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DATE: January 8, 2026
TO: Architectural and Historic Board of Review
FROM: Lauren Coffman, Associate Planner
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RE: AHBR Historic Materials – AHBR Practices

Background

The Architectural and Historic Board of Review regularly reviews applications for exterior work within the city's Historic District. To support applicants and improve the efficiency of the review process, this document is intended to summarize common practices administered by the Board regarding overall historic compatibility. The handout is intended to provide AHBR Board Members, residents, and contractors with a clearer understanding of the Board's general standards for allowable materials within the city's Historic District prior to submitting an application.

A draft of the proposed handout is located below for the Board's review.

AHBR Historic Materials – General Practices

This handout provides an overview of best common practices observed by the Architectural and Historic Board of review when reviewing applications for exterior work within the city of Hudson's Historic District. It is intended to serve as a resource for AHBR Board Members, property owners, contractors, and architects prior to submitting an application. All applications are reviewed on a case-by-case basis, and final approval is granted through the AHBR review process.

Discouraged Materials:

- Vinyl or aluminum as a replacement for historic wood materials
- Vinyl composites typically used for window and door exterior cladding

Siding Materials:

The AHBR evaluates wall materials based on their compatibility with the buildings' historic character including scale, texture, profile, and overall appearance. Original materials should be retained and repaired whenever possible. When replacement is necessary, materials must closely replicate the appearance of traditional historic materials.

- Wood siding (preferred)
 - Traditional clapboard or shingle profiles
 - Historically compatible reveal and thickness

- Maintains authentic texture and historic appearance
- Hardie Board
 - Has been approved as an acceptable material for new construction
- Boral
 - Has been acceptable for trim elements or limited applications on all elevations
 - Should replicate historic character, used selectively

Windows:

Original materials should be retained and repaired whenever possible. When replacement is necessary, materials must closely replicate the appearance of traditional historic materials. Vinyl windows are not considered an appropriate material replacement within the Historic District.

- Site Visits: It is common for the AHBR to schedule a site visit for proposed replacement windows. It is difficult for the AHBR to evaluate the condition of the existing windows through photographs
- Replacement Windows: Replacement windows should match the scale, proportions, and detail of historic buildings.
 - Window manufacturers typically have an “Architectural” product line characterized by the following:
 - Historic proportions and profile
 - Correct sash configuration
 - Authentic muntin patterns that are simulated divided lite
 - High quality materials – typically wood or wood-clad construction
 - Commonly accepted Architectural Window Lines:
 - Based on prior approvals and overall design compatibility, the AHBR has shown preference for architectural window lines such as:
 - Pella Reserve
 - Marvin Ultimate
 - Windsor Pinnacle
 - Other architectural window types will be considered. If the AHBR is not familiar with the product it is recommended the applicant bring an example window to the meeting for close inspection

Roofs:

The AHBR reviews roof replacements and alterations to ensure that material, color and texture remain compatible with the historic character of the structure and surrounding district

- Dimensional Asphalt Shingle
 - Must match color, style, and texture of the existing or historic roof
 - Flat, three-tab shingles are generally discouraged on historic structures. Dimensional shingles are preferred
- Slate Roofing
 - Existing slate roofing should be preserved whenever possible
 - Repair and selective replacement is encouraged over full removal
 - Applicants should provide estimates/quotes for repair and replacement
- Slate look dimensional shingles
 - Case-by-case approval
 - May be considered when original slate is cost prohibitive

Porches:

- Wood should be utilized for new front porches and repair of existing front porches
- Composite, Trex decking, or Azek could be considered on rear porches or side porches that are not in direct public view. These materials should simulate the look and feel of wood.

Doors:

- Wood or aluminum clad wood material (preferred)
- Replacement garage doors will be evaluated based on the age of the structure (contributing vs. noncontributing) and its location to the property in relation to public view.