



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

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Wednesday, April 8, 2026

7:30 PM

Town Hall
27 East Main Street

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

[AHBR 26-207](#) **6598 Stone Rd**

Accessory Structure (Pavilion)
Submitted by Elizabeth Nicklas, Peninsula Architects
a) *Staff recommends approval as submitted.*
Attachments: [6598 Stone Rd - AHBR Packet](#)

[AHBR
25-1505](#)

50 W Streetsboro St
Sign (Ground Sign)
Submitted by Shweta Arora
a) *Staff recommends approval as submitted.*
Attachments: [50 W Streetsboro St - AHBR Packet](#)

- V. Old Business

[AHBR](#)
[2022-730](#)

5530 Stonecreek Way

New House Alterations (Windows, Trim and Material Changes)

Submitted by Maher Holozadah

- a) *Staff notes project received AHBR approval at the September 28, 2022, AHBR meeting.*
- b) *Upon final inspection, staff observed deviations from the final approved plans including changes to the proposed window design, changes to stone material on front elevation, and removal of frieze boards. The applicant has submitted revised elevations for the Boards consideration to request approval of the changes.*
- c) *Window Design: Staff notes a different window design was implemented; however, the windows are consistent. Section IV-3(e)(4) states “the building shall have a typical window used for most windows”.*
- d) *Applied Stone: Additional stone has been applied to the front mass. 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 Board may consider the additional stone as it is expanded in a small area and ends at an inside corner.*
- e) *Frieze Boards: The originally approved frieze boards have not been installed. Section IV-4(f) states details in the main body and the wings must be consistently applied. Staff notes there is no specific requirement for frieze boards.*

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

[AHBR
25-1022](#)**41 E. Main Street (Historic District)**

Commercial Addition (Office and Storage Space)

Submitted by Elizabeth Swearingen, Peninsula Architects

- a) *Staff notes this proposal received informal AHBR comments at the April 9, 2025, meeting and Planning Commission approval on January 12, 2026.*
- b) *Section IV-4(f)(3) of the Architectural Design Standards state “Details in the wings should be the same or subordinate to those in the main body. For example, a wing should not have an elaborate cornice if the main body has a simple one.” Staff notes the introduction of gable ends, window paneling, and widened corner board detail on the proposed addition.*
- c) *Staff notes horizontal siding is proposed for the wing addition, while the main mass has brick. However, Preservation Brief #14 (Guidance on new additions) states “a new addition should be differentiated, but compatible, from the historic building.”*
- d) *Staff notes the design follows the guidance of Preservation Brief #14 by being subordinate to the existing building. The design is lower in height and separated by a hyphen (link).*
- e) *Remove references to “or approved equal” where materials are documented on the elevations.*
- f) *Verify the proposed exterior door materials for the overhead and man door.*

Attachments: [41 E Main Street - AHBR Packet](#)
[Preservation Brief #14](#)

Legislative History

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

[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 March 11, 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 requested the AHBR table the request to the April 22, 2026, meeting to give them additional time to address the Boards comments in their design.*

Attachments: [88 N Main St - AHBR Packet \(1\)](#)

Legislative History

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

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

[AHBR](#)
[2025-986](#)

6050 Pine Ridge Trail

Alteration (Windows, Chimney, Foundation)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Staff notes this project received AHBR approval at the September 10, 2025 meeting. The applicant is requesting a modification of the approved plans and has submitted revised elevations for the Boards consideration.*
- b) *Window Design Change: Staff notes a window design change is proposed on the front and rear elevations. Section IV-3(e)(4) states “the building shall have a typical window used for most windows”. Staff notes the proposed window changes meet this requirement.*
- c) *Window bump out: Staff notes a rear elevation kitchen window bump out was added. Section IV-4(g)(4) of the Architectural Design Standards state projections on the ground floor should be carried through the foundation. Revise the rear kitchen window projection to depict a full foundation underneath.*
- d) *Foundational height: Staff notes the applicant is proposing to raise the foundational height on the rear elevation, creating an inconsistent water table. Revise elevations to depict a consistent foundational height/water table on the rear elevation.*
- e) *Chimney: Staff notes the applicant is proposing a chimney on the rear elevation. Section III-1 (g)(2) of the Architectural Design Standards state that all chimneys must match the foundation material. Fireplace vents, when incorporated, shall be located at the rear elevation. Revise proposed chimney material to match stone foundational material.*

Attachments: [6050 Pine Ridge Trl - AHBR Packet](#)

[6050 Pine Ridge - AHBR Packet 9.10.25 Final Approved](#)

[AHBR
2025-361
Windows](#)

33 E Streetsboro Street (Historic District)

Alteration (Windows)

Submitted by Tracey Crawford

- a) *Staff notes the applicant received approval for Pella Reserve Series style windows at the May 14, 2025 AHBR meeting.*
- b) *Staff notes the applicant received a denial for Anderson 200 Series style windows at the February 11, 2026, AHBR meeting.*
- c) *The Applicant is seeking approval for Anderson E-Series windows. Staff notes the window proposal is for new construction and not for the replacement of existing historic materials.*
- d) *At the March 11, 2026 AHBR meeting, the Board reviewed the Andersen E-Series windows and requested additional documentation for consideration within the Historic District. Staff understands the applicant is currently working with their contractor to provide the requested materials.*
- e) *As this is a new construction project and the proposal is for a wood aluminum clad window, the Board could consider approving the E-Series for this particular request. The Board could then instruct the window representative to provide additional documentation to further evaluate whether this window series would be appropriate for the replacement of historic windows on historic buildings in the future, which is a higher bar review.*

Attachments: [33 E Streetsboro St - AHBR Packet 3.11.2026](#)

Legislative History

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

VI. New Business

[AHBR 26-204](#) **29 E. Streetsboro St (Historic District)**

Accessory Structure (Detached Garage)

Submitted by Tracey Crawford

- a) *Staff notes that Andersen E-Series windows are proposed and understands the Board is currently considering their appropriateness for use within the Historic District.*

Attachments: [29 E. Streetsboro Street - AHBR Packet](#)

[AHBR 26-153](#) **40 Roslyn Ave (Historic District)**

Alteration (Window Replacement)

Submitted by David Thomas

- a) *Staff notes vinyl-clad wood windows are proposed; however, the house was constructed in 1987 and is considered non-contributing. The existing house has vinyl siding and windows.*

Attachments: [40 Roslyn Ave - AHBR Packet](#)

[AHBR 26-84](#) 6142 Independence Dr

Addition (Garage Addition and Renovation)

Submitted by Robert Cogdeill, Roberts Construction

- a) *Section III-1(g)(8) of the Architectural Design Standards state that large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Incorporate additional fenestration on rear elevation to meet this requirement.*
- b) *Section IV-4(c) of the Architectural Design Standards state that 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. Question the shed roof extension on the proposed addition, as the main mass has a gable roof.*
- c) *Section IV-4(f)(1) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Revise elevations to depict shutters on side elevation to meet this requirement.*

Attachments: [6142 Independence Dr - AHBR Packet](#)

[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) *Staff notes the Board may want to take the first meeting for project orientation, initial comment, and review.*
- c) *Staff comments are attached for the Boards review.*

Attachments: [200 Laurel Lake Dr - Villas - AHBR Packet](#)

[200 Laurel Lake Dr - Villa Staff Comments](#)

VII. Other Business

AHBR 8493 159 Hudson Street (Informal)

New House (Single-Family Dwelling)

Submitted by Brendan Boatwright, McAlpine House

- a) *Reduce overall footprint to meet impervious surface calculation requirements.*
- b) *Section I-2 (b) of the Architectural Design Standards state that new buildings and alterations shall respect the existing context and framework. Question the overall compatibility with the existing architectural framework of Hudson Street.*
- c) *Section IV-4 (b) of the Architectural Design Standards states that the main body must be the largest visible mass. Revise elevations and overall design to better meet this requirement.*
- d) *Section IV-4(b)(2) of the Architectural Design Standards state that the front face of the main body must sit forward at least 18” from the front face of the wings. Additionally, Section IV-4 (h)(1) states that the wing must be attached at the rear or side of the building and may not extend forward of the main body. Staff notes that the proposed wings would extend in front of the main body by approximately 15 ft. Revise elevations to meet this requirement.*
- e) *Section IV-4 (g)(2) of the Architectural Design Standards state that projections which extend out from the mass to which they are attached more than five feet will be treated as wings, except for open porches, and single story additions off the rear of multi-story dwellings. If the roof line of the addition intersects the roof line of the existing dwelling, then the addition shall be classified as a wing. This guideline should not be construed to mean a masonry pier or continuous wall foundation is required upon the enclosure of an existing deck or porch.*
- f) *Section IV-4 (e)(2) of the Architectural Design Standards states that wings usually have simple composition that is dependent on the main body. Question if the front wings are taller than the main mass.*
- g) *Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Revise elevations to depict a more consistently applied exposed foundation on all elevations.*
- h) *Section III-1(d)(5) of the Architectural Design Standards states “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.” Incorporate additional fenestration on the east-side elevation to meet this requirement.*
- i) *Section IV-4(c) of the Architectural Design Standards state that 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. Question the proposed flat roof, as the main mass has a gable roof.*
- j) *Section IV-4 (d)(1) of the Architectural Design Standards state that 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. Revise elevations to meet this requirement.

Attachments: [159 Hudsn Street - AHBR Informal Packet 4.8.2026](#)
[159 Hudson St - AHBR Informal Packet 2.11.2026](#)

Legislative History

2/11/26 Architectural & Historic Board discussed
of Review

AHBR 8545 5 Thirty Acres Ln (Informal)

Addition (Kitchen, Master Bedroom, Bathrooms, and Garage)
Submitted by Matt Plecnik, Cleveland Draw Architecture

- a) *Section IV-4(b)(1) states “wings may not be larger or taller than the main body of the structure.” Question overall size and appropriateness of proposed addition. Suggest reducing the length of the addition to be less than the main house to meet this requirement.*
- b) *Revise elevations to depict a consistent foundational height/water table around the new addition.*

Attachments: [5 Thirty Acres Ln - AHBR Informal Review Packet](#)

AHBR 8537 258 N. Main Street (Historic District) (Informal)

Addition (Bedroom, Bathroom, Office, and 2-Car Garage)
Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this proposal received informal AHBR review at the March 11, 2026 AHBR meeting.*
- b) *Staff notes that the Board previously provided comments regarding the overall size of the proposed addition and suggested reducing the footprint to lessen its overall impact. The applicant has submitted revised elevations for the Board’s consideration in response to the Boards feedback.*

Attachments: [258 N. Main Street - AHBR Informal Packet 4.8.2026 Meeting](#)
[258 N Main Street - AHBR Informal Submittal](#)
[258 N Main - Photos](#)
[Preservation Brief #14- exterior additions](#)

Legislative History

3/11/26 Architectural & Historic Board discussed
of Review

[AHBR 8570](#) 179 Elm Street (Historic District) (Informal)

Demolition (Single-Family Dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the applicant is proposing to demolish a 1952 home located within the Historic District in order to construct a new single-family dwelling on the property.*
- b) *Staff notes Elm Street was incorporated into both the local and national historic districts in 2022.*
- c) *Staff notes the boundary increase application included 179 Elm Street as a contributing building based on its age. The historic district period of significance extends to 1960. 179 Elm Street was categorized within a sub-period identified as 1940-1960. It is described follows: "The one-story Minimal Traditional Side-Gabled house with aluminum siding is asymmetrical in design. The 6/6 double hung windows are flanked with shutters. The attached Gable Front one car garage projects forward from the main façade."*
- d) *The boundary increase application further states "The Boundary Increase exhibits the established architectural styles and types of residential buildings and expands the period of significance from 1940 to 1960 exhibiting Colonial Revival, Cape Cod and Minimal Traditional styles with a strong predilection for Colonial Revival styles.*

Attachments: [179 Elm Street - AHBR Informal Packet 4.8.2026](#)
[Elm Street Boundary Increase Application](#)

VIII. Staff Update**[AHBR](#)
[3.11.2026](#)****Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2026****Attachments:** [March 11, 2026 AHBR Meeting Minutes - Draft](#)**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.