



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Amy Manko
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, August 13, 2025

7:30 PM

Town Hall
27 East Main Street

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

[AHBR 25-763](#) **5641 Abbyshire Dr**

Addition (Roof over patio)

Submitted by Jennifer Young

a) *Staff recommends approval as submitted.*

Attachments: [5641 Abbyshire Dr - AHBR Packet](#)

[AHBR 25-994](#) **134 N Main St (Historic District)**

Sign (Projecting, Rear entrance)

Submitted by Kathy Johnson

a) *Staff recommends approval as submitted.*

Attachments: [134 N Main St - AHBR Packet](#)

- V. Old Business**

AHBR 25-11 44 Owen Brown St (Historic District)

Accessory Structure (Detached Garage)

Submitted by Trevor Stewart

- a) *Staff notes that this application was tabled at the May 14, 2025, AHBR Meeting.*
- b) *The following item from the Secretary of the Interior Standards for rehabilitation is relevant as the proposed addition significantly impacts the existing accessory building. Additionally, the large addition should be studied in relation the historic house: "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment".*
- c) *Question the proposed addition having a height greater than the existing garage structure as the proposal should be compatible and subordinate to the exiting accessory structure and main house.*
- d) *The proposed story and a half walls appear out of proportion with the surrounding development. Suggest lowering the ridge and side walls by several feet and incorporating a large dormer if second level space is needed.*
- e) *Section III-1(d) of the Architectural Design Standards state that fenestration placement on accessory structures shall be proportional to the house. Revise rear elevation to depict additional first story fenestration.*

Attachments: [44 Owen Brown St - AHBR Packet 8.13.25](#)[44 Owen Brown Packet for AHBR](#)**Legislative History**

5/14/25 Architectural & Historic Board continued
of Review

VI. New Business**AHBR
2023-657****1532 Callander Dr**

Alteration (Shutters)

Submitted by Mark Miller

- a) *Staff notes this application was approved at the July 26, 2025 AHBR Meeting.*
- b) *The applicant is requesting to remove the proposed shutters on the West elevation. Section IV-(f)(2) of the Architectural Design Standards state that details in a wing must be consistently applied throughout the sides of that wing. Staff notes that 2 sides of the existing house currently do not have shutters, and the proposed design would be consistent with the surrounding neighborhood.*

Attachments: [1532 Callander Dr - AHBR Packet](#)

AHBR 25-637 2690 Middleton Rd

Alteration (Siding Replacement)

Submitted by Jeshua Arlia

- a) *Section IV - (1)(d)(2) of the Architectural Design Standards state the materials used in the main body must be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing to replace siding on the rear of the home in a different color than the existing home. Staff notes the existing siding is discontinued.*
- b) *Section V-5 of the Architectural Design Standards defines wall materials and states that the walls of a building are all the solid surfaces which are perpendicular to the ground, including areas in roof peaks, but not including expressed structural columns, window and door surrounds, decorative rough timbers, cornice boards, and other details. (28) Materials which are the same but are a different color or texture shall not be considered different materials for the purposes of these Design Standards.*

Attachments: [2690 Middleton Rd - AHBR Packet 8.13.2025](#)**AHBR 25-881 21 Baldwin St (Historic District)**

Alteration (Front Door and Window Replacement)

Submitted by Julie Pratt

- a) *Staff notes the AHBR has not previously reviewed the proposed window type. Submit a sample of the proposed window for the Board to review.*
- b) *Suggest incorporation of an additional row of window divides for the front door proposal to be more appropriate for the historic district.*
- c) *Verify aluminum clad windows are being proposed.*
- d) *Verify simulated divided light muntins are being proposed.*
- e) *The Secretary of Interior Standards state "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved". Question the removal of the transom window above the door and if a wood panel replacement would be more appropriate.*

Attachments: [25-881 21 Baldwin - AHBR Packet](#)

AHBR 25-953 90 Aurora St (Historic District)

Addition, Alteration (3 Seasons Room & Windows)

Submitted by Eric Kuczek

- a) *Submit product spec sheets for all proposed external materials, windows and proposed door.*
- b) *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. Staff notes that the left elevation would need a full foundation, as it would be visible. Revise elevations to depict foundation to match existing home.*
- c) *Question if the vertical siding within the left gable is existing or replacement.*

Attachments: [90 Aurora St - AHBR Packet 8.13.2025](#)**AHBR 25-982 5457 Stow Rd**

Addition (3 Seasons Room)

Submitted by Bill Mavrakis

- a) *Revise front elevation to accurately depict the front steps*
- b) *Section IV-4 of the Architectural Design Standards state 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 the existing house has a gable and mansard roof structure. Suggest revising the proposed elevations to depict a gable roofs to better align with the existing roof shape.*
- c) *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. Revise elevations to depict foundation to match existing home.*
- d) *Provide deck detail noted on the submitted drawings as page 6.*
- e) *Submit spec sheets of all proposed materials.*

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

[AHBR 25-990](#) 750 W Streetsboro St

Commercial Addition (Office)

Submitted by Eric Dalpiaz, Sol Harris/Day Architecture

- a) *Submit material specification sheets for exterior brick, metal panels, shingles, and windows.*
- b) *Section IV-5(d)(2) of the Architectural Design Standards state “The materials used in any mass must be consistently applied on that mass on all side of the building.” Revise the exterior material to brick where it transitions to metal panels on the same wall plane.*
- c) *Section IV-5(h)(3) state “Additions should be designed to be compatible with the main structure”. Suggest the addition incorporate lintels above the windows and a soldier course brick pattern to match the existing building.*
- d) *Section IV-5(b)(2) of the Architectural Design Standards state “wings shall be the same size or smaller in height than the central masses”. Verify how the height of the proposed mass relates to the existing masses.*

Attachments: [750 W Streetsboro St - AHBR Packet](#)
[Photos](#)

[AHBR 25-902](#) 430 Barlow Rd

Single-Family Dwelling (New House)

Submitted by Brian Kuntz, Sonoma Homes

- a) *Verify the stone applied to the front porch would terminate at the inside corner.*
- b) *Verify the grade is accurately depicted on the elevations.*
- c) *Verify the proposed stone material on the foundation and the chimney would match.*
- d) *Section IV-3(g)(2) of the Architectural Design Standards state “Projections which extend out from the mass to which they are attached more than five feet will be treated as wings”. Section IV-3(2) states “The front face of the main body must sit forward at least 18" from the front face of the wings”. Therefore, there may only be a 5 ft projection forward of the main mass. Staff notes the wings for Bedroom #4 and the Master Bedroom would extend approximately 8 feet from the main mass. Revise the design so there is a maximum 5 foot extension.*

Attachments: [430 Barlow Rd - AHBR Packet](#)

VII. Other Business**[AHBR](#)
[7.09.2025](#)****Minutes of Previous Architectural & Historic Board of Review Meeting: July 9, 2025**

Attachments: [July 9, 2025 AHBR Meeting Minutes - Draft](#)

[AHBR](#)
[7.23.2025](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: July 23, 2025

Attachments: [July 23, 2025 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.