



# 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, September 10, 2025

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**

**A.**     [AHBR](#)     **214 N Main St (Historic District)**  
          [25-1101](#)     Alteration (Roof Replacement)  
                    Submitted by Michael Moore  
                    *Staff recommends approval as submitted*  
                    Attachments:   [214 N Main St - AHBR Packet](#)

**B.**     [AHBR](#)     **169 Elm St (Historic District)**  
          [25-1034](#)     Alteration (Roof Replacement)  
                    Submitted by Bill Buehl, A&B Roofing  
                    *Staff recommends approval as submitted.*  
                    Attachments:   [169 Elm St - AHBR Packet](#)

**V. Old Business**

**A. [AHBR 25-552](#) 439 N Main Street**

Accessory Structure (Detached Garage)

Submitted by Greg Chaplin

*Staff notes that this application was tabled at the August 27, 2025, AHBR meeting.*

*Section III-1(d)(1) of the Architectural Design Standards state that no accessory building may be larger in ground floor footprint or taller than the main body of the building, except for agricultural uses. Revise the proposed height to meet this requirement.*

*Revise the north elevation to depict shake siding consistent with the other facades.*

**Attachments:** [439 N Main St - AHBR Packet 9.10.25](#)

[439 N Main St - AHBR Packet](#)

**Legislative History**

8/27/25 Architectural & Historic Board continued  
of Review

**B. [AHBR 25-982](#) 5457 Stow Rd**

Addition (3 Seasons Room)

Submitted by Bill Mavrakis

*Staff notes this application was tabled at the August 13, 2025, AHBR meeting.*

*Section IV-4 of the Architectural Design Standards state that Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Question the proposed applied block foundation and how it relates to the main structure.*

*The applicant has submitted revised elevations for the Board to review.*

**Attachments:** [5457 Stow Rd - AHBR Packet 9.10.25](#)

[5457 Stow Rd - AHBR Packet](#)

**Legislative History**

8/13/25 Architectural & Historic Board continued  
of Review

**C. [AHBR 25-1021](#) 176 Elm St (Historic District)**

Alterations (Siding, Window Trim & Shutters)

Submitted by Reuben Yoder

*Staff notes a site visit was held on September 3, 2025.*

*The AHBR requested the review of the Architectural consultant to visit the site, consider if the home is contributing to the Historic District and whether or not the proposed siding materials are appropriate. The consultant's report and recommendation is attached for the Board's consideration.*

**Attachments:** [176 Elm St - AHBR Packet](#)

[176 Elm St - Consultant Report](#)

**Legislative History**

8/27/25 Architectural & Historic Board continued  
of Review

**D. [AHBR 25-986](#) 6050 Pine Ridge Trl**

Single-Family Dwelling (New House)

Submitted by Robyn Jones, Prestige Builder Group

*Staff notes the request was discussed and tabled at the August 27th AHBR meeting.*

*The applicant has submitted updated elevations reducing the front projections to 8 ft, depicting a consistent wall material (shake), and enlarging the left elevation windows.*

*Staff notes Section IV-4-3(g)(2) only allows projections to extend a maximum 5 ft from the main mass. At the August 27th meeting, the board discussed allowing the front projections if reduced from the previously proposed 12 ft based on the proposed setback of the home. Staff notes the AHBR may waive requirements per Section II-1 based on the unique conditions of the property (increased setback from the street).*

**Attachments:** [6050 Pine Ridge - AHBR Packet 9.10.25](#)

[6050 Pine Ridge - AHBR Packet](#)

**Legislative History**

8/27/25 Architectural & Historic Board continued  
of Review

**VI. New Business****A. [AHBR 25-930](#) 38 Church St (Historic District)**

Fence (6-foot privacy)

Submitted by Jeff Becka, R&T Fence Inc

*Question if the proposed fence would abut any existing fences.*

**Attachments:** [38 Church St - AHBR Packet](#)

**B. [AHBR 25-1018](#) 24 Warrensburg Cir**

Accessory Structure (Detached Garage)

Submitted by Stephen Donatelli

*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 how the proposed foundational material relates to the main house.*

*Submit product spec sheets for all exterior materials.*

**Attachments:** [24 Warrensburg Cir - AHBR Packet](#)

**D.**     [AHBR](#)  
          [25-1126](#)

**2533 Barlow Rd**

Accessory Structure (Detached Garage)

Submitted by Bill Botosan

*Verify that proposed scale is accurate on the submitted elevations.*

*Section III-1(d)(2) of the Architectural Design Standards state enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials.*

*Question how the proposed stone foundational material relates to the main house.*

*Section III-1(d)(5) of the Architectural Design Standards state 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. Revise the rear and left elevations to meet this requirement. Additionally, staff notes that window grids are only proposed on the front elevation. Revise elevations to depict consistent window details on all elevations.*

*Verify grade line is accurately depicted.*

*Submit product spec sheets for all exterior materials.*

Attachments:    [2533 Barlow Rd - AHBR Packet](#)

**F.**     [AHBR](#)  
          [25-1153](#)

**22 Blackberry Dr**

Addition (Dining Room & 3 Seasons Room)

Submitted by Nate Bailey, Hara Architects

*Submit additional north side elevation for the Board to review.*

*Revise roof plan to accurately depict the proposed addition roofline.*

*Question the removal of the existing door on the south side elevation.*

*Section IV-4(c) of the Architectural Design Standards state that “roofs shall not intersect a wall so as to cause a valley”. Question the proposed addition and if it creates a valley at the south side elevation.*

*Submit additional photos of the proposed project area.*

*Submit spec sheets for proposed external materials.*

Attachments:    [22 Blackberry Dr -AHBR Packet](#)

**G.**     [AHBR  
25-1071](#)**5223 Preserve Ln**

New House (Single-Family Dwelling)

Submitted by LDA Builders, Inc. Lunardi

*Verify grade line is accurately depicted on the submitted elevations.*

*Revise site plan to depict impervious surface calculations.*

*Suggest reducing the overall size of the window on 2nd story left elevation, bedroom #2, in order to have consistent trim width around the entire window.*

*Section IV-4 (e)(3) of the Architectural Design Standards state that 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. Staff notes the first-floor bathroom window on the right-side elevation is not symmetrical with the window above. Suggest moving the 2nd floor bedroom window to the left so it does not overlap with the 1st floor window.*

*Revise elevations to consistently depict gable returns.*

*Question the clipped porch roof on the rear elevation. Suggest reducing the width of the proposed roof.*

*Section IV-4 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. Suggest revising the rear elevation to incorporate additional architectural detail to be applied in the proposed 2nd story gable to better meet this requirement.*

*Submit spec sheets for all exterior materials.*

**Attachments:**     [5223 Preserve Ln - AHBR Packet](#)

**VII. Other Business**[AHBR - Fin  
25-1042](#)

**Findings of Fact for the following case:**

**#25-1042 - 2160 Bristol Ct**

**Attachments:**     [AHBR 25-1042 2160 Bristol Ct Decision](#)

[AHBR  
8.13.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting: August 13, 2025.**

**Attachments:**     [AHBR Meeting Minutes - August 13, 2025 Draft](#)

[AHBR  
8.27.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting: August 27, 2025**

**Attachments:**     [AHBR Meeting Minutes - August 27, 2025 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.*