



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

Wednesday, October 8, 2025

7:30 PM

Town Hall
27 East Main Street

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

[AHBR](#)
[25-1281](#)

5806 Timberline Trail

Addition (Covered Deck)

Submitted by Vlatko Demrovski

a) Staff recommends approval as submitted.

Attachments: [5806 Timberline Trail - AHBR Packet](#)

[AHBR](#)
[25-1298](#)

64 Aurora Street (Historic District)

Fence (3.5 Ft Aluminum)

Submitted by Nate Ploskonka

a) Staff recommends approval as submitted.

Attachments: [64 Aurora St - AHBR Packet](#)

[AHBR](#)
[25-1236](#)

1751 Barlow Rd

Addition (Bedroom & Bathroom)

Submitted by Bill Young, Legacy Remodeling

a) Staff recommends approval as submitted.

Attachments: [1751 Barlow Rd - AHBR Packet](#)

[AHBR](#)
[2025-133](#)

2732 Middleton Rd

Addition (Laundry Room and Mud Room)

Submitted by Nate Bailey, Hara Architects

a) Staff recommends approval as submitted.

Attachments: [2732 Middleton Rd - AHBR Packet](#)

V. Old Business

[AHBR](#)
[25-1093](#)

358 Oldham Way

Addition (3 Seasons Room)

Submitted by Dylan Hart, Portage Timberworks

a) Staff notes that this application was tabled at the September 24, 2025, AHBR meeting.

b) The applicant has submitted revised elevations for the Board's consideration.

Attachments: [358 Oldham Way - AHBR Packet 10.8.2025](#)

[358 Oldham Way - AHBR Packet](#)

[AHBR](#)
[2025-474](#)

78 Aurora Street (Historic District)

Addition (Kitchen, Laundry Room, Elevator & Garage)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *Revise submitted survey to depict proposed grading changes and impervious surface calculations.*
- b) *The applicant received approval for the proposed addition at the May 28, 2025 meeting.*
- c) *The applicant is proposing a revised design that includes the demolition of the existing garage and revised overall massing.*
- d) *Staff consulted the Secretary of Interior Standards of Rehabilitation, Preservation Brief #14, and the previous consultant review to provide these comments.*
- e) *Staff notes the applicant has removed the previously proposed pyramid roof form that was deemed inappropriate by the city's consultant.*
- f) *Staff notes the redesign creates a better visual distinction between the addition and historic mass by further lowering the roof height of the addition.*
- g) *Question the removal/rebuild of the existing garage. The Secretary of Interior Standards for Rehabilitation state that 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.*
- h) *If rebuilding the garage is considered, suggest tile roofing to match the house as the garage would now be an attached mass.*
- i) *Suggest utilizing a different wall material such as a wood panel for the garage connector on the left elevation.*
- j) *Suggest wood siding in lieu of the proposal boral siding as a portion of the addition would replace the existing addition that wraps around the historic main mass on the left side elevation.*
- k) *Staff notes sidelites are proposed to be introduced to the front door. The existing door trim design should be retained on the historic main mass.*
- l) *Submit product specification sheets for the proposed garage doors.*
- m) *Question the proposed window design for the garage and their compatibility to the main house. Staff notes recessed panels are proposed; however, should be revised to window openings as Section III-1(g)(8) states fenestration placement should be at a maximum of approximately every 12 feet.*
- n) *The AHBR may wish to request assistance from the city's consultant in determining the appropriateness of the proposed work.*

Attachments: [78 Aurora St - AHBR Packet 10.8.2025](#)

[Previous approval - 5.28.25 meeting](#)

[Consultant Report from 5.28.25 meeting](#)

[Preservation Brief 14 - Additions](#)

VI. New Business

[AHBR](#)
[25-1075](#)

6420 Lost Woods Ln

Addition (Bedroom & Bathroom)

Submitted by Quinn Miller, Peninsula Architects

- a) *Section IV-4(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 IV4(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.*
- b) *Section IV-4(g)(4) of the Architectural Design Standards state projections on the ground floor should be carried through the foundation. Revise the front and rear bay window projections to depict a full foundation underneath.*
- c) *Section IV-(f)(2) of the Architectural Design Standards states that details in a wing must be consistently applied throughout the sides of that wing. Revise elevations to depict shutters consistently applied around the proposed wing addition.*
- d) *Submit spec sheets of all proposed exterior materials.*

Attachments: [6420 Lost Woods Ln - AHBR Packet](#)

[AHBR](#)
[25-1245](#)

5235 Preserve Ln

New House (Single Family Dwelling)

Submitted by LDA Builders, Inc. Lunardi

- a) *Verify grade line is accurately depicted on the submitted elevations.*
- b) *Revise site plan to depict impervious surface calculations.*
- c) *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. Staff notes that brick, horizontal and vertical siding are proposed. Revise elevations to remove a material type and depict more consistent materials around the main mass.*
- d) *Submit a roof plan.*
- e) *Question proposed siding material depicted on the front elevation between the 1st and 2nd story windows.*
- f) *Section IV-3(e)(4) of the Architectural Design Standards states “the building shall have a typical window used for most windows.” Revise the window design to depict a more consistent typical window.*
- g) *Revise front elevation to depict consistent window trim around the 2nd story bedroom window, bedroom #4.*
- h) *Revise elevation to accurately depict the proposed trim around the entry door on the clipped roof and left side elevation.*
- i) *Question the height of the proposed gable on the front elevation. Staff notes that roofs on projections must be subordinate and, at minimum, level with the main mass. Revise elevations to meet this requirement.*
- j) *Section IV-4(f) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Staff notes awnings are only applied to the front elevation.*
- k) *Submit spec sheets for all exterior materials.*

Attachments: [5235 Preserve Ln - AHBR Packet](#)

[AHBR
25-1291](#)**130 Aurora Street (Historic District)**

Accessory Structure (Detached Garage)

Submitted by Kody Kocias, Peninsula Architects

- a) *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.” Suggest additional fenestration on the rear, south and north side elevations to meet this requirement.*
- b) *Question period of significance for existing garage to be demolished. Suggest site visit to determine whether the garage is contributing to the Historic District. Submit detailed photographs of each side of the garage for evaluation.*
- c) *Revise north side elevation to accurately depict proposed roofline.*
- d) *Question the appropriateness of proposed fiberglass & steel entry door.*
- e) *Submit a roof plan*
- f) *Section III-1(d)(2) of the Architectural Design Standards states “Enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials”. Question the proposed metal awning roof on the south elevation. Additionally, staff notes that 3-tab roofing shingles are proposed. Question how proposed material relates to the existing house.*

Attachments: [130 Aurora Street - AHBR Packet](#)

[AHBR
25-1252](#)**191 Elm Street (Historic District)**

Alteration (Door Replacement)

Submitted by Ashley Ressler

- a) *Question the appropriateness of the proposed door material. Staff notes a fiberglass door is proposed. Fiberglass doors have not been an approved material within the historic district.*

Attachments: [191 Elm Street - AHBR Packet](#)

[AHBR 25-554](#) **670 Terex Rd**

Addition (Living Room, Kitchen & Garage)

Submitted by Andrew Heilmeier

- a) *Section IV-3(1) of the Architectural Design Standards state that wings may not be larger or taller than the main body of the structure. Staff notes the proposal would add a second story addition to the wing and would be taller than the main body. Staff recommends this significant conflict with the code be addressed prior to the addition review comments being given.*

Attachments: [670 Terex Rd - AHBR Packet](#)

VII. Other Business**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.