



# 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*

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Wednesday, June 11, 2025

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 25-636](#) 136 Elm St. (Historic District)**  
Alterations - Shingle replacement and deck stair rebuild  
Submitted by Larkin Rogers  
*a) Staff recommends approval as submitted.*  
**Attachments:** [136 Elm Street Packet for AHBR](#)
- B. [AHBR 2024-135](#) 1727 Mayflower Ln.**  
Addition  
Submitted by Jeff Raggets  
*a) Staff recommends approval as submitted.*  
**Attachments:** [1727 Mayflower Packet for AHBR](#)

**V. Old Business**

**A. [AHBR 25-417](#) 7 College Street (Historic District)**

Fence (6 foot privacy)

Submitted by Northeast Ohio Fence (Heather Borowy)

- a) Staff notes that this application was tabled at the May 14, 2025 meeting.*
- b) Verify the proposed fence would be located behind the main mass of the house.*
- c) Question if the proposed fence would abut any existing fences.*

**Attachments:** [7 College Street Packet for AHBR](#)[7 College Street - AHBR Packet 5.28.25](#)**B. [AHBR 25-493](#) 80 N Oviatt St (Historic District)**

Fence (6 ft Privacy)

Submitted by Northeast Ohio Fence

- a) Section III-1(f)(3) states “fence heights and materials shall be compatible with their site location and development”. Staff notes the proposed fence would tie into and extend a neighboring fence. Submit addition photos of the area of the proposed fence and the existing neighboring fence to verify an appropriate design and transition.*

**Attachments:** [80 N Oviatt St - AHBR Packet](#)**VI. New Business****A. [AHBR 25-616](#) 272 N Main St. (Historic District)**

Shingle Replacement

Submitted by Michael Patterson, Patterson Roofing Company

- a) Verify the existing roof material and if there are any differences in material, for example, flat epdm to shingle.*
- b) Verify scope of work and which exact areas are being re-roofed.*
- c) Provide photos of existing house and roof (4 sides)*

**Attachments:** [272 N Main St. Packet For AHBR](#)**B. [AHBR 25-564](#) 21 Baldwin St. (Historic District)**

Alteration - Window Replacement

Submitted by Evie Monk, Universal Windows Direct

- a) Staff notes vinyl windows are proposed. Revise proposed windows to wood or wood clad simulated divided lite to be appropriate with the historic district.*

**Attachments:** [21 Baldwin St Packet for AHBR](#)

**C. [AHBR 25-526](#) 60 E Case Dr.**

Alteration (Siding replacement)

Submitted by Julie Albrecht

- a) *Staff notes the work commenced without permit and a stop work order was issued.*
- b) *Section IV-4(d)(3) states “The materials used in any mass must be applied consistently on that mass on all sides of the structure.” Staff notes the proposed stone would not be applied consistently; however, staff notes a disproportionally large number of homes in the neighborhood with this design. Staff recommends approval of the proposal, though limiting the stone to end at the inside corner of the garage and porch and not applied to the separate garage mass.*

Attachments:    [60 E Case Packet for AHBR](#)

**D. [AHBR 25-551](#) 65 Owen Brown St.**

Accessory Structure

Submitted by James Hopkins

- a) *Submit additional photos of the existing house and garage (all four sides of each structure).*
- b) *The Land Development Code requires a 5 ft separation between accessory structures. Revise the site plan to verify a minimum 5 ft separation between the proposed structure and the existing garage.*
- c) *Section III-1(d)(1) states “No accessory building may be larger in ground floor footprint or taller than the main body of the building, except for agricultural uses. Verify the proposed structure would not be taller than the house.*
- d) *Section III-1(d)(2) states “Enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials.” Suggest the design incorporate gable returns, window design, and trim thickness to match the main house.*
- e) *Question the proposed siding material as compatible to the main house.*
- f) *Verify the proposed porch roof material.*
- g) *Section III-1(d)(5) states “Fenestration placement on the accessory structure shall be proportional to the house.” Staff notes the multi-story building should have consistent fenestration on each level.*

Attachments:    [65 Owen Brown St - AHBR Packet](#)

**E. [AHBR 25-604](#) 5839 Williamsburg Cir****Addition**

Submitted by Tyler Rickenbacher, Hartman Carpentry and Construction

- a) *Submit photos of the four sides of the house*
- b) *Revise elevations to label exterior materials. Question the proposed foundation material.*
- c) *Section II-1(g)(3) states "Exposed foundations and tie courses shall be of a consistent material on all elevations." Question the multiple foundation materials proposed.*
- d) *Section II-1(g)(8) states "Large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet." Staff notes a span of 14 ft on the left elevation without fenestration. Add additional fenestration to meet this requirement.*
- e) *Question if additional pavement is proposed to serve the rear garage.*
- f) *Section III-2(g)(11) 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 siding would be blended to meet this requirement. Suggesting stepping the addition to allow for a clear break point with cornerboard.*

**Attachments:** [5839 Williamsburg Cir Packet for AHBR](#)

**F. [AHBR 25-482](#) 13 N. Oviatt St**

New Construction (Single-family dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposal would include demolition of the existing home. The AHBR reviewed prior and determined the demolition would be approved upon an appropriate new house design .*
- b) *The Land Development Code states “averaging shall be required for setbacks: Except for new residential development on lots fronting arterial roads, 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. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet.” Staff notes the home is proposed with an 18 ft 4 in setback, which is within 10% of the 19 ft average of the immediately adjoining properties. The applicant will revise the civil site plan to reflect the setback.*
- c) *Question the inset entryway and if it is typical of this style of house.*
- d) *Question if the grade line is accurately depicted and if the exposed foundation would be applied consistently.*
- e) *Add shutters to the rear windows so that they are applied consistently around the house.*
- f) *Question the proposed shutter material.*
- g) *Question the proposed roof material of the front porch.*
- h) *Question if a new wood fence is proposed or if the existing is depicted on the site plan.*
- i) *Revise the engineered site plan to include an impervious surface calculation.*
- j) *Revise notes on elevations to verify specific materials proposed. Remove references to alternates.*
- k) *Staff notes typical siding reveal in the surrounding neighborhood is 4”-6”. Question if the proposed 8” reveal is appropriate.*

**Attachments:** [13 N Oviatt Packet for AHBR](#)

**G. [AHBR 25-409](#) 5247 Preserve Ln.**

New Residential Development (Single-family dwelling)

Submitted by Tony Lunardi, LDA Builders Inc.

- a) *Section IV-3(b)(2) states "The front face of the main body must sit forward at least 18" from the front face of the wings." Projections may extend forward of the main mass, otherwise they are treated as wings. Staff notes a front wing extension of approximately 8 ft. Revise to 5 ft to be treated as a projection.*
- b) *Section 1205.04(D)(7) of the Land Development Code's Orientation Standards 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 orientation to be perpendicular to the radius of the curve.*
- c) *Question the look alike standards in relation to subplot #3. Section III-1(b) states "Buildings which are the same type must differ from one another in two of the following: A. wall material, B. architectural style, C. major features such as porches or turrets, D. organization and number of bays, E. wing configuration, or F. roof shape. These terms are defined in Appendix II."*

Attachments: [5247 Preserve Lane Packet for AHBR](#)

**H. [AHBR 25-567](#) 5260 Preserve Ln.**

New Residential Development, (Single-family dwelling)

Submitted by Tony Lunardi, LDA Builders Inc.

- a) *Revise site plan to indicate limits of disturbance to align with previously approved variance.*
- b) *Revise first floor window design at front porch so as not to be depicted to extend into exposed foundation.*
- c) *Question hip roof extension of front porch. Suggest aligning porch with second story cornerboard.*
- d) *Reduce the front office/den extension by 10" to be considered a projection and; therefore, permitted to be extended forward of the main mass.*
- e) *Question the roof overlap on the left side elevation and the massing overlap on the right elevation.*

Attachments: [5260 Preserve Lane Packet for AHBR](#)

**VII. Other Business**

[AHBR  
5.28.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting: May 28, 2025.**

Attachments: [May 28, 2025 - AHBR Meeting 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.*