



# 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*

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Wednesday, August 12, 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  
26-1034](#)

**258 N Main Street (Historic District)**

Fence (4ft Wood Picket & 6ft Wood Privacy)

Submitted by Jeff Forsyth

*a) Staff recommends approval as submitted.*

**Attachments:**    [258 N Main Street - AHBR Packet Fence 8.12.2026](#)

[AHBR 26-939](#) **7555 Huntington Road**

Accessory Structure (Covered Porch)

Submitted by Theresa Heintz, Thomarios Construction

*a) Staff recommends approval as submitted.*

**Attachments:**    [7555 Huntington Rd - AHBR Packet](#)

**V. Old Business**

[AHBR](#)  
[2026-526](#)**7400 Valerie Ln**

Addition (Sunroom)

Submitted by John Caputo

*a) Section IV-4 (h)(3) of the Architectural Design Standards states that additions should 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](#)

[AHBR](#)  
[2026-400](#)**258 North Main Street (Historic District)**

Addition (Office &amp; 2-Car Garage)

Submitted by Nate Bailey, Hara Architects

- a) Staff notes this application received AHBR approval at the May 13, 2026, AHBR meeting. The applicant is requesting a modification of the approved plans including the installation of 2 exterior doors and window design changes.*
- b) The applicant has submitted revised elevations for the Boards consideration.*
- c) Section III-1 (g)(8) of the Architectural Design Standards states that large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Revise south side elevation to meet this requirement.*
- d) Question the proposed boral paneling on the south side elevation and how it relates to the main mass.*

**Attachments:** [258 N Main Street - AHBR Packet 8.12.2026](#)

[258 N Main Street - Previously approved plans](#)

[AHBR](#)  
[2026-878](#)**263 N Main Street (Historic District)**

Alteration (Front Porch Repair)

Submitted by David Schnear

- a) Staff notes this application was heard informally at the July 22, 2026, AHBR meeting.*
- b) Staff notes a site visit took place August 4, 2026.*
- c) The applicant has submitted additional documentation regarding the proposed porch renovation for the Boards consideration. The scope of work includes replacement of the existing post wraps, hand rails, and porch flooring.*
- d) 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."*

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

[AHBR](#)  
[2026-209](#)**43 Wellgate Dr**

Accessory Structure (Sauna, Exercise Room &amp; Hot Tub)

Submitted by Bridget Tipton, Studio Inlay

- a) *Staff notes this application received AHBR approval at the June 24, 2026 AHBR meeting. The applicant is requesting a modification of the approved plans that includes the enlargement of the proposed accessory structure and the addition of an exercise room.*
- b) *Section III-1 (d)(3) of the Architectural Design Standards states 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 overall design and how it relates to the main mass.*
- c) *Section III-1 (d)(3) of the Architectural Design Standards states that the roof of an enclosed accessory building should be the same roof shape as the roof of the main structure. Staff notes a flat roof is proposed, while the main mass as a hip roof.*
- d) *Section III-1 (d)(3) of the Architectural Design Standards states that 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. Question if additional fenestration is needed on the front and rear elevations to better meet this requirement.*
- e) *Verify proposed roofing material.*

Attachments: [43 Wellgate Dr - AHBR Packet 8.12.2026](#)[43 Wellgate Dr - Previously Approved Plans](#)**VI. New Business**[AHBR](#)  
[26-1025](#)**6306 Stone Road**

Demolition (Single-Family House)

Submitted by Tara Brown

- a) *Staff notes the proposed scope of work is to demolish the existing house.*
- b) *Staff notes the house was built in 1972.*
- c) *Verify that the existing drive on the property would also be removed.*
- d) *As the property 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 6306 Stone Road [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: [6306 Stone Road - AHBR Packet 8.12.2026](#)

**AHBR 26-791 5365 Duffield Dr**

Alteration (Shake Siding Application)

Submitted by Cheryl Huber, RC Norman

- a) *Section IV-4 (d)(3) of the Architectural Design Standards states that the materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing shake siding that would not be applied around the entire mass. Revise elevations to depict shake siding applied consistently around the entire mass.*
- b) *Verify the material proposed within the front gable would be horizontal to match existing gables.*

**Attachments:** [5365 Duffield Dr - AHBR Packet](#)**AHBR  
26-1032****2595 Barlow Road**

Accessory Structure (Agricultural Barn)

Submitted by Braeden Quast

- a) *Staff notes the proposed scope of work is to demolish the existing barn and construct a 2,000 square foot agricultural pole barn. The Land Development Code limits accessory structures to 1,200 square feet in Zoning District 2; however, if the applicant is intending to use the structure for agricultural purposes the structure has a maximum footprint allowance of 10,000 square feet. Staff notes the applicant intends to use the barn to house the livestock located on the property; therefore, the 2,000 square foot proposal would be allowed.*
- b) *Section III-1 (d)(5) of the Architectural Design Standards states that 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. Question if additional fenestration is needed on the rear elevation to meet this requirement.*
- c) *Section III-1 (d)(2) of the Architectural Design Standards states that enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Staff notes the applicant is proposing a metal siding material.*
- d) *Question if wider trim could be incorporated around the proposed window and man door on the front and side elevations.*
- e) *Submit additional photos of all four sides of the existing barn to be demolished.*

**Attachments:** [2595 Barlow Rd - AHBR Packet](#)

**AHBR 26-813 5740 Nottingham Gate Boulevard**

Addition (Primary Bedroom &amp; Basement)

Submitted by Brian Kuck

- 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." Staff notes the proposed wing addition would sit forward of the main mass. Revise elevations to meet this requirement.*
- b) *Section IV-4(d)(3) of the Architectural Design Standards states that the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise elevations to depict a consistent wall material applied around all sides of the proposed wing addition.*
- c) *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. Suggest additional fenestration on the west side elevation to meet this requirement.*
- d) *Section III-1(g)(8) of the Architectural Design Standards state that exposed foundations and tie courses shall be consistent on all elevations. Revised elevations to depict consistent foundation height/water table to meet this requirement.*
- e) *Submit east-side elevation for proposed wing addition.*

**Attachments:** [5740 Nottingham Gate Blvd - AHBR Packet](#)**AHBR 26-225 2880 Blaikley Drive**

Additions (Sunroom)

Submitted by Ryan Bertrand

- a) *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 east-side elevation to meet this requirement.*
- b) *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 shed roof, as the main mass has a gable roof.*
- c) *Section IV-4 (e)(4) of the Architectural Design Standards state that the building shall have a typical window used for most windows. Staff notes that casement windows are proposed, while the main house has double hung windows.*
- d) *Verify proposed foundation material to match existing house.*

**Attachments:** [2880 Blakley Dr - AHBR Packet](#)

**[AHBR 26-578](#) 5606 Sunset Drive**

Addition (Covered Patio)

Submitted by Robert Kollar

- a) *Question how proposed covered porch connects to the house at the left side elevation.*
- b) *Question if LVL trim or 6x6 posts would be wrapped in additional material.*

**Attachments:** [5606 Sunset Dr - AHBR Packet](#)**[AHBR 26-435](#) 1465 Norton Road**

Commercial Building (Dentist Office)

Submitted by Leon Sampat (LS Architects Inc)

- a) *Section IV-3 (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 gable and shed roof projections are proposed, while the main mass has a hip roof. Additionally, staff notes that a metal roofing material is proposed.*
- b) *Section III-1 (g)(8) of the Architectural Design Standards states 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 rear elevation to better meet this requirement.*
- c) *Question proposed roof massing and if roof should be lowered. The proposed mass would result in a 35ft one story building.*
- d) *Suggest reducing the amount of proposed stone and incorporate additional horizontal lap siding to be more compatible with the surrounding neighborhood and darrowville corridor.*

**Attachments:** [1465 Norton Rd - AHBR Packet](#)

**AHBR 26-796 328 W Streetsboro Street**

Addition (Front Porch, Family Room, Laundry, Mud Room & Pergola)

Submitted by Jon Flemming, Jon Paul Flemming Architecture

- a) *Section IV-4 (c) of the Architectural Design Standards states 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. Staff notes a shed roof is proposed, while the main house has a gable roof.*
- b) *Section IV-4 (c) 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. Question proposed shed roof on front porch addition, as the main house has a gable roof.*
- c) *Question proposed front porch column size and if posts would be wrapped in additional material.*
- d) *Section IV-4 (c) of the Architectural Design Standards states that the building shall have a typical window used for most windows. Question proposed awning windows on west and south elevations as the main mass has double hung windows.*
- e) *Submit additional photos of both sides of the existing house.*

**Attachments:**    [328 W Streetsboro Street - AHBR Packet](#)

**VII. Other Business****AHBR 8800 31 Church Street (Historic District) (Informal)**

Addition (Covered Parking)

Submitted by Kirk Hartung

- a) *Staff notes that the proposed scope of work is to remove the existing side porch and construct a covered parking area.*
- b) *Staff notes the proposed covered parking addition would require a variance through the Board of Zoning and Building Appeals.*
- c) *Question the appropriateness of the proposed covered parking addition and its overall compatibility with the surrounding neighborhood.*
- d) *Appendix 1(2) of the Secretary of Interior Standards states 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. Additionally, Appendix 1(5) of the Secretary of Interior Standards states "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved." Staff notes the applicant is proposing to remove the existing side porch to accommodate the new roof structure. Staff notes a historic porch would be removed to accommodate the parking area.*

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

**AHBR 8810 211 Aurora Street (Historic District) (Informal)**

Addition (Saywell House)

Submitted by Charlie and Allison Worthington

- a) *Staff notes that the proposed scope of work is to relocate the existing Saywell House from 77 N. Oviatt Street to 211 Aurora Street and integrate the relocated structure with the existing residence to create a single-family dwelling.*
- b) *Staff notes that the Saywell House is owned by the Hudson City School District Board of Education. In 2025 the building was identified for potential removal from the Hudson Middle School campus. The proposed relocation presents an opportunity to preserve the historic structure rather than demolition.*
- c) *The applicant has submitted preliminary concept elevations for the Boards consideration and feedback. Staff notes that option #1 is more compatible with the architectural character of the surrounding neighborhood and historic district.*
- d) *The National Park Service Preservation Brief #14 for additions states new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Staff notes that option #1 would meet the intent of this requirement; however, question the height of the two story connector.*
- e) *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. Additionally, 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 proposal is unique as it would integrate two existing homes with similar sized massing; however, is a response to a unique situation.*

**Attachments:** [211 Aurora Street - AHBR Informal Packet](#)**AHBR Design AHBR discussion on draft Design Standards update.**StandardsUpdate**Attachments:** [Design Standards Revisions \(8.7.26 DRAFT\)](#)**AHBR  
7.22.2026****Minutes of Previous Architectural & Historic Board of Review Meeting: July 22, 2026.****Attachments:** [July 22, 2026 AHBR Meeting Mintues - 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.*