



# 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*

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Wednesday, April 22, 2026

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**

**[AHBR 26-234](#) 67 Division Street (Historic District)**

Alteration (Roof Replacement)

Submitted by Bill Buehl, A&B Roofing

*a) Staff recommends approval as submitted.*

**Attachments:** [67 Division St - AHBR Packet](#)

**[AHBR 26-263](#) 30 Ravenna Street**

Sign (Ground and Wall Sign)

Submitted by Mark Loboda

*a) Staff recommends approval as submitted.*

**Attachments:** [30 Ravenna Street - AHBR Packet](#)

**V. Old Business**

[AHBR  
2025-1478](#)

**88 N Main Street (Historic District)**

Alterations (Door Replacement)

Submitted by Joseph Kernan

- a) *Staff notes this application was continued from the April 8, 2026, AHBR meeting.*
- b) *The AHBR requested the applicant add additional detail to the proposed front entry door to better align with the surrounding Historic District.*
- c) *Staff notes the applicant has submitted a letter in response to the previous AHBR comments.*

**Attachments:** [88 N. Main Street - Letter to AHBR](#)  
[88 N Main Street - Proposed Door Photos](#)  
[88 N Main St - AHBR Packet 3.11.2026](#)

**Legislative History**

2/25/26	Architectural & Historic Board continued of Review
3/11/26	Architectural & Historic Board continued of Review

**VI. New Business**

[AHBR 26-197](#) **6492 Elmcrest Dr**

Alteration (Applied Stone & Siding)

Submitted by Bob Zickefoose

- a) *Section IV(1(d)(2) of the Architectural Design Standards state that the materials used in the main body must be applied consistently on that mass on all sides of the structure. Section III-1 (g)(3) of the Architectural Design Standards states that exposed foundations and tie courses shall be of a consistent material on all elevations. Staff notes the applicant is proposing applied stone detail that would not be applied around the entire mass. Additionally, staff notes the proposed stone on the front elevation terminates on an outside corner. However, staff notes that the existing brick material on the front elevation is currently non-conforming and terminates on an outside corner.*
- b) *Suggest the exposed foundation be continued along the rear elevation and terminate at the 3 seasons room to meet this requirement.*
- c) *Verify stone placement on side elevation.*
- d) *Verify horizontal siding is proposed on garage front elevation.*
- e) *Verify proposed stone material on columns would match proposed stone foundational material.*

**Attachments:** [6492 Elmcrest Dr - AHBR Packet](#)

**AHBR 26-262 85 Division Street (Historic District)**

Accessory Structure (Pergola)

Submitted by Dan Hickin

a) *Question the appropriateness of the proposed aluminum material. Staff notes an aluminum pergola is proposed. Suggest revising proposed material to wood or previously approved wood substitute material for greater compatibility within the surrounding Historic District.*

**Attachments:** [85 Division Street - AHBR Packet](#)

**AHBR 26-259 1597 Hines Hill Rd**

Accessory Structure (Carriage House)

Submitted by Leon Sampat, LS Architects

a) *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 north- side elevation to meet this requirement.*

b) *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 window type and how it relates to the main house. Staff notes that double hung windows are proposed, where the house has casement windows.*

c) *Verify proposed stone foundational material to match existing house.*

d) *Submit product spec sheets of all proposed exterior materials.*

**Attachments:** [1597 Hines Hill Rd - AHBR Packet 4.22.2026](#)

**AHBR 25-554 670 Terex Rd**

Addition (Living Room, Kitchen, & Garage)

Submitted by Andrew Heilmeyer

- a) *Staff notes this application received informal AHBR review at the October 8, 2025, meeting.*
- b) *The applicant has submitted revised elevations for the Boards consideration.*
- c) *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. Verify all roofing material would be a consistent material.*
- d) *Section IV-4(a) of the Architectural Design Standards states the two story wing type has a main body and subordinate wings. Wings are smaller in size. Staff notes the proposed addition would be in line with the main mass. Suggest inseting the proposed addition at the left side elevation to create a more prominent break in massing. Additionally, 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. Staff notes that inseting the proposed addition 18" would allow the proposed horizontal siding material to terminate on an inside corner.*
- e) *Section IV-4(d)(1) of the Architectural Design Standards state the walls of the main body must be a dominant material. Up to two additional materials may be used to call attention to the composition. For example a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Staff notes three materials are proposed within the main body; horizontal siding, vertical siding, and brick.*
- f) *Question proposed clipped roof on left and rear elevations.*
- g) *Question proposed column height on left side elevation.*
- h) *Question if proposed man door on left side elevation would be centered under the proposed gable.*
- i) *Question proposed foundational material and how it relates to the main mass.*

**Attachments:** [670 Terex Rd - AHBR Packet 4.22.2026](#)

[670 Terex Rd - AHBR Packet 10.8.2025](#)

**Legislative History**

10/8/25 Architectural & Historic Board continued  
of Review

**AHBR 26-101 200 Laurel Lake Dr**

New House (Villas)

Submitted by John Ducatman, RDL Architects

- a) *Staff notes this application received informal AHBR review at the February 28, 2024 meeting. The project received site plan approval from Planning Commission and Board of Zoning and Building Appeals.*
- b) *The application received formal review from the AHBR on April 8, 2026.*
- c) *Staff comments are attached for the Boards review.*

**Attachments:**    [200 Laurel Lake Dr - Villas - AHBR Packet](#)  
[200 Laurel Lake Dr - Villa Staff Comments](#)

*Staff notes the applicant is working to revise the submitted elevations to address all Board comments. Request to table to the May 13, 2026 AHBR Meeting*

**VII. Other Business**

**AHBR 22-730 Architectural and Historic Board of Review Findings of Fact for case #22-730 Findings of Fact for the property located at 5530 Stonecreek Way, Hudson, OH 44236**

**Attachments:**    [AHBR Decision - 5530 Stonecreek Way](#)

**AHBR 3.11.2026 Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2026**

**Attachments:**    [March 11, 2026 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.*