which is an approved window within the historic district. Question if the existing trim will remain as this is historic material.*
 - *Incorporating a wraparound porch that does not extend past the west and north walls of the house. Additionally, the applicant depicts the roof at a lower height to reflect the Board's suggestion at the February 26th AHBR meeting.*
 - *Incorporating a steeper roof pitch on the right elevation as well as aligning the second and first floor windows.*
 - *Depicts the use of hardi-board siding on the existing mass and the proposed additions.*
 - *Incorporating a gable roof on the proposed dormers on the left elevation as well as removing the small clerestory window.*
 - *Adjusting the proposed addition to depict an inset on the left elevation in order to comply with the National Park Service Preservation Briefs.*

Attachments: [16 Owen Brown AHBR Packet 3.12 Meeting](#)
[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
2/26/25	Architectural & Historic Board continued of Review

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

Demolition & Accessory Structure (Detached Garage)

Submitted by Kody Kocias, Peninsula Architects

- a) *Staff notes this case was reviewed at the February 26th AHBR meeting. The Board requested a site visit, which was conducted on March 4th.*
- b) *Staff notes the applicant is requesting to demolish the existing accessory structure on the property. Based on the pictorial evidence the applicant provided and site visit observations, the Board could consider the following when making a decision:*
 - *The structure is technically contributing to the historic district based on the age of construction, but not historically significant. The exact age is undetermined, as it doesn't seem to be a 1920's building (per Summit County records).*
 - *The existing structure appears to have significant deterioration based on the pictures provided by the applicant and the site visit observations. Staff notes Appendix 1(6) states "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."*
- c) *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.*
- d) *The Board requested the applicant relocate the door and window on the left elevation towards the center to better accommodate fenestration regulations. The applicant revised the drawings to depict this request.*

Attachments: [145 Aurora AHBR Packet](#)

[145 Aurora AHBR Packet 3.12 Meeting](#)

Legislative History

2/26/25 Architectural & Historic Board continued
of Review

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

Addition & Alteration to Accessory Structure (Barn)

Submitted by Stuart Hamilton

- a) *Staff notes this case was reviewed at the February 26th AHBR meeting. The Board requested a site visit that was conducted on March 4th.*
- 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.*
- 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 applicant is proposing to remove historic siding to accommodate the new roof structures; however, the removed siding will replace the horizontal boards at the existing foundation.*

Attachments: [252 N. Main AHBR Packet](#)
[252 N. Main AHBR Packet 3.12.25 Meeting](#)

Legislative History

2/26/25 Architectural & Historic Board continued
 of Review

VI. New Business

A. [AHBR 25-112](#) 225 W. Prospect Street

Demolition (Single-family dwelling)

Submitted by Curt Van Blarcum

- a) *The applicant is proposing the demolition of the existing house on the property. Staff notes this is an active code enforcement case with the city regarding property in disrepair.*
- b) *Staff notes no architectural significance due to the material changes and deterioration over time.*
- c) *As the property is outside of the Historic District and not an individual historic landmark, the AHBR may only make the following recommendation upon review: The Architectural and Historic Board of Review finds the structure at 225 W. Prospect Street (does) or (does not) have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish this building will not voluntarily consent to the retention of this building.*

Attachments: [225 W. Prospect St. AHBR Packet](#)**B. [AHBR 25-130](#) 180 W. Streetsboro Street (Bell's Barber Shop)**

Sign (Wall Sign)

Submitted by Kaldon Al Falih

- a) *Staff notes the sign plan for 180 W. Streetsboro St. states a polyurethan resin panel with a black painted raised boarder. The applicant is proposing a polyethylene panel with no black boarder. Revise the elevations to depict a raised black boarder.*
- b) *Section V-2(b) of the Architectural Design Standards state "The sign and associated lighting fixtures should complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building facade." Question the location of the sign and if it should be centered on the wall to align with surrounding signs.*
- c) *Section V-5(c)(3) of the Architectural Design Standards state "Signs should have a matte finish, not have a glossy or reflective finish." Confirm the sign will have a matte finish.*

Attachments: [180 W. Streetsboro AHBR Packet](#)

C. [AHBR 25-180](#) 82 First Street (Talbot's)

Alteration (Awnings)

Submitted by William Morse, Ohio Awning

- a) *Staff notes the applicant is replacing the existing awnings with new awnings that will be the same size but different style.*
- b) *Section IV-9(d)(5) of the Architectural Design Standards state "Signs and awnings, if used, shall fit entirely within the width of the storefront and below its lintel. Awnings shall maintain a minimum 7-foot clearance above the sidewalk. Awnings shall be retractable and made of canvas or other fabric on a metal frame. Awnings shall not be backlit. Awning colors shall be compatible with the sign and building colors." Provide a specification sheet of the awning material to confirm material.*

Attachments: [82 First St. AHBR Packet](#)**D. [AHBR 25-133](#) 2732 Middleton Road**

Accessory Structure & Alterations (Detached Garage)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the applicant is proposing a detached garage, along with alterations and a small addition to the existing house.*
- b) *Section IV-4(e)(4) of the Architectural Design Standards state "The building shall have a typical window used for most windows." Staff notes the proposed window design on the rear and garage side of the existing house. Question if double hung windows would be more appropriate.*
- 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." Question the materials and how they relate to the existing house.*
- d) *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 wall and foundation materials will blend in with the existing at the right-side elevation and the door infill on the rear elevation.*

Attachments: [2736 Middleton Rd AHBR Packet](#)**E. [AHBR 25-163](#) 7706 Oxgate Court**

Alteration (Siding)

Submitted by Kaitlyn Davis, Campo Roof

- 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. Staff notes the applicant is proposing board and batten siding that does not wrap around the entire mass. Revise plans to depict a more consistent material on all sides of the mass.*

Attachments: [7706 Oxgate Ct. AHBR Packet](#)

F. [AHBR 25-170](#) 2425 Hudson Aurora Road

Addition (2nd Story Bed & Bath)

Submitted by Jim Dombroski

- a) *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 siding material will blend with the existing on the west elevation.*
- b) *Suggest the windows on the west elevation shift up to be centered on the wall.*

Attachments: [2425 Hudson Aurora Rd AHBR Packet](#)

G. [AHBR 25-178](#) 6575 Dunbarton Drive

Addition (In-law suite)

Submitted by Brian Kuck

- a) *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.” Confirm exposed foundation will be consistently applied on all elevations.*

Attachments: [6575 Dunbarton AHBR Packet](#)

H. [AHBR 25-131](#) 549 West Streetsboro Street

New Construction (Single-family dwelling)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Section IV-4(b)(2) of 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.” Staff notes the two garage wings sit approximately 40 feet forward of the main body. This design is in direct conflict with the Architectural Design Standards. Revise plans to depict a more appropriate design.*
- b) *Section 1205.05(d)(5)(c)(3) of the Land Development Code states “All uses on lots fronting arterial roads: 100 feet, of which the front fifty feet shall comprise a bufferyard that shall be landscaped pursuant to Section 1207.04(k).” Staff notes Streetsboro Road (State Route 303) is an arterial road. The applicant is depicting a 130-foot setback. The adjoining property to the west has a front setback of 99 feet and the east property is vacant. Suggest revising site plan to depict a 100-foot setback in order to better align with the west property. Additionally, revise site plan to depict landscaping to ensure compliance with bufferyard requirements.*

Attachments: [549 W. Streetsboro AHBR Packet](#)

**I. [AHBR](#)
[24-1346](#)****Preserve of Hudson Townhomes**

New Residential Construction (29 Unit Townhomes - District 3)

Submitted by Hanna Cohan

- a) *Staff notes this case was reviewed at the May 8, 2024 AHBR meeting. The applicant is proposing a 29-unit townhome project that is proposed to be setback 500-feet from Darrow Road and will be accessed via a private drive.*
- b) *The Board discussed ways the applicant could include different variety amongst the building units. Different window/door design and configurations were discussed as well as the color pallet. Staff notes the applicant depicted a different bay window configuration on the "American Farmhouse" concept, a different window design on the "Cottage" concept, and included a railing feature on the "traditional concept". Additionally, the applicant implemented different color pallets to further create variety between the building units and depicts bay windows on the side elevations.*
- c) *Staff notes the units 24-29 is a six-unit building. Revise the design to incorporate more variety between the units. Submit a color rendering for the six-unit building.*
- d) *Staff notes the elevations depict siding extending to the ground. Incorporate exposed block masonry foundation with variety between units and buildings.*
- e) *Submit specification sheets of proposed siding material. Suggest a hardi-board or similar.*
- f) *Submit specification sheets for the proposed windows and roofing materials.*
- g) *Section IV-11(d)(2) of the Architectural Design Standards state "The materials used on a dwelling unit must be applied consistently on that dwelling unit on all sides." Incorporate shutters at the side and rear elevation typical windows.*
- h) *Label building height.*
- i) *Submit a roof plan.*
- j) *Submit plans for the proposed pavilion.*
- k) *Submit unit typical cross sections to depict the amount of relief and detailing proposed as dormers, bump outs, roof overhangs and openings.*
- l) *Farmhouse*
 - *Suggest have the front elevation end units adjusted so the massing does not match each other*
 - *Suggest incorporating another wall material such as smooth paneling or painted brick*
 - *Suggest revising the second-floor bay window*
 - *Revise the side elevations to incorporate one square window and one full size window per bedroom to reduce the open space without openings.*
 - *Incorporate varied porch column designs*
 - *Incorporate additional variety in the bay configuration*

- *Suggest some relief in the rear elevations. This could be address with a mix of bump out headers, 1-2ft bump out for garage with shed roof, small balcony at second floor, and/or bumping out second floor window with a small shed roof.*

m) Cottage

- *Suggest a varied dormer design on the front façade*
- *Suggest the front elevation end units be adjusted so the massing does not match each other.*
- *Revise the side elevations so the front façade gables do not clip or overlap the side elevation.*
- *Question if shake at the gable ends would soften the large wall surface at the side elevations.*
- *Revise the side elevations to incorporate one square window and one full size window per bedroom to reduce the open space without openings.*
- *Suggest some relief in the back elevations. This could be addressed with a mix of bump out headers, 1-2 ft bump out for garage with a shed roof, small balcony at the second floor, and/or bumping out second floor windows with a small shed roof.*
- *Suggest a reduced side elevation bay design with the paneling removed and decorative brackets.*

n) Traditional

- *Suggest the front elevation end units be adjusted so the massing does not match each other.*
- *Revise the side elevations so the front facade gables to not clip or overlap the side elevation.*
- *Revise the side elevations to incorporate one square window and one full size window per bedroom to reduce the open space without openings.*
- *Suggest some relief in the back elevations. This could be addressed with a mix of bump out headers, 1-2 ft bump out for garage with a shed roof, small balcony at the second floor, and/or bumping out the second-floor window with a small shed roof.*
- *Suggest a reduced side elevation bay design with the paneling removed and decorative brackets.*

o) Staff notes the submittal includes a ground sign review.

- *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Confirm sign will have a matte finish.*
- *Section V-5(c)(1) states “ Signs should be fabricated on and of materials that are of permanent quality, good durability and are complimentary to the building of which they become a part.”*
Question how the proposed sign compliments the building.

Attachments: [Preserve of Hudson 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](#)

Legislative History

2/26/25 Architectural & Historic Board postponed to a date certain
of Review

B. [AHBR
2-26-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
February 26, 2025.

Attachments: [February 26, 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.*