



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Andrew Brown
Amy Manko
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, October 29, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Public Comment
- IV. Consent Applications
- V. Old Business

[AHBR 25-611](#) 85 Division Street (Historic District)

CONTD

Addition (Bedroom)

Submitted by Johnathan Fleming

- a) *Staff notes the request was tabled from the September 24, 2025 AHBR meeting*
- b) *The applicant has revised the rear elevation to depict the rear porch design with separate shed roof.*
- c) *The applicant has revised the east elevation to depict a gutter to help visually separate the massing. Multiple designs have been provided for discussion.*
- d) *Product specification sheets have been provided for the proposed windows and roof.*
- e) *Question if the triple pane windows on the left elevation would be revised based on previous AHBR discussion.*

Attachments: [Updates for 10.22.25 AHBR meeting](#)
[Packet from 9.24.25 AHBR meeting](#)

[AHBR](#)
[25-1291](#)
[CONTD](#)

130 Aurora Street (Historic District)

Accessory Structure (Detached Garage)

Submitted by Kody Kocias, Peninsula Architects

- a) *Staff notes the request was tabled from the October 8, 2025 AHBR meeting to further evaluate the existing garage.*
- b) *A site visit occurred on October 14, 2025*
- c) *Staff has attached additional photographs/documentation from the site visit.*

Attachments: [Photos from 10.14.25 AHBR site visit](#)
[Packet from 10.8.25 AHBR Meeting](#)

[AHBR](#)
[25-1245](#)
[CONTD](#)

5235 Preserve Lane

New House (Singe Family Dwelling)

Submitted by Tony Lunardi, LDA Builders, Inc

- a) *Staff notes the application was tabled from the October 8, 2025 meeting.*
- b) *The applicant has submitted revised elevations to address the AHBR comments regarding the exterior wall materials. Staff notes there are two front elevation designs for consideration.*

Attachments: [Packet from 10.8.25 AHBR meeting](#)
[Updates for 10.22.25 meeting](#)

VI. New Business

[AHBR](#)
[25-1332](#)

27 Pinewood Lane

Addition (three seasons room rebuild)

Submitted by David Rogers, Safeguard Renovation

- a) *Section IV-4(b)(c) of the Architectural Design Standards states “All roofs in all the wings must be of the same shape as the main body.” Question the proposed flat roof in relation to the hip roof on the existing home.*
- b) *Section IV-4(h)(3) of the Architectural Design Standards states “additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match.” Staff notes a concrete foundation is proposed. Question how the proposed exposed foundation would be compatible with the main structure. Submit photos of the existing foundation to better assess this requirement.*
- c) *Question if the rear elevation accurately depicts the addition in relation to the second story windows. Staff notes the existing room intersects these windows and the rendering on the title sheet depicts an overlap.*

Attachments: [27 Pinewood Ln - AHBR Packet](#)

AHBR 25-931 1912 Stoney Hill Dr

Addition (Front Porch)

Submitted by Robert Nair, Atlas Carpentry

- a) *Section IV-4 (g)(1) of the Architectural Design Standards states that roofs on projections should match the roof material of the building (unless both roofs are flat) 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 that a metal roofing material is proposed.*
- b) *Question how proposed metal roofing material will blend with existing roofing materials.*

Attachments: [1912 Stoney Hill - AHBR Packet](#)**AHBR
25-1375****7542 Darrow Rd**

Sign (Ground Sign)

Submitted by Scott Kuebler

- a) *Staff notes the proposed sign face would replace an existing sign face. The existing posts would remain.*
- b) *The applicant states the sign is aluminum construction with vinyl covering.*
- c) *Section V-5 of the Architectural Design Standards state “signs shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign”. Suggest a border be applied to the sign to conceal the metal screws.*
- d) *Section V-5(c) of the architectural design standards state “signs should have a matte finish, not have a glossy or reflective finish.” Staff notes a glossy finish.*

Attachments: [7542 Darrow Rd - AHBR Packet](#)

[AHBR](#)
[25-1342](#)**49 Owen Brown Street (Historic District)**

Addition (second story)

Submitted by WC Gotts

- a) *Submit a floor plan*
- b) *Revise elevations to label proposed exterior materials for siding, trim, exposed foundation, and roof.*
- c) *Preservation Brief #14 states "a new addition should be smaller than the historic building - it should be subordinate in both size and design to the historic building. A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building." Staff notes the proposed addition should be lower in height than the existing building and the proposed dormers be reduced or removed to meet this requirement.*
- d) *Question the proposed second story overhanging the porch. The mass would not appear to be visually supported.*
- e) *Question the resulting roof slope at the rear elevation.*
- f) *Staff notes PVC porch decking is proposed. PVC has not been an acceptable material for the historic district.*

Attachments: [49 Owen Brown St - AHBR Packet](#)[Preservation Brief #14](#)[AHBR](#)
[25-1311](#)**33 E Streetsboro (Historic District)**

Alteration (Roof Shingle Replacement)

Submitted by Simon Semonin, Roofing by Simon

- a) *Question if the proposed roof shingles would match the recently renovated garage and the Accessory Dwelling unit under construction.*

Attachments: [33 E Streetsboro - Packet for AHBR](#)[AHBR](#)
[25-1083](#)**2608 Brunswick Ln**

Accessory Structure (Detached Garage)

Submitted by Dennis Reminder

- a) *Section III-1 (d)(2) of the Architectural Design Standards state that enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the proposed overall design of the structure and how it relates to the main house. Staff notes that the property in question is situated on a typical lot within a suburban residential neighborhood.*
- b) *Section III-1 (d)(5) of the Architectural Design Standards state that 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. Suggest additional fenestration on rear and side elevations to meet this requirement.*
- c) *Question if driveway expansion is proposed and how the garage would be accessed.*

Attachments: [2608 Brunswick Dr - AHBR Packet](#)

VII. Other Business**[AHBR 25-918](#) 2636 Sandstone Path (Informal)**

New House (Single Family Dwelling)

Submitted by Norman Saeger, Architect

- a) *Staff notes the applicant will need to address the following site plan requirements prior to formal application*
- a. *Revise the site plan to remove the front yard parking pad Front yard parking is prohibited by the Land Development Code*
 - b. *Verify the driveway would have a minimum 3 ft setback*
 - c. *Verify the rear patio would have a minimum 3 ft setback*
 - d. *Verify the garage would have a minimum 25 ft side yard setback*
- b) *Section IV-3 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 garage wing would extend forward of the main mass 4 ft.*
- c) *Section IV-3 of the Architectural Designs Standards state “The building shall have a typical window used for most windows.” Staff notes a mix of casement windows and double hung windows.*
- d) *Section III-1 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.” Staff notes the first floor windows on the left elevation are separated by a span of 14 ft and the first floor windows on the right elevation are separated by a span of 16 ft.*

Attachments: [2636 Sandstone Path - Packet for AHBR](#)**[AHBR
Remand
25-1042](#)****Board of Zoning and Building Appeals remand of case #25-1042, 2160 Bristol Court, to AHBR**

Attachments: [Staff Memo](#)
[BZBA Remand](#)
[Previous AHBR Submittal - 8.27.25 Meeting](#)
[Waiver Petition Memo - 8.27.25 Meeting](#)
[Previous AHBR Decision - 9.10.25 Meeting](#)
[BZBA Staff Report - 10.16.25 Meeting](#)

**[AHBR
9.24.25](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:
September 24, 2025****Attachments:** [September 24, 2025 AHBR Meeting Minutes - Draft](#)**[AHBR
10.8.25](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:
October 8, 2025**

[Landmark
Discussion
10.22.25](#)

AHBR review of the draft property list and letter to potential Individual Landmark properties.

Attachments: [DRAFT Letter to Candidates](#)
[Individual Historic Landmark Candidates - AHB Review](#)

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.