



# 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, May 13, 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 26-284](#) **5951 Stow Rd**

Commercial Sign (Ground Sign)  
Submitted by Mike Ruth, Fast Signs  
a) *Staff recommends approval as submitted.*  
**Attachments:** [5951 Stow Rd - AHBR Packet](#)

[AHBR 26-228](#) **39 Church Street (Historic District)**

Fence (Wood Privacy)  
Submitted by Jamie Troche, Acme Fence  
a) *Staff recommends approval as submitted.*  
**Attachments:** [39 Church St - AHBR Packet](#)

[AHBR 26-314](#) **40 Roslyn Ave (Historic District)**

Alteration (Window Replacements)  
Submitted by David Thomas  
a) *Staff recommends approval as submitted.*  
**Attachments:** [40 Roslyn Ave - AHBR Packet 5.13.2026](#)

[AHBR 26-316](#) **39 Roslyn Ave (Historic District)**

Alteration (Roof Replacement)

Submitted by Simon Semonin

a) *Staff recommends approval as submitted.*

Attachments: [39 Roslyn Ave - AHBR Packet](#)

[AHBR 26-215](#) **257 N Main Street (Historic District)**

Alteration (Roof Replacement)

Submitted by Mike Farist

a) *Staff recommends approval as submitted.*

Attachments: [257 N Main Street - AHBR Packet](#)

[AHBR 26-246](#) **53 S Hayden Pkwy**

Addition (Covered Patio)

Submitted by Elijah Kaiser

a) *Staff recommends approval as submitted.*

Attachments: [53 S Hayden Pkwy - AHBR Packet](#)

[AHBR  
25-1462](#)

**6812 Evergreen Rd**

Accessory Structure (Detached Garage)

Submitted by Dan Telehany

a) *Staff recommends approval as submitted.*

Attachments: [6812 Evergreen Rd - AHBR Packet](#)

[AHBR 26-281](#) **5107 Darrow Rd**

Addition (Covered Deck)

Submitted by Michael Molchan

a) *Staff notes previous approval at December 14, 2022 AHBR meeting*

Attachments: [5107 Darrow Rd - AHBR Packet](#)

**V. Old Business**

**VI. New Business**

**AHBR 26-409 2115 E. Streetsboro St**

Demolition (Detached Accessory Structure)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposed scope of work is to demolish an existing detached garage constructed in the 1920's*
- b) *The existing house on the property is designated as a Historic Landmark, but the designation does not apply to the existing garage on the property.*
- c) *Staff notes the applicant states that the existing accessory structure is in a state of significant disrepair, including structural racking, deteriorated siding, and a failing foundation.*
- d) *As the structure is outside the historic district and is not an individual historic landmark, the AHBR may only make the following recommendation upon review: The Architectural and Historic Board of Review finds the structure at 2115 E Streetsboro St [(does)(does not)] have historic or architectural significance. Further, the Board finds that the application for a permit to demolish these structures will not voluntarily consent to the retention of these buildings.*

**Attachments:** [2115 East Streetsboro - AHBR Packet](#)

**AHBR 26-400 258 N Main Street (Historic District)**

Addition (2-Car Garage, Office)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes that this proposal received informal AHBR review at the March 13, 2026 and April 8, 2026 meetings.*
- b) *Question the proposed carriage house window type and how the proposed windows relate to the main mass.*
- c) *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).*

**Attachments:** [258 North Main St - AHBR Packet](#)

**AHBR 26-391 6591 Walnut Ct**

Addition (Covered Patio)

Submitted by Trace Baum, Tab Property Enhancement LLC

- a) *Verify if proposed 6x6 wood posts would be wrapped in additional material.*
- b) *Verify proposed shingles would match existing house.*
- c) *Submit product spec sheet of proposed applied stone material.*

**Attachments:** [6591 Walnut Ct - AHBR Packet](#)

**AHBR 26-147 31 Church Street (Historic District)**

Alteration (Window & Door replacement)

Submitted by Pavlo Puts

- a) *Staff notes the Board reviewed this application at the September 24, 2025, AHBR meeting.*
- b) *A site visit took place on October 7, 2025.*
- c) *Staff notes the applicant has submitted revised plans depicting the installation of double hung Marvin Ultimate series windows, as well as wood entry doors for the Boards consideration.*
- d) *Verify simulated divided lite muntins are being proposed for the exterior entry doors.*

**Attachments:** [31 Church Street - AHBR Packet](#)

**AHBR 26-274 126 N Main Street (Historic District)**

Alteration (Window Replacement)

Submitted by Heather Davies

- a) *The Secretary of the Interior's Standards for Rehabilitation state that 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.*
- b) *Staff notes that the Board may request a site visit to verify the condition of the existing windows.*
- c) *Question the appropriateness of the proposed window material. Staff notes 6 vinyl windows are proposed. Vinyl has not been an approved material within the Historic District. Revise proposed vinyl windows to wood or aluminum-clad wood windows to be more compatible within the historic district.*
- d) *The Secretary of Interior Standards state "the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Question how the window header will be constructed for proposed window replacements 7,8, and 9.*

**Attachments:** [126 N. Main Street - AHBR Packet](#)

**AHBR 26-403 204 Sunset Drive**

Alteration (Front Porch, Siding and Stone Application, Windows, Roof)  
Submitted by Brandon Gembus

- a) *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. Question the proposed stone foundational material proposed around the garage wing and how it relates to the main mass.*
- b) *Question how proposed stone material will be applied to the existing chimney.*
- 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. Staff notes that a shed roof is proposed.*

**Attachments:** [204 Sunset Dr - AHBR Packet](#)

**AHBR 26-296 150 Aurora Street (Historic District)**

Addition (Office Space & Dormers)  
Submitted by Eric Kuczek, Sojourn Architects

- a) *The National Park Service Preservation Brief #14 for additions states 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. Question impact of proposed 2nd story addition on the historic mass and the removal of historic materials. Additionally, question the removal of a portion of the rear roofline to accommodate the proposed addition.*
- b) *The National Park Service Preservation Brief #14 for additions 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 rear gable and dormer addition should be lower in height than the main mass. Revise rear elevation to better meet this requirement.*
- c) *The Secretary of Interior Standards state “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”. Question the removal of the first story window on the left side elevation.*
- d) *Question appropriateness of proposed circular special window on rear elevation.*

**Attachments:** [150 Aurora St - AHBR Packet](#)

**AHBR 26-333 39 Laurel Lake Dr**

Addition (Bedroom, Great Room & Mud Room)

Submitted by Donna Anderson

- a) *Section IV-4(g)(4) of the Architectural Design Standards state projections on the ground floor should be carried through the foundation. Question if full foundation is needed under proposed front elevation bay window.*
- b) *Section IV-4(e)(4) of the Architectural Design Standards state that the building shall have a typical window used for most windows. Question the proposed casement windows proposed on the left side elevation.*

**Attachments:** [39 Laurel Lake Dr - AHBR Packet](#)

**AHBR 26-374 11 S. Main Street**

Alteration (ADA Lift)

Submitted by Jarlath Caldwell

- a) *Staff notes this proposal was previously presented to the Board as a discussion item at the February 25, 2026, AHBR meeting, at which time staff informed the Board that a formal application would be submitted at a later date.*
- b) *Staff notes the city has since coordinated with GPD Group regarding the attached drawings and with Lift Up, the manufacture of the proposed lift system.*
- c) *Staff notes the following:*
  - a. *The proposed lift style was chosen to be less impactful and replicate stairs when not operational.*
  - b. *The lift would be painted white. The proposed color was field color-matched to the existing structure to match. The manufacturer further recommended that the treads remain unpainted with a wood finish, while the railings were also color matched to the existing gazebo.*
  - c. *Note interior railing details*
  - d. *The proposed lift location off the existing southeast corner of the gazebo was chosen to be less obtrusive when compared to other elevations.*
  - e. *Desire of the city to incorporate ADA accessibility into the public gazebo.*

**Attachments:** [11 S Main St - AHBR Packet](#)

**AHBR 26-320 159 Hudson Street**

New House (Single-Family Dwelling, Detached Garage, Accessory Structure, & Retaining Wall)

Submitted by Brendan Boatwright

- a) *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. Staff notes that the proposed front elevation projection would extend in front of the main body by approximately 7 ft. Revise elevations to meet this requirement.*
- b) *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.*
- c) *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.*
- d) *Submit spec sheets for all proposed exterior materials.*

Attachments: [159 Hudson Street - AHBR Packet](#)

**VII. Other Business**

[AHBR  
25-1478  
Findings of  
Fact](#)

**Architectural and Historic Board of Review Findings of Fact for case #25-1478 for the property located at 88 N Main Street, Hudson, OH 44236**

Attachments: [AHBR Decision - 88 N Main Street Final](#)

[AHBR  
3.11.2026](#)

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

Attachments: [March 11, 2026 AHBR Meeting Minutes - Draft](#)

**Legislative History**

4/8/26 Architectural & Historic Board postponed to a date certain to the Architectural & Historic Board of Review

[AHBR  
4.8.2026](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting: April 8, 2026.**

Attachments: [April 8, 2026 AHBR Meeting Minutes - Draft](#)

[AHBR  
4.22.2026](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: April 22, 2026.

Attachments: [April 22, 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.*