



# 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*  
*Karl Wetzel*

*Nicholas Sugar, City Planner*  
*Amanda Krickovich, Associate Planner*

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Wednesday, December 11, 2024

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A.**     [AHBR](#)     **41 Ambrose Drive**  
          [24-1290](#)   Accessory Structure (Pavillion)  
                  Submitted by Jeff Rak  
                  a) *Staff recommends approval as submitted.*  
                  Attachments:   [41 Ambrose Drive AHBR Packet](#)

**V. Old Business**

**A. [AHBR 24-426](#) 13 N. Oviatt (Historic District)**

Demolition (One Story, Single-Family House)

Submitted by Clayton Braham

- a) *Staff notes this proposal was reviewed at the May 8, 2024 AHBR meeting. The Board requested the assistance from the Consultant. The Consultant report concluded the existing house falls within the Period of Significance of the Historic District (1806-1963) and therefore, demolition would not be appropriate. The Consultant report cited the 2022 Historic District Boundary Increase, which added the building as a contributing resource, along with 38 other buildings built between 1940 and 1963.*
- b) *Staff notes the application was further reviewed at the November 13, 2024 AHBR meeting. The Board requested a site visit which was conducted on November 19th, 2024.*
- c) *The applicant has submitted additional documentation for the AHBR to consider.*

**Attachments:** [13 N. Oviatt New Documents for 12.11 Meeting](#)[13 N. Oviatt AHBR Packet 11.13 Meeting](#)[Perspectus Consultant Report](#)[13 N. Oviatt AHBR Packet](#)**Legislative History**

5/8/24	Architectural & Historic Board continued of Review
11/13/24	Architectural & Historic Board continued of Review

**VI. New Business****A. [AHBR 24-1296](#) 190 N. Main Street (Historic District)**

Sign (Building Sign)

Submitted by Robert Riegle

- a) *Question the thickness of the letters and how they will be mounted to the wall.*
- b) *Verify if the holes from the previous sign will need to be patched.*

**Attachments:** [190 N. Main AHBR Packet](#)

**B.**     [AHBR  
24-1281](#)**48 College Street (Historic District)**

Alterations (Windows &amp; Doors)

Submitted by Elizabeth Nicklas, Peninsula Architects

- a) *Staff notes this project was reviewed at the October 23, 2024 & the November 13, 2024 AHBR meetings. At the 11/13 meeting the Board approved the addition, but allowed the applicant to re-submit plans that would depict a design that is more aligned with the Consultant report.*
- b) *Staff notes the consultant report recommended removing the flanking window and replacing with a double hung, retaining the historic door opening and the farthest right (south) window. The applicant has submitted revised plans that depict removing the flanking window and replace with ganged double hung windows, retain the historic door opening, widening it and replacing with double doors and removing the right window and replacing with ganged double hung. However, staff notes the windows and doors would not align with the second-floor windows, which conflicts with the Consultant's recommendation.*

Attachments:     [48 College St. 12.11 Meeting AHBR Packet](#)

[48 College St. Consultant Report](#)

[48 College St. AHBR Packet 11.13 Meeting](#)

[48 N. Oviatt AHBR Packet](#)

**C.**     [AHBR  
24-1173](#)**7181 Huntington Road**

Alterations (Siding)

Submitted by WeatherSeal Home Services, Inc.

- a) *The proposal is for siding replacement only. The applicant will apply separately for the roofed porch.*
- b) *The Architectural Design Standards state as per Section IV-1(d)(2) - 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:     [7181 Huntington Rd AHBR Packet](#)

**D.**     [AHBR](#)  
[24-1196](#)**61 Sussex Road**

Addition (Attached Garage)

Submitted by Steve Hanna

- a) *Staff notes this project was reviewed by the AHBR informally at the October 9, 2024 meeting. Additionally, the project was granted a BZBA variance for a forward-facing garage door on November 21, 2024.*
- b) *Section III-1(a)(4) of the Architectural Design Standards states - Attached garages shall not face the street except for new development with a front yard depth of 130 feet or more.*
- c) *Section IV-3(a) of the Architectural Design Standards states - The main body is a single story and centrally located in the structure and the front door is located in the main body. Staff notes the addition would create a main body that is not centrally located.*
- d) *During the informal review the Board members generally accepted the plans but suggested a garage door that had a higher degree of architectural features. The new garage door elevation is attached in the packet.*
- 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:**     [61 Sussex 12.11 AHBR Meeting Packet](#)[61 Sussex 10.9 AHBR Meeting Packet](#)

**E.**     [AHBR  
24-1265](#)

**48 Wellgate Drive**

Addition (Mudroom & Garage)

Submitted by Nate Bailey, Hara Architects

- a) *Section IV-4(c) of the Architectural Design Standards state - All roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Staff notes the existing house has a mansard roof and the proposed addition is depicted to have a flat roof. Revise plans to depict the addition to have the same type of roof shape as the main body.*
- b) *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. Confirm how the siding will be blended in at the rear and east elevations and at the window replacement infills.*
- c) *Submit a roof plan to verify massing.*

Attachments:     [48 Wellgate AHBR Packet](#)

**F.**     [AHBR  
24-1280](#)

**2 Bradley Drive**

New House (Single-Family Detached)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the overall design of the house would not comply with the permitted building types within District 4 per Section II-2. Revise the plans to depict a more traditional two-story wing type by removing the overhang and creating a pitched roof off of the main mass.*
- b) *Section I-2(e) 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. Suggest revising the plans to depict more traditional overhangs, eaves, siding and window openings that would be more compatible with neighboring properties.*
- 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. Adjust window placements to meet this requirement.*
- 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. Revise accessory structure plans to show fenestration on the rear elevation to meet this requirement.*

Attachments:     [2 Bradley Drive AHBR Packet](#)

**G.**     [AHBR  
24-1049](#)**734 Barlow Rd**

New Residential Construction (Two-story single-family house)

Submitted by Robyn Jones

- a) *Section 1205.05(d)(7)(2) of the Land Development Code states - The front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved.” Revise the orientation of the house to meet this requirement.*
- b) *Section 1205.05(d)(5)(C)(2) of the Land Development Code states - The front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. Staff notes the proposed setback is greater than ten percent of the adjacent properties 86 ft average.*
- c) *Section IV-1(e)(3) of the Architectural Design Standards state - The building shall have a typical window used for most windows. Utilize a more consistent window design to meet this requirement.*
- d) *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. Add additional fenestration on the right elevation to meet this requirement.*
- e) *Section IV-2(g)(1) of the Architectural Design Standards state - Roofs on projections should match the roof material of the building, and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Staff notes the house is a hip roof and the porch projections are gable roofs.*
- f) *Question if the stone applied to the rear elevation wall would terminate at an inside corner.*
- g) *Question the mix of standing seam and shingles at the front porch.*

Attachments:     [734 Barlow Rd. AHBR Packet](#)

**VII. Other Business**

- A.**     [AHBR 7675](#)     **Minutes of Previous Architectural & Historic Board of Review Meeting: November 13, 2024.**

Attachments:     [November 13, 2024 AHBR Minutes - Draft](#)

**VIII. Staff Update**

- A.**     [AHBR 7674](#)     **Discussion on the 2025 Council check-in**

Attachments:     [2025 Council Check-in Staff Memo](#)

**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.*