



# 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 27, 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
- V. Old Business

[AHBR 26-101](#) **200 Laurel Lake Dr**  
[MAY](#)

New House (Villas)

Submitted by John Ducatman, RDL Architects

- a) *Staff notes this application was continued from the April 8, 2026, AHBR meeting. The project received site plan approval from Planning Commission and Board of Zoning and Building Appeals.*
- b) *The applicant has submitted revised elevations for the Boards review.*
- c) *Staff comments are attached.*

Attachments: [200 Laurel Lake Dr - AHBR Packet 5.27.26](#)

[Revised Elevations - Laurel Lake Villas](#)

[Laurel Lake - Staff Comments 5.27.2026 Meeting](#)

[AHBR 26-274](#) **126 N. Main Street (Historic District)**[MAY](#)

Alteration (Window Replacement)

Submitted by Heather Davies

- a) *Staff notes this application was continued from the May 13, 2026 AHBR meeting.*
- b) *A site visit took place on May 19, 2026.*
- c) *Additional documentation of the existing windows is attached for the Board's consideration.*

Attachments: [126 N. Main Street - AHBR Packet](#)  
[Site Visit Photos](#)

[AHBR 26-296](#) **150 Aurora Street (Historic District)**[MAY](#)

Addition (Office Space &amp; Dormers)

Submitted by Eric Kuczek, Sojourn Architects

- a) *Staff notes this application was continued from the May 13, 2026 AHBR meeting.*
- 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 applicant has submitted revised elevations for the Board's consideration that depict a reduced rear dormer centered on the rear roofline and proposed shutters on the left-side elevation.*
- c) *The National Park Service Preservation Brief #14 for additions states "a new addition should not be highly visible from the public right of way; a rear or secondary elevation is usually the best location for a new addition". Question the proposed front dormers; however, staff acknowledges the dormers would not result in a footprint expansion and are common throughout the historic district is designed appropriately.*

Attachments: [150 Aurora Street - AHBR Packet 5.27.26](#)  
[150 Aurora St - AHBR Packet](#)

**VI. New Business**[AHBR 26-195](#) **48 College Street (Historic District)**

Accessory Structure (Outdoor Fireplace)

Submitted by Tanya McInerney Landscape Design

- a) *Question how the proposed sandstone material and parged finish relate to the existing house and if a brick fireplace would be more appropriate.*

Attachments: [48 College Street - AHBR Packet 5.27.26](#)

**[AHBR 26-451](#) 5801 Ogilby Dr**

Addition (Covered Deck)

Submitted by WeatherSeal Home Services, Inc.

- a) *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 proposed shed roof, as the main house has a gable roof.*
- b) *Staff notes the submitted elevations depict a proposed standing seam metal roof; however, staff notes the applicant has verified that shingles to match the existing roof are proposed.*

**Attachments:** [5801 Ogilby Dr - AHBR Packet](#)**[AHBR 26-336](#) 7563 Sugarbush Tr**

Addition (Bedroom, Dormers &amp; Gable)

Submitted by Chris Luker

- a) *Staff notes the existing house would be classified as a two-story wing type.*
- b) *Section IV-4(g)(3) of the Architectural Design Standards states that additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Staff notes a standing seam metal roof is proposed to mix with the shingle. Revise elevations to depict one consistent roof material.*
- c) *Verify proposed shake siding material will end on an inside corner.*
- d) *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. Question removal of south elevation 2nd story window.*
- e) *Section IV-4(a) identifies the two story wing type as a main body and subordinate wings. Question the second floor addition extending to the west wing, which would further deemphasize the small main mass containing the front door.*

**Attachments:** [7563 Sugarbush Trail -AHBR Packet](#)**[AHBR 26-135](#) 5 Thirty Acres Ln**

Addition (3 Car-Garage, Bedrooms, Bathroom, Kitchen, &amp; Laundry)

Submitted by Matt Plecnik, Cleveland Draw

- a) *Staff notes this application received informal AHBR review at the April 8, 2026, AHBR meeting.*
- b) *The applicant has submitted revised elevations for the Boards consideration that depict a reduced overall footprint and consistently applied foundation material around the rear wing addition.*
- c) *Verify proposed foundation material to match existing house.*
- d) *Submit product spec sheets of all proposed exterior materials.*

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

**[AHBR 26-527](#) 6799 Dana Ave**

Addition (Master Bedroom & Bathroom)

Submitted by Eric Wright, Sojourn Architects

- a) *Section IV-4 of the Architectural Design Standards states that the front face of the main body must sit forward at least 18" from the front face of the wings". Staff notes the existing wing sits forward of the main mass; however, the second story addition would increase the degree of nonconformity and would not meet the intent of the requirement for the wings to be subordinate to the main mass.*
- b) *Section IV-4(f)(2) of the Architectural Design Standards states that details in a wing must be consistently applied throughout the sides of that wing. Staff notes that shutters are proposed on the front elevation only. However, staff notes that 3 sides of the existing house do not have shutters and the proposed design would be consistent with the existing house.*
- c) *Question if existing chimney is being removed.*

**Attachments:** [6799 Dana Ave - AHBR Packet](#)

**[AHBR 26-253](#) 7541 Lakedge Ct**

Addition (Great Room, Dining Room, & Covered Patio)

Submitted by Tracy Corpus

- a) *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 existing chimney and foundational material.*
- b) *Section IV-3(e)(4) states "the building shall have a typical window used for most window. Question proposed fixed windows on the rear elevation, as well as the proposed transom windows on right and left elevations.*

**Attachments:** [7541 Lakedge Ct - AHBR Packet](#)

**[AHBR 26-72](#) 130 N. Oviatt St (Historic District)**

Addition (WRA - Wang Innovation Center)

Submitted by Jason Boltz, Wheeler Boltz Architects, LLC

- a) *Staff notes this case received informal AHBR review at the February 11, 2026, meeting.*
- b) *Staff notes the site plan was approved by the Planning Commission at the May 11, 2026 meeting with a condition of approval to receive AHBR approval.*
- c) *The subject building was constructed in 1990, with an existing wing addition completed in 1996. As the building is not yet 50 years old, staff notes that it is not subject to review under the Secretary of the Interior Standards for Rehabilitation. The proposed project would instead be reviewed for compliance with the Architectural Design Standards type standards, part 4. However, overall compatibility to the surrounding buildings and campus is considered.*
- d) *Staff notes the AHBR requested additional study of the curtain wall. The applicant has submitted additional perspectives from surrounding streets.*
- e) *Staff notes removal of windows on the south elevation from the previous informal design; however, the revision complies with the intent of Section III-1(g)(8) stating “Large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet”.*
- f) *Section IV-4 (b)(1) of the Architectural Design Standards state “wings may not be larger or taller than the main body of the structure, but they may be the same height.” Staff notes the ridge of the addition would be taller than the existing building.*

**Attachments:** [130 N Oviatt St - AHBR Packet](#)

**[AHBR 26-453](#) 750 W. Streetsboro St**

Commercial Addition (Vestibule entrance and second story addition)

Submitted by Julie Ziga, Sol Harris Day Architecture

- a) *Staff notes the proposed vestibule entrance expansion and second floor addition would support the church's existing children's ministry program.*
- b) *Staff notes the proposed additions would utilize compatible materials.*
- c) *The existing building is identified as a "large mass type" per Section IV-5 of the Architectural Design Standards. "Large mass types" are described as follows: "This type has a complex massing with several large masses attached to each other. It does not have a dominant (forward) main body, but may have one or more central masses to which other masses are attached. Most of the building is two stories tall. It may have more than one entrance, and several subordinate wings or projections."*
- d) *Section IV-5(h)(4) states "Wings may also be extended or made two-story. In this case, the original wing and its extension shall be considered one wing and shall be reviewed as such under these Standards."*
- e) *Section IV-5 states "Wings may occur on any of the masses and be the same size or smaller in height than the central masses." Staff notes the proposed second story addition would be smaller in height than the central masses; however, would be taller than the adjacent masses.*
- f) *Question if the proposed aluminum storefront vestibule entrance is compatible with the existing building.*
- g) *Question if the proposed stone panels would be inset to match existing.*

**Attachments:** [750 W Streetsboro Street - AHBR Packet](#)

**VII. Other Business****[AHBR 8688](#) 43 Wellgate Dr (Informal)**

Addition (Attached Garage)

Submitted by Bridget Tipton

- a) *Question proposed forward garage wing expansion. Section IV-4 (h)(1) of the Architectural Design Standards states that wings must be attached at the rear or side of the building and may not extend forward of the main body. However, staff notes that the existing garage is forward of the main mass.*
- b) *Staff notes a previous approval was granted by the Architectural and Historic Board of Review at the June 28, 2023 meeting for a similar proposal to expand the existing forward garage mass. The previously approved plans consisted of a reduced scope and smaller addition than what is currently proposed. The previously approved plans are attached for the Board's review.*

**Attachments:** [43 Wellgate Dr -AHBR Informal Packet](#)

[43 Wellgate - Previously Approved Plans](#)

**AHBR 8689 278 W. Streetsboro Street (Informal)**

Addition (Kitchen, Bedrooms, Bathrooms, Office, Mud Room & Porch)  
Submitted by Robert Shearer

- a) *Staff notes this proposal is subject to all applicable Land Development Code requirements. Applicant to verify proposed addition is not an ADU.*
- b) *Section IV-(3)(a) of the Architectural Design Standards state that the single story wing type has a main body and subordinate wings. The main body is a single story and centrally located in the structure and the front door is located within the main body. There are one or two wings which are smaller in size. Question overall size of the proposed addition. Staff notes the proposed addition is slightly subordinate in nature to the main mass.*
- c) *Section IV-3(b)(2) 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." Additionally, Section IV-3(h)(1) states "The wing must be attached at the rear or side of the building and may not extend forward of the main body" Staff notes the proposed addition would extend in front of the main body approximately 6 ft. Revise the projection to meet this requirement*

Attachments: [278 W Streetsboro Street - AHBR Informal Packet](#)

**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: [88 N Main Street - Findings of Fact](#)

## 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.*