



City of Hudson, Ohio

Meeting Minutes - Draft 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

Tuesday, December 3, 2024

12:00 PM

City Hall
1140 Terex Road

Workshop

I. Call To Order

Chair Caputo called to order a special meeting of the Architectural & Historic Board of Review of the City of Hudson at 12:00 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Discussion Items

Ms. Krickovich introduced the workshop by displaying and discussing the topics for the evening.

A. [AHBR 7628](#) Topics of Discussion:

- Board Procedures
- Architectural Design Standards
- Yearly Goals
- Best Practices
- Comprehensive Plan Overview
- Training Opportunities
- Other Topics of Discussion

Discussion took place on the following items:

Revisions to the Standards - items the Board often makes exceptions to the Standards.

1. Change the Standards so that additions are more subordinate to the main structure, possibly with the use of “shall” and / or “should” for the regulations.
2. In the Historic District, should the effect of an addition on neighboring houses be considered?
3. A more formal review process for signs on Main Street.
4. Should roof materials on projections be reconsidered?
5. Window styles, not on the public face, may be reconsidered.
6. Dormers, what is appropriate verses what is inappropriate.
7. Whether or not and which type(s) of roof valleys should be part of the Standards.
8. How temporary signage should be approved and how to limit the time allowed.

The 2025 AHBR Goals for the City Council check-in were reviewed, including:

1. Annual training sessions topics.
2. How new Board members are oriented to the Hudson Standards and LDC.
3. Discussion regarding how Board members can be better informed about the LDC and common application issues.
4. Updating the LDC in sections as outside training takes place for the Board members.
5. How enforcement is done by Community Development and when Stop Work orders.
6. The Historic Landmark program.
7. If the Historic District should be expanded and should this be reviewed from time to time.
8. Resident outreach regarding what the City requires when doing exterior renovations.
9. That the minutes contain more information about why a motion was granted or not granted and if denied, staff write the motion with the appropriate code sections.
10. That Historic District approved projects be issued a Certificate of Appropriateness.
11. That the current rules require the AHBR consultant to be a licensed Architect, staff will request that language be modified to allow for greater flexibility.
12. That the conflict-of-interest language be clarified for Board members.

The Comprehensive Plan (CP)

1. Mr. Sugar updated the Board regarding the CP process and recommendations.
2. Mr. Sugar then reviewed the portions of the CP that affect the AHBR and its decisions.
3. The Darrowville area that the CP desires to protect.

Training Opportunities for AHBR members

1. Ms. Krickovich highlighted training materials and seminars available to Board members.

Board Discussion

1. If any plans have developed for the downtown green areas.
2. Landscaping which will enhance the land around a building.
3. The welcome to Hudson sign as proposed by Leadership Hudson on the Historic Green.

III. Adjournment

The meeting adjourned at approximately 2:42 p.m.

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