



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
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, July 22, 2026

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

[AHBR 26-940](#) 356 N. Main Street (Historic District)

Alteration (Roof Replacement)

Submitted by Bill Buehl

a) Staff recommends approval as submitted.

Attachments: [356 N Main Street - AHBR Packet](#)

V. Old Business

[AHBR 26-526](#) 7400 Valerie Ln

[JULY](#)

Addition (Sunroom)

Submitted by John Caputo

a) Section IV-4 (h)(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. Question if proposed foundation material will match the existing house.

Attachments: [7400 Valerie Ln - AHBR Packet](#)

VI. New Business

AHBR 26-917 150 Aurora Street (Historic District)

Accessory Structure (Detached Garage)

Submitted by Eric Kuczek

- a) *Revise submitted site plan to depict impervious surface calculations.*
- 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 boral panel on the left side elevation and how it relates to the main mass.*
- c) *Suggest reducing the height of the proposed rear dormer to match the existing house.*
- d) *Verify proposed foundation material and if it will match the existing house.*
- e) *Verify proposed structure is not an ADU.*
- f) *Verify proposed roofing material to match the existing house.*

Attachments: [150 Aurora Street - AHBR Packet](#)**AHBR 26-919 1405 Hines Hill Road**

Addition (Bedrooms, Bathrooms, Laundry Room & 2-Car Garage)

Submitted by Elizabeth Sweaingen, Peninsula Architects

- 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 the shed roof on the proposed addition, as the main mass has a gable roof. Additionally, staff notes metal roofing materials are proposed while the main mass has a shingled roof.*
- b) *Staff notes portions of the submitted elevations do not depict lap siding. Verify that these areas represent existing lap siding to remain unchanged.*

Attachments: [1405 Hines Hill Rd - AHBR Packet](#)

AHBR 26-830 1280 Connecticut Woods Drive

New House (Single-Family Dwelling)

Submitted by Chris Coblentz

- a) *Verify grade line is accurately depicted on submitted elevations.*
- b) *The Land Development Code states that except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet. Staff notes the proposed home would have an approximate 500 ft setback while the adjacent home has an approximate 200 ft setback; however, the AHBR could consider the proposed setback based on the shape and size of the lot.*
- c) *Section IV-(f)(1) of the Architectural Design Standards states that details in the main body must be consistently applied throughout all sides of the main body. Revise proposed window grid pattern to meet this requirement.*
- d) *Section IV-(e)(4) of the Architectural Design Standards states that the building shall have a typical window used for most windows. Question the proposed transom windows on the left side elevation and how they relate to the main mass.*
- e) *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 metal roofing material is proposed.*
- f) *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 if additional fenestration is needed on the left side elevation to better meet this requirement.*
- g) *Section III-1 (g) of the Architectural Design Standards requires materials to be applied consistently. Revise elevations to depict a consistent foundational height/water table around the entire mass.*
- h) *Submit product spec sheets for all proposed exterior materials.*

Attachments: [1280 Connecticut Woods Dr - AHBR Packet](#)

VII. Other Business

AHBR 26-878 263 N Main Street (Historic District) (Informal)

Alteration (Front Porch Repair)

Submitted by David Schnear

- a) *Appendix 1(6) of 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.” Provide additional documentation depicting the existing conditions.*
- b) *Staff suggests the applicant take this meeting to discuss the proposed project with the Board and verify the proposed scope of work.*
- c) *Staff suggests the Board utilize this meeting for questions for the applicant and to set a time for a site visit.*
- d) *Provide a scaled architectural elevation depicting all proposed changes and finish detail for the proposed porch renovation.*

Attachments: [263 N Main St - AHBR Packet](#)

AHBR 8779 86 Owen Brown Street (Informal)

Townhomes

Submitted by Rhonda Singer, Fairmont Properties

- a) *Recommend all townhome buildings along Owen Brown Street be a maximum of two stories tall to be more compatible with the existing residential homes on the historic street.*
- b) *Suggest each unit establish a clear architectural style. For example, the units in the existing townhome development to the east read clearer as Greek Revival, Italianate, etc.*
- c) *Section IV-11(d)(1) of the Architectural Design Standards state the walls of the each dwelling unit must be one material, except that an additional material may be used to call attention to the composition. For example a second material may be used on building projections, entrance recesses, or to emphasize the horizontal or vertical divisions of the building. Staff recommends the exterior wall material be applied more traditionally, where each building would have one wall material and a masonry foundation.*
- d) *Question the projections that would be visually supported by front porches.*
- e) *Section IV-11 of the Architectural Design Standards identify townhomes as the main body being two stories tall. Staff notes three story units are proposed however, the proposed massing and height would align with the existing townhome development to the east. If the units along Owen Brown Street are reduced to two stories, the massing and height would align with the existing single family to the east.*
- f) *Section IV-11 of the Architectural Design Standards identify townhomes as being divided into at least three structural bay, with each bay containing a dwelling unit. Staff notes the buildings were intentionally designed with reduced bays to better complement Owen Brown Street and reduce overall massing.*
- g) *Section IV-11(4) states the mass may have bay windows or other minor projects. For the most part, the building forms a continuous wall on both floors. Reduce the size of the projections to meet this requirement.*
- h) *Section IV-11(g)(1) states Roofs on projections should match the roof material of the building, and to the extent possible, shall be the same kind of roof. Question the proposed porch roof design in relation to the main roofs on the buildings. Suggest more consistency in the porch roof design.*
- i) *Section IV-11 (e)(4) of the Architectural Design Standards state each building shall have a typical window used for most windows. Incorporate more consistent window design on the front facades.*
- j) *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. Revise elevations to depict additional fenestration detail on the north and east side elevations.*

Attachments: [86 Owen Brown Street - AHBR Informal Packet](#)

[AHBR 8756](#) **Historic Window Proposal - Sierra Pacific Windows**

Westchester Window Series

Submitted by Dennis Cukon

- a) *Staff notes the applicant is requesting that the Sierra Pacific Westchester Window Series be considered for inclusion on the AHBR's list of approved window products for the replacement of historic materials within the Historic District.*
- b) *Staff notes the applicant has provided documentation from the National Parks Service for the Boards consideration.*

Attachments: [Sierra Pacific Windows - AHBR Packet](#)

[AHBR](#)
[7.8.2026](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: July 8, 2026

Attachments: [July 8, 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.