



# 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*

---

Wednesday, April 9, 2025

7:30 PM

Town Hall  
27 East Main Street

---

**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

**A. [AHBR 25-234](#) 5787 Timberline Trail**

Addition (Screen Room)

Submitted by Stephen Cochran, Cochran's Remodeling & Construction LLC.

*a) Staff recommends approval as submitted.*

**Attachments:**    [5787 Timberline Tr. AHBR Packet](#)

**B. [AHBR 25-286](#) 2081 Edgeview Drive**

Addition (screened porch)

Submitted by Nate Bailey, Hara Architects

*a) Staff recommends approval as submitted*

**Attachments:**    [2081 Edgeview Drive Packet for AHBR](#)

**V. Old Business**

A. [AHBR  
24-1346  
\(contd\)](#)

**Preserve of Hudson Townhomes**

New Residential Construction (20 Townhome Units - District 3)

Submitted by Hanna Cohan, Knez Homes

- a) *Staff notes this case was reviewed at the May 8, 2024 and April 9, 2025 meetings.*
- b) *The applicant has submitted revisions based on previous board discussions. Revisions include additional variety in dormer design, porch post design, gable end design, and front projection design.*
- c) *Staff has compiled the attached redline revisions documenting the observed changes; however, the applicant should present all changes to the board.*
- d) *Revise elevations to label exposed foundation material.*
- e) *Question the proposed porch width and if it is functional.*
- f) *Question if the shake siding along of lot 5 terminates at an inside corner along the left elevation.*
- g) *Submit the sign plan on a surveyed site plan. Staff notes the property boundary along Darrow Road is inaccurately depicted on the submitted sign plan.*

Attachments: [Elevations - Revised](#)  
[Elevations - Staff mark up of changes](#)  
[Elevations - Previous](#)  
[Presentation - Revised](#)  
[Sign and Pavilion](#)  
[Product Specification Sheets](#)

**VI. New Business**

A. [AHBR 25-292](#) **82 E Streetsboro St. (Historic District)**

Alteration (roof shingle replacement)

Submitted by Bill Buehl, A & B Roofing

- a) *Staff notes low sloped additions on the house. Question the current roof material on these low sloped areas and if replacement is proposed.*

Attachments: [82 E Streetsboro AHBR Packet](#)

**B. [AHBR 25-279](#) 449-499 W Streetsboro St.**

Sign (Ground Sign)

Submitted by Chris Brown

- a) *Section V-3(b)(1) states "Ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building." Suggest the signpost be brick with a color to match the building and the base to be stone.*
- b) *Section V-3(b)(2) states "Whenever a building is located 30 feet or more from the street, its ground sign should be placed on a solid base." Staff notes the proposed sign would have a masonry post and a hanging sign face; however, similar sign styles have been approved.*
- c) *Section V-3(b)(3) states "Approved year-round landscaping shall be used around the base of the sign to screen lighting fixtures and sources in compliance with the Land Development Code." Question if the existing landscaping would remain.*

**Attachments:** [449 W Streetsboro AHBR Packet](#)**C. [AHBR 25-186](#) 2180 Hudson Aurora Rd.**

Addition (Primary Suite &amp; Pergola)

Submitted by Quinn Miller, Peninsula Architects

- a) *Section III-1(g)(11) of the Architectural Design Standards state "Replacement wall and roof materials should be blended across a facade (rather than small patch areas) to ensure compatibility with existing materials." Question how the existing brick will tie into the new brick on the right side elevation.*
- b) *Section III-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 the north elevation would have a wall expanse of 14 feet without fenestration.*
- c) *Submit photos of all 4 sides of the existing house to verify material relates to the proposed addition.*

**Attachments:** [2180 Hudson Aurora Rd. AHBR Packet](#)**D. [AHBR 25-284](#) 27 College St. (Historic District)**

Alteration (Windows)

Submitted by Nate Bailey, Hara Architects

- a) *The application proposes replacing the existing vinyl windows with a wood, aluminum clad window. One window is proposed to be redesigned on the south elevation facing Church Street.*
- b) *Staff notes the proposed windows would be Marvin Ultimate while the previously approved addition proposed Pella Reserve Tradition. Question if all the windows would be consistent. Both window types were wood, aluminum clad.*

**Attachments:** [27 College Street AHBR Packet](#)

**E.**     [AHBR  
24-1046](#)**84 N. Oviatt St. (Historic District)**

Alteration (Bay Window)

Submitted by Jessica Skimin

- a) *Staff notes the applicant is proposing to remove a door and replace with a bay window.*
- b) *Staff notes the Architectural Design Standards categorize bay windows as projections. Section IV-4(g)(4) of the Architectural Design Standards state Projections on the ground floor should be carried through to the foundation. Verify the distance the bay window would project from the house.*
- c) *Appendix 1 of the Secretary of Interior Standards state new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Question the proposed window and shingle material and how they will relate to the existing house. Additionally, question how the existing siding will be removed to accommodate the proposal.*
- d) *Submit a clearer and more detailed photo of the existing door that is proposed to be removed.*
- e) *Question if the existing steps will remain once the door is removed.*

Attachments:     [84 N. Oviatt AHBR Packet](#)

**F.**     [AHBR 25-274](#) **85 Division St. (Historic District)**

Alteration (Garage)

Submitted by Jonathan Paul Fleming, Architect

- a) *Staff notes the existing garage is a contributing structure to the historic district; however, an exact date has not been determined.*
- b) *Staff notes the proposal would alter the roof design to center the gable at the garage door.*
- c) *Staff suggests reducing the prominence of the proposed dormer by lowering it so it does not tie into the ridge and reducing the overall width.*
- d) *Staff suggests wood siding be utilized in lieu of hardi-board as the dormer would not be a separate mass.*
- e) *Verify if the existing would siding would be replaced. The Secretary of Interior Standards state “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*
- f) *Question the proposed garage door design and the elimination of separate garage doors.*

Attachments:     [85 Division Street Packet](#)

**G. [AHBR 25-198](#) 2274 Wellington Cir.**

Alterations (Windows)

Submitted by Jason Glockner, Allstar Home Services

- a) *Staff notes the applicant is proposing to replace the windows for a like material.*
- b) *Section IV-4(f)(w) of the Architectural Design Standards states “Details in a wing must be consistently applied throughout all sides of the wing.” Staff notes the applicant is proposing to remove the existing window headers on three of the windows on the rear.*

Attachments: [2274 Wellington Cir. AHBR Packet](#)

**H. [AHBR 25-39](#) 7563 Lakedge Ct.**

Alterations &amp; Addition (Bedroom &amp; Porch)

Submitted by Peter Havens

- a) *Staff notes the scope of work includes a full siding, roof and window replacement, a rear first floor addition, and a porch addition.*
- b) *Section IV-4(d)(3) of the Architectural Design Standards states “The materials used in any mass must be applied consistently on that mass on all sides of the structure.” Question the rounded window design on the south elevation.*
- c) *Section III-1(g)(8) of the Architectural Design Standards states “Large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet.” Staff notes the approximate 15-foot wall expansion on the north elevation. Revise to rearrange to depict 12 feet or less expansion or add in a window or door to meet fenestration requirements.*
- d) *Question if the windows on the frontage elevation are proposed to be black and the other windows white as depicted on the drawings.*

Attachments: [7563 Lakedge Ct. AHBR Packet](#)

**I. [AHBR 25-203](#) 363 Oldham Way**

Addition (Sunroom)

Submitted by Robert Cogdeill, Robert’s Remodeling &amp; Construction Co.

- a) *Revise the roof design to eliminate the triangular glass connection to the main house.*
- b) *Submit a photo of the rear elevation, straight on the house mass, showing the entire rear façade.*

Attachments: [363 Oldham Way AHBR Packet](#)

**J. [AHBR 25-32](#) 7593 Lakedge Ct.**

Addition (Living Room)

Submitted by Samuel Schroeder

*a) Section III-1(g)(11) of the Architectural Design Standards states “Replacement wall and roof materials should be blended across a facade (rather than small patch areas) to ensure compatibility with existing materials.” Confirm how the new siding will blend in with the existing on the right elevation. Suggest inseting the addition or replacing the siding to the right of the chimney to meet this requirement.*

**Attachments:** [7593 Lakedge Ct. AHBR Packet](#)

**K. [AHBR 24-1207](#) 7738 Oxgate Ct.**

Addition (Screened Porch)

Submitted by Dan Testa, Pence Bros

*a) Section III-1(g)(11) states “Replacement wall and roof materials should be blended across a façade (rather than small patch areas) to ensure compatibility with existing materials”. Staff notes the proposed screen room would extend an existing projection. Question how the new siding would be blended with existing. Suggest the roof be lowered and the screen room inset to meet this requirement. Suggest a board or azek material be utilized in lieu of siding.*

**Attachments:** [7738 Oxgate Court AHBR Packet](#)

**L. [AHBR 25-238](#) 1980 Christine Dr.**

New Construction (Single-Family Dwelling)

Submitted by Tony Lunardi, LDA Builders Inc.

- a) *Section IV-4(b)(2) of the Architectural Design Standards states “The front face of the main body must sit forward at least 18” from the front face of the wings.” Staff notes the walk-in closet and bedroom are proposed to be 8 feet in front of the main body. Revise plans to comply with this regulation.*
- b) *Section IV-4(g)(1) of the Architectural Design Standards states “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.” Staff notes the applicant is proposing a hip roof on the open porch projection on the front elevation. Question if this should be a gable roof to match the main body.*
- c) *Section IV-4(e)(3) of the Architectural Design Standards states “Doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines.” Question if the window openings on the left elevation could be arranged to meet this regulation.*
- d) *Section IV-(e)(3) of the Architectural Design Standards states “The materials used in any mass must be applied consistently on that mass on all sides of the structure.” Confirm the material on the porch inset wraps around to an inside corner.*
- e) *Question the window placement on the rear and front elevations and how they intersect with corner boards and roofs. Suggest utilizing wider trim so there would not be a small band of siding between the windows and the first floor roof.*

Attachments: [1980 Christine Dr. AHBR Packet](#)

**VII. Other Business**

**A. [AHBR 7538](#) 41 E Main St. (Informal - Historic District)****Addition**

Submitted by Joe Matava, Peninsula Architects

- a) *Staff notes the addition would serve functions of the dentistry.*
- b) *The applicant would request a variance to the southern property line in order to step the addition back 5 ft from the Division Street property line.*
- c) *The AHBR should reference The Secretary of Interior Standards Preservation Brief #14: New Exterior Additions to Historic Buildings for the review.*
- d) *Staff notes the proposed one story recessed connection would align with the Preservation Brief's recommendations.*
- e) *The overall massing would align with the Preservation Brief's recommendation for additions to be subordinate in size than the main building.*
- f) *The Preservation Brief states the new addition should be subordinate in design that the main building. Suggest removing the proposed gable on the north elevation facing Division Street and redesigning the rounded window to a simpler design. Staff notes the main building has a simple roof design with no special window designs.*
- g) *The Preservation Brief states additions should be as inconspicuous as possible from the public view. Staff notes, while the addition would be located along a street frontage, it would be a secondary frontage. The design would also provide a 5 ft setback from the sidewalk, while the existing building is directly adjacent to the sidewalk. Staff requests AHBR feedback on the building's relationship to Division Street to aid in the review of the anticipated setback variance.*
- h) *Verify the proposed exterior materials for roof, siding, windows, and foundation.*

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

**B. [AHBR 3-12-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: March 12, 2025**

**Attachments:** [March 12, 2025 AHBR Meeting Minutes - Draft](#)

**VIII. Staff Update****IX. Adjournment**

\* \* \*

*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.*