



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, January 22, 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 24-1352](#) **56 College Street (Historic District)**
Fence (Wood 4' & 6')
Submitted by Chris Lachman
a) Staff recommends approval as submitted.
Attachments: [56 College AHBR Packet](#)

V. Old Business

VI. New Business

**A. [AHBR
24-1244](#)****333 Aurora Street**

Addition (Attached Garage)

Submitted by Joseph Franzese

- a) *Staff notes this project was reviewed by the AHBR informally at the November 13, 2024 meeting.*
- b) *Staff noted conflicts with Section IV-2(b)(1) of the Architectural Design Standards, which states rear wings may not be larger or taller than the main body of the structure, but they may be the same height. The proposed addition is approximately 2,670 square feet and the main body of the existing house is approximately 1,130 square feet. Additionally, staff notes the house is approximately 180 feet from the street and the addition is approximately 240 feet from the street.*
- c) *Section IV-4(e)(4) of the Architectural Design Standards state the building shall have a typical window used for most windows. Question the use of casement and double hung windows on the addition.*
- d) *Section IV-4(d)(3) of the Architectural Design Standards state the materials used in any mass must be applied consistently on that mass on all sides of the structure. Question the vertical and horizontal siding on the south and east elevations.*
- e) *Staff notes Section II-1 - Approval and discretion of the AHBR:*
 - c. *The AHBR may waive any requirement of these standards in order to approve a proposed project, if the AHBR finds that the project fulfills the five principals enumerated in Section I-2, and meets one of the following conditions:*
 - (1) The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement.*
 - Or*
 - (2) Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty"*

Attachments: [333 Aurora AHBR Packet 1.22.25 Meeting](#)
[333 Aurora AHBR Packet](#)

Legislative History

11/13/24 Architectural & Historic Board discussed
of Review

B. [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. Staff notes the applicant is proposing board and batten siding that would not be applied around the entire 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](#)**VII. Other Business****A. [AHBR 1-8-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 8, 2025.**Attachments: [January 8, 2025 AHBR Minutes - Draft](#)**B. [AHBR 12-3-24](#) Minutes of Previous Architectural & Historic Board of Review Workshop Meeting: December 3, 2024.**Attachments: [December 3, 2025 AHBR Workshop 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.