

Meeting Date:  
May 21, 2026

Location:  
5530 Stonecreek Way

Parcel Number:  
3009449

Request:  
Appeal of AHBR decision

Appellant:  
Farah Holozadah

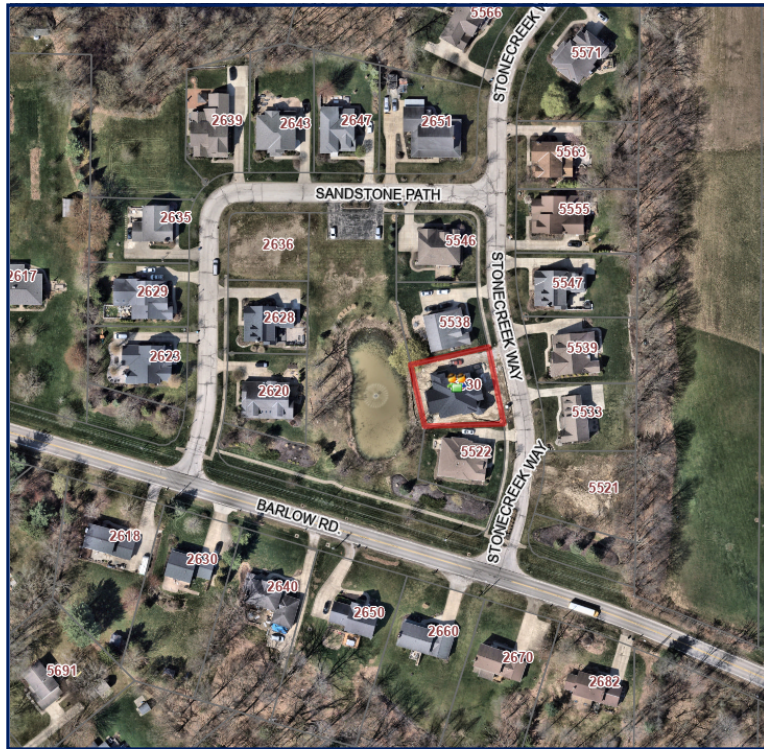
Property Owner:  
Farah Holozadah &  
Hector Garcia

Zoning:  
D2 – Rural Residential  
Conservation

Case Manager:  
Mary Rodack,  
Associate Planner

**Contents**

- Application 4-29-2026
- AHBR Meeting  
Minutes from 4-8-2026
- Plans from 4-8-2025  
AHBR meeting
- AHBR Final Decision,  
4-30-2025



**Location Map, City of Hudson GIS**

**Request:**

The subject of this hearing is a request for an appeal, pursuant to Section 1212.01(b), from the final decision made by the Architectural and Historic Board of Review on April 8, 2026, for a request for application of stone along a house mass for new home construction per AHBR case No. 2022-730.

The appeal was filed by the property owners, Farah Holozadah and Hector Garcia. The property owners have authorized Maher Holozadah to be their representative at the BZBA meeting on May 21, 2026.

**Adjacent Development:**

The site is adjacent to residential development to the north, south, east and west.

## Background

The property is located in District 2 – Rural Residential Conservation. The property is situated on Stonecreek Way within the Stonecreek Reserve subdivision. The lot is approximately 0.2 acres, and the owners purchased the property in 2020.

The AHBR approved the house design at the September 28, 2022 meeting. Design changes were approved at the December 14, 2022 meeting. Construction did not commence until summer of 2024. During a progress inspection in February 2026, City Staff noted multiple changes to the design of the exterior of the house from the final approved plans. Changes included window design, removal of frieze boards, and replacement of a section of previously approved siding with stone.

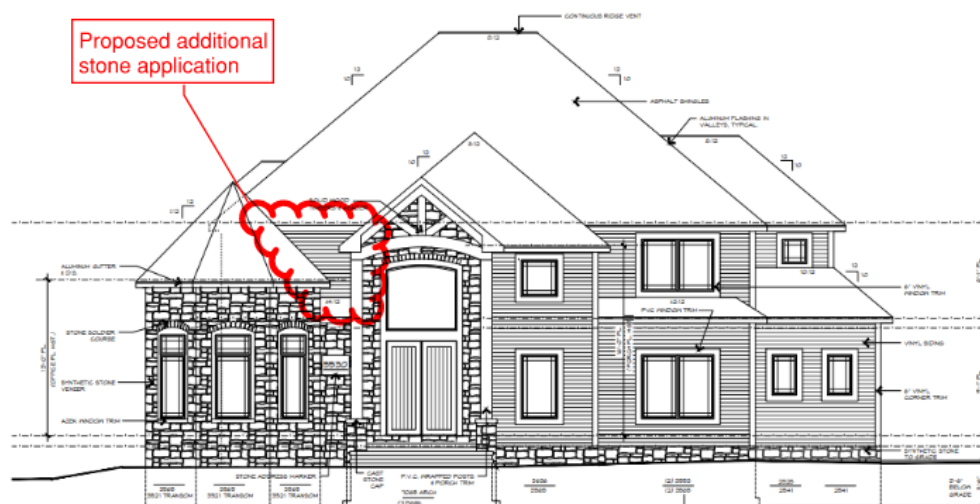
The applicant moved forward with presenting the alterations to the AHBR at the April 8, 2026, meeting. The AHBR moved to approve the changes to the window design and removal of frieze boards; however, the board denied the request to replace a section of siding with stone.

The AHBR found the proposed alteration was in conflict with the following sections of the Architectural Design Standards –

- *Section IV-4(d)(3) – Two Story Wing Type: Materials: The materials used in any mass must be applied consistently on that mass on all sides of the structure.*
- *Section IV-4(d)(1) of the Architectural Design Standards state “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. For example, a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical division of the building.”*

The observed alteration work included placement of stone to the main mass in between the front entry and the turret. The AHBR found the work was in conflict with the design standards as the stone was not consistently applied to all sides of the mass and was not used to call attention to the composition. The stone was approved on the front entry and turret as they are separate masses/projections and not a part of the main mass.

The proposed stone alteration is depicted below.



The April 8th AHBR meeting discussing the application can be viewed at <https://www.hudson.oh.us/816/AHBR-Agendas-Minutes-Videos>.

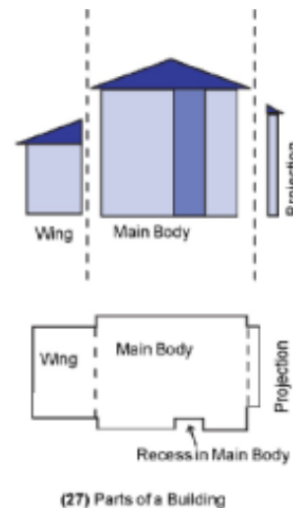
## Overview of AHBR Standards of Review

### **Architectural Design Standards Section I-V-4(d)(3)**

*The materials used in any mass must be applied consistently on that mass on all sides of the structure.*

#### Staff comments:

- The building is classified as a “Two Story Wing Type” within the Architectural Design Standards.
- Section IV-4(d)(3) requires materials to be applied consistently around any mass on all sides of that mass.
- Appendix 2 of the Architectural design standards defines a mass as “The main body, an “ell body”, a wing, an intersecting mass or a central mass. Masses are usually distinguished by their plan and should be identifiable by a change in roof height or direction.”
- Appendix 2 includes the following graphic for reference.



### **Architectural Design Standards Section IV-4(d)(1)**

*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. For example a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical divisions of the building.*

#### Staff comments:

- Appendix 2 defines the main body as “usually centrally located in the plan, is the largest (footprint and height) mass, and is different from all other masses in that it can be understood as a complete building if all the other masses were subtracted from it.”
- Appendix 2 defines wall material as “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. 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. For the purposes of these guidelines, the following are considered different materials from one another”
  - Standard face brick
  - Utility brick
  - Concrete block
  - Wood clapboard siding and vinyl or aluminum siding which imitates clapboard siding
  - Asphalt shingle siding
  - Wood shingle siding
  - Wood siding which is not clapboard or shingle

- Stone or stone-like material
- Metal panels
- Concrete: pre-cast, tilt wall or poured-in-place
- Stucco or stucco-like material

**Architectural Design Standards Section II-1 Approval and Discretion of the AHBR**

- a. *Proposals which the AHBR determines comply with the Standards shall be approved. Without limiting the discretion of the AHBR to make judgements rendered in accordance with these Standards, in no case shall an applicant be required to make changes to a proposal which are not supported by these Standards. The AHBR may offer additional advice and suggestions, at its discretion; however, such advice shall be clearly stated as such.*
- b. *In making architectural review decisions, the AHBR shall rely on the Standards and, where it is unclear that a project fulfills the Standards, the AHBR shall refer to the principles enumerated in Section I-2.*
- c. *The AHBR may waive any requirement of the Design Standards if the proposed project meets the above-mentioned principles and one of the following conditions:*
  - (1) *The project is an exceptional design, meaning that it is either especially creative or it is designed in response to unique situation, such as a very difficult site or an unusual program requirement.*
  - or*
  - (2) *Exceptional and unique conditions exist that create a practical difficulty in complying with the requirements of these Standards. The AHBR should consider the factors enumerated in as defined in the Land Development Code in determining "practical difficulty".*

Staff Comment: The AHBR did not grant a waiver consideration based on these standards. Please see the provided Final Decision for 5530 Stonecreek Way to review the board’s Findings of Fact.

**Appeal Review Process**

**1212.01(b) Appeals: Final Actions and Decisions by the Architectural and Historic Board of Review**

*Any party-in-interest aggrieved by any final action, decision, or order by the Architectural and Historic Board of Review pursuant to this Code may appeal to the Board of Zoning and Building Appeals. All appeals shall be governed by Section 1202.03, including the time period for the filing the appeal.*

**1202.03(b)(4) BZBA Operations: Filing of appeals**

*A. An appeal to the BZBA may be taken by any party-in-interest or by any officer of the City affected by any decision of the Architecture and Historic Board of Review, Zoning Inspector, City Manager, Community Development Director, Planning Commission, or any decision in which the BZBA has original jurisdiction.*

*B. All appeals shall be filed with the BZBA within twenty days after the decision by filing with the City Manager a notice of appeal specifying the grounds thereof.*

*C. The City Manager shall transmit a copy of the notice of appeal to the BZBA, together with all the documents and other materials constituting the record upon which the action appealed from was taken.*

**1212.01 (f) Standards of Review**

*When examining any administrative decision on appeal under this Code, a reviewing body must affirm unless that decision is unlawful, unreasonable, or against the manifest weight of the evidence. A reviewing body shall give deference to the underlying body or decisionmaker's findings of fact. Findings of fact on appeal shall be presumed to be reasonable and may be overturned only if the reviewing body finds that no reasonable fact-finder could have reached the same conclusions.*

**1212.01(g) (Record of Review)**

*(g) A reviewing body shall be confined to the underlying body or decisionmaker's record.*

*(1) The rule found in this subsection (g) applies unless, in the first level of an appeal from any final original order or decision, an appellant requests to submit additional evidence and it appears, on the face of the record, that one of the following applies:*

*A. The record does not contain a report of all evidence admitted or proffered by the appellant at the original hearing;*

*B. The appellant or its attorney was not permitted to appear and be heard in person and requested but was not permitted to do at least one of the following:*

- 1. Present the appellant's position, arguments, and contentions;*
- 2. Offer and examine witnesses and present evidence in support;*
- 3. Cross-examine witnesses purporting to refute the appellant's position, arguments, and contentions;*
- 4. Offer evidence to refute evidence and testimony offered in opposition to the appellant's position, arguments, and contentions; or*
- 5. Proffer any such evidence into the record, if the admission of it is denied by the officer or body appealed from;*

*C. The testimony adduced was not given under oath;*

*D. The appellant was unable to present evidence by reason of a lack of the power of subpoena by the reviewing body or decisionmaker, or the refusal, after request, of that reviewing body or decisionmaker to afford the appellant an opportunity to use the power of subpoena when possessed by that body or official; or*

*E. The underlying body or decisionmaker failed to file with the record conclusions of fact supporting the final order, adjudication, or decision.*

*(2) If any circumstance described in paragraphs (g)(1)B.1. to 5. of this section applies, the reviewing body may hear the appeal upon the record and consider any additional evidence as may be introduced by any party. The reviewing body shall have all necessary subpoena power, and at the hearing, any party may call, as if on cross-examination, any witness who previously gave testimony in opposition to that party.*

*(3) The failure of an appellant to request a hearing under paragraphs (g)(1) and (g)(2) of this section shall constitute a waiver of the right to submit additional evidence.*

Staff comment: The BZBA shall review the above procedure to determine if additional evidence from the appellant can be submitted to the Board for the appeal.

**1212.01(h) Remand Orders for Additional Findings of Fact**

*Upon examining an administrative decision on appeal, a reviewing body may remand the matter to the underlying body or decisionmaker if the original findings in the appealed decision are determined to be incomplete, unclear, or not supported by sufficient evidence. The remand order shall include instructions for the underlying body or decisionmaker to gather more evidence,*

*conduct further analysis, explain its reasoning more clearly, or reexamine the facts and issue a new, more thorough and well-supported explanation for its factual determinations.*

Staff Comment: Attached is the adopted Final Decision from the AHBR April 8, 2026, meeting.

**1202.03(b)(b) BZBA Operations: Decisions**

*A. The BZBA shall take final action on an appeal or application within thirty days after the conclusion of the public hearing thereon.*

*B. All decisions of the BZBA shall be based on written findings of fact related to the relevant standards or criteria set forth in this Code.*

*C. A certified copy of the BZBA's decision shall be transmitted to the applicant or appellant and to the board, commission, or officer from whose decision an appeal was taken. Such decision shall be binding on such board, commission, or officer, and the terms and conditions of the BZBA action shall be incorporated into the approval, permit, or certificate, whenever an approval, permit, or certificate is authorized by the BZBA.*

**Record No: 26-  
363**

**Primary Location**

**Applicant**

Board of Zoning and  
Building Appeals (BZBA)

Status: Active

Submitted On: 4/28/2026

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## Applicant and Property Owner Information

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## Type of Hearing Request

**Type of Request:\***

Appeal

**Year Property Purchased\***

New Construction

**Type of Appeal\***

Architectural and Historic Board of Review  
Decision

**Land Development Code Sections applicable to the  
Appeal \***

N/A

## Reason or Justification for the Appeal\*

Appealing a judgment, and subsequently a negative decision by the AHBR, that is inconsistent with the facts and incompatible with anticipated approval for an as-built improvement to the front elevation, made impromptu during the course of construction, needed to stay consistent with architectural guidelines.

We believe the decision by the AHBR, and the basis upon which the decision was made, are erroneous. The improvement consists of deleting a small patch of isolated vinyl siding and instead extending a continuous and contiguous cultured stone veneer in the interest of maintaining consistency with the stone facade on a major part of the mass. The small subject area is certainly within, and is an integral part of, the main mass of the front elevation. It is under the same roof, and is indisputably part and parcel of the main mass. See Attachments.

The application of cultured stone veneer on that small surface area is certainly consistent with the architectural guideline requiring the facade to be of the same material, and for the stone veneer to end at inside corners. All of the stone veneers on the mass end at inside corners.

While the improvement necessitated a minor deviation from the original approved plans, such deviation, in the interest of maintaining consistency, should not be considered a violation as it does not, by any means, constitute a violation of the guideline, but rather an affirmation and adherence to such guideline. The improvement not only substantiates such adherence but also enhances the architectural value and curb appeal without interruption to either the consistency or visual perception.

It is worthy to note that four members of the AHBR, out of six in attendance, were initially of the opinion that the change was acceptable, and was NOT inconsistent with the architectural guidelines. A review of the proceedings of the AHBR April 8 meeting shows that they were comfortable with the resultant change, and appeared inclined to approve the request for the as-built.

SEE ATTACHMENTS (ELEVATIONS: AS-BUILT)

NOTE:

A reversal of the as-built improvement would contradict the architectural guideline and would present a hardship

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## BZBA Meeting Information

The following persons are authorized to represent this application with respect to all matters associated with the project\*

Maher Holozadah

By checking this box, I do hereby certify that I am authorized to represent the property owner and to accept any conditions that the Board may impose.\*



**By checking this box, I do hereby certify that the information to the City of Hudson in and with this application is true and accurate and consents to employees and/or agents of the City of Hudson entering upon the premises of this application for purposes of inspection and verification of information pertaining to the application, and if this application is approved, to verify conformance to requirements and conditions of such approval. I acknowledge that City reviews or approvals do not absolve the subject property from deed restrictions, easements, or homeowner association covenants, restrictions, or regulations regarding structures and uses on the property. \***



## **NOTICE OF APPEAL**

Appealing a judgment, and subsequently a negative decision by the AHBR, that is inconsistent with the facts and incompatible with anticipated approval for an as-built improvement to the front elevation, made impromptu during the course of construction, needed to stay consistent with architectural guidelines.

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It is worthy to note that four members of the AHBR, out of six in attendance, were initially of the opinion that the change was acceptable, and was NOT inconsistent with the architectural guidelines. A review of the proceedings of the AHBR April 8 meeting shows that they were comfortable with the resultant change, and appeared inclined to approve the request for the as-built.

**AFFIDAVIT**

**Date:** April 28, 2026

**Applicants:** Farah Holozadah, and Hector Garcia

**Property Owners:** Farah Holozadah and Hector Garcia

**Address:** 5530 Stonecreek Way, Hudson Ohio 44236

**Attestation:** The information provided is true and correct to the best of our knowledge

**Representative Presenter on Behalf of Applicants:** Maher Holozadah

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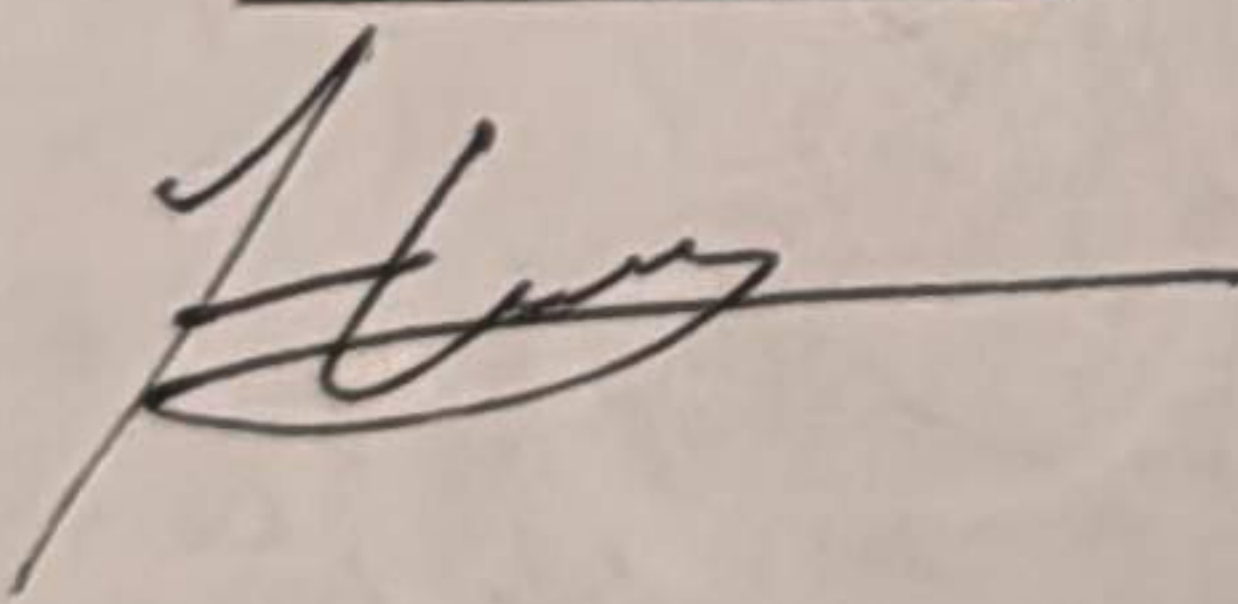
Attestation:

I/We Hector Garcia and Farah Holozadah, owners, of 5530 Stonecreek Way, Hudson, Ohio 44236 attest that Mr. Maher Holozadah can and may represent us, in addition to and in lieu of our presence, at the meeting of the Board of Zoning and Building Appeals.

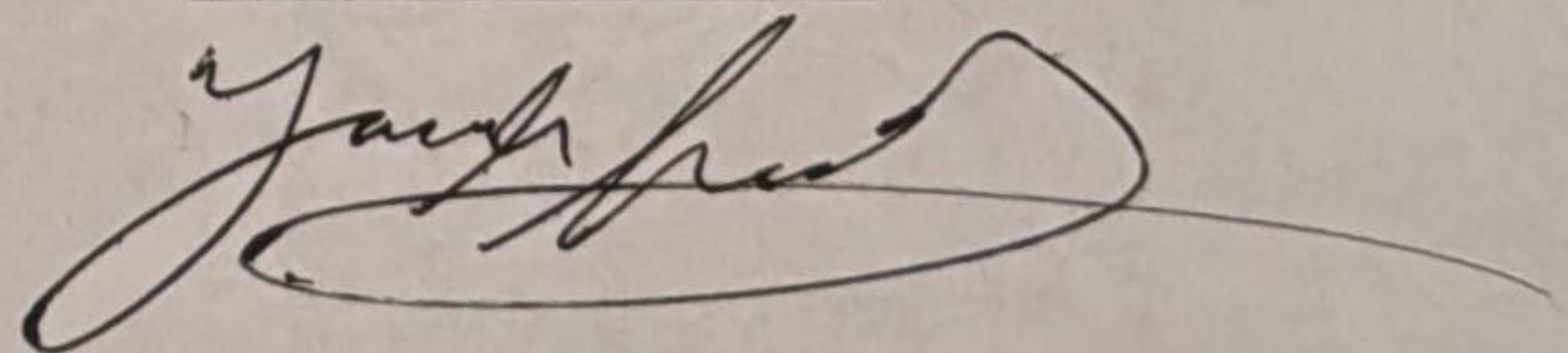
The information provided is true and correct.

Signatures

Hector Garcia



Farah Holozadah





# City of Hudson, Ohio

## Meeting Minutes - 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, April 8, 2026

7:30 PM

Town Hall  
27 East Main Street

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### I. Call To Order

Chair Caputo called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

### II. Roll Call

**Present:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

### III. Public Comment

Chair Caputo opened the meeting for Public Comment.

Ms. Chris Winter of 152 Hudson Street stated that she believes the AHRB has shown inconsistencies regarding the demolition of 159 Hudson Street, noting that the property is not located within the Historic District. She expressed confusion about why the demolition was permitted while other homes of similar age in the surrounding area were not granted the same consideration. Ms. Winter requested an explanation from the AHBR on this issue. She also raised concerns about what she perceives as inconsistent enforcement of regulations, citing examples such as non-wood windows being approved in her neighborhood and certain sheds being permitted that she believes would not have been allowed in the past. She again asked for clarification.

Ms. Winter additionally noted that the April 8th agenda includes another demolition request and expressed concern about potential flooding issues related to an additional driveway.

Seeing no others wishing to speak, Chair Caputo closed Public Comment.

### IV. Consent Applications

**A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this be approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

[AHBR 26-207](#) **6598 Stone Rd**

Accessory Structure (Pavilion)

Attachments: [6598 Stone Rd - AHBR Packet](#)

**This AHBR application was approved on the Consent Agenda.**

[AHBR 25-1505](#) **50 W Streetsboro St**

Sign (Ground Sign)

Attachments: [50 W Streetsboro St - AHBR Packet](#)

**This AHBR application was approved on the Consent Agenda.**

**V. Old Business**

[AHBR 2022-735](#) **530 Stonecreek Way**

New House Alterations (Windows, Trim and Material Changes)

Attachments: [530 Stonecreek Way - AHBR Packet](#)

Ms. Coffman introduced the application by displaying and describing the revised elevations and the overall project, along with a review of the staff comments and recommendations.

Mr. Maher Holozadah, speaking on behalf of the applicant, explained the reasoning behind removing the freeze board and selecting the proposed window grids. He also noted that the stone installed above the transom window was intended to help highlight that feature and described the type of synthetic stone that was used.

The Board, the applicant, and staff discussed several points, including confirmation that the height of the turret remains as previously approved. They reviewed the area to the left of the entryway's upper window where siding had been replaced with stone, noting that the surfaces are not on the same plane. They also considered whether the stone terminates at an inside corner on all sides, and reiterated that although the standards are not being met in this instance, the affected area is small. Concerns were raised that the black tile above the windows within the stone section does not match the surrounding stone, and that exceptions should not be granted after the fact simply because work has already been completed.

Mr. Holozadah explained that using siding in that small area caused it to appear as an isolated patch, whereas the Board emphasized that the standards require stone in that location to be applied consistently around the full mass.

**Ms. Kenney made a motion, seconded by Mr. Workley, to approve the change in the window design, allow the freeze boards to remain uninstalled since they are not required by the standards, and require that the applied stone in the small triangular area be removed and replaced with the previously approved siding. The motion was approved by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

[AHBR 25-1022](#) **41 E. Main Street (Historic District)**

Commercial Addition (Office and Storage Space)

**Attachments:** [41 E Main Street - AHBR Packet](#)  
[Preservation Brief #14](#)

Ms. Coffman introduced the application by displaying and describing the project, noting that the Planning Commission has approved it and that the AHBR previously held an informal review. She also reviewed the staff comments.

Ms. Melissa Swearinger of Peninsula Architects described the project, its purpose, and how the proposed design fits within the surrounding neighborhood.

Mr. Steve Plovich, the historic project manager, explained that several design details have been drawn from the existing building, including the paneling on the Division Street side, the use of large trim elements, the choice of outswing carriage doors rather than an overhead door, and the plan to replace a portion of the plywood soffit with tongue-and-groove soffit.

The Board, the applicant, and staff discussed the use of wood trim instead of composite materials, noting that the gutter buckets were intentionally designed to enhance the project's character. Photographs were shown to illustrate certain corner board details and the panels below the windows intended to break up the front façade. Concerns were raised that the intricacy of the addition's design may be excessive when viewed from the Division Street side in relation to the existing house. They also discussed the design of the carriage house doors, the project's role in easing the visual transition from commercial to residential uses, the plan to use matching sandstone for the foundation, updates needed for the materials schedule to reflect the approved materials, and the treatment of the gable end returns.

**Mr. Workley made a motion, seconded by Ms. Sredinski, to approve the project as submitted, with the condition that the doors be detailed for review by staff, that the materials list be revised and approved by staff, and that the soffit be replaced with in-kind materials. The motion was approved by the following vote:**

[AHBR 2025-1478](#) **88 N Main Street (Historic District)**  
Alterations (Door Replacement)

**Attachments:** [88 N. Main Street - Letter to AHBR](#)  
[88 N Main Street - Proposed Door Photos](#)  
[88 N Main St - AHBR Packet 3.11.2026](#)

Ms. Sugar requested the application be tabled and noted it will be voted on at the next meeting.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be continued. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

[AHBR 2025-986](#) **6050 Pine Ridge Trail**  
Alteration (Windows, Chimney, Foundation)

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

Ms. Coffman introduced the application by noting that it was previously approved by the AHBR at the September 10, 2025 meeting, that revised elevations have since been submitted, and she reviewed the staff comments and recommendations.

Mr. John Russell and Elaine Schmidt of Prestige Builders Group were present for the meeting.

The Board, the applicant, and staff discussed several items, including the chimney, which is proposed to be changed to stone, and the sloping stone watertable, which currently appears to function as a foundation and needs to be corrected. They also addressed whether the one-foot, five-inch window bump-out may require its own foundation.

Mr. Russell requested that the Board approve an additional metal roof, which he believes will create a more consistent appearance for the structure.

The Board then discussed making the foundation and watertable on the opposite side of the front elevation match the appearance of the sloped wall foundation.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: that the chimney material be changed to brick; that the windows and the one-foot, five-inch window bump-out be approved; that the back porch sloped wall be revised to include a concrete separation between the foundation portion and the railing area; and that a third metal shed roof be permitted. The motion was approved by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

### [AHBR 2025-3633](#) **33 E Streetsboro Street (Historic District)**

[Windows](#) Alteration (Windows)

[Attachments:](#) [33 E Streetsboro St - AHBR Packet 3.11.2026](#)

Ms. Coffman introduced the application by displaying photos of the house, reviewing the project's history, and summarizing the staff comments.

Ms. Tracey Crawford, the applicant, was present for the meeting.

The Board, the applicant, and staff discussed that the window request pertains to a new construction, and that simulated divided windows are typically required in such cases. Ms. Crawford noted that the remodeler of the Akron Beacon Building had used the Andersen windows she is requesting and received credits from the State of Ohio for doing so. She also remarked that the Chagrin Falls AHBR has deemed wood clad aluminum windows acceptable.

**A motion was made by Ms. Kenney, who noted that her recommendation is based on the fact that this is new construction, and was seconded by Mr. Workley, to approve the AHBR application as amended by requiring simulated dividers in the windows. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

## **VI. New Business**

### [AHBR 26-204](#) **29 E. Streetsboro St (Historic District)**

Accessory Structure (Detached Garage)

**Attachments:**     [29 E. Streetsboro Street - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the project elevations and reviewing the staff comments .

Ms. Tracey Crawford and Mr. Alan Sveta, the applicants, were present for the meeting.

The Board, the applicant, and staff discussed the proposed concrete block foundation material .

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

[AHBR 26-153](#) **40 Roslyn Ave (Historic District)**

Alteration (Window Replacement)

**Attachments:**     [40 Roslyn Ave - AHBR Packet](#)

Ms. Coffman introduced the application by displaying photos of the house, reviewing the history of the project, and summarizing the staff comments.

Mr. David Thomas, the owner, was present for the meeting.

The Board, the applicant, and staff discussed the combination of vinyl and aluminum windows currently on the house, as well as the fact that the proposed windows are aluminum clad.

**A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that this AHBR Application be approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

[AHBR 26-84](#) **6142 Independence Dr**

Addition (Garage Addition and Renovation)

**Attachments:**     [6142 Independence Dr - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the project elevations and reviewing the staff comments and recommendations.

Mr. Robert Cogdeill of Roberts Construction agreed to place a window on the back of the garage, explained that a television is planned for the area under the proposed shed roof, and confirmed that shutters will be added to the south elevation.

The Board, the applicant, and staff discussed the window that meets the wall for egress from the second floor bedroom, the possibility of adjusting the pitch of the garage roof, and the conclusion that the shed roof does no harm.

**A motion was made by Ms. Kenney, seconded by Ms. Marzulla, to approve the AHBR application as amended, requiring that a window be added to the back of the garage, that shutters be installed on all windows, and that the shed roof be approved. The motion carried by the following vote:**

**Aye:** 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Ms. Sredinski and Mr. Brown

**Nay:** 1 - Mr. Workley

**Absent:** 1 - Ms. Manko

**AHBR 26-101 200 Laurel Lake Dr**

New House (Villas)

**Attachments:** [200 Laurel Lake Dr - Villas - AHBR Packet](#)

[200 Laurel Lake Dr - Villa Staff Comments](#)

Ms. Coffman introduced the application by noting that it has received approvals from the Planning Commission and the BZBA, was informally reviewed by the AHBR on February 24, 2024, and then reviewed the staff recommendations.

Mr. Donna Anderson of Laurel Lake and Mr. John Ducatman of RDL Architects reviewed the history of the application, explaining that the original plan for nine structures has been reduced to seven. Mr. Ducatman described the current proposed locations of the structures.

The Board, the applicant, and staff began their discussion with the Cuyahoga Villa, noting the front-facing garages and acknowledging that existing duplexes in the development also have front-facing garages. Mr. Sugar observed that the garage might be able to be set back further. They discussed the requirement that materials terminate at inside corners and considered the possibility of enlarging the columns to meet this standard. They discussed the consistency of trim on the windows, with the exception of locations where full-height stone surrounds a window. They further noted that the hip roofs could be eliminated and discussed the potential removal of the circular arch element on the rear of the structure.

The Board, the applicant, and staff also discussed how a garage facing a development road, rather than a public road, is interpreted under the standards. Mr. Sugar described relevant provisions of the LDC and the Architectural Standards, and the Board discussed them in the context of the existing development and its established neighborhood character.

The Board noted that some decisions made for the Cuyahoga Villa would also apply to the other villa styles.

Villa 2 was then reviewed, a single-family house with a side-loading garage. Mr. Ducatman noted that larger windows, consistent with the rest of the building, could be installed, and he proceeded to review the remaining staff comments. The Board did not offer additional comments.

Villa 3, a rendition of Villa 4 with a condensed floor plan, was then discussed. Mr. Ducatman reviewed the staff comments, which will be reviewed further by his team. The Board discussed the large expanse on the second story without fenestration and noted that creative solutions to address the lack of windows would be acceptable.

Villa 4 was reviewed next. Mr. Ducatman again reviewed the staff comments as he had for the previous villas. The Board had no further comments.

Villa 5 was then reviewed, with Mr. Ducatman addressing the staff comments in the same manner as before. The Board questioned the right-side rake boards, and Mr. Ducatman suggested that the discrepancy might be due to a computer design error.

Villas 8 and 9 were then discussed. Mr. Ducatman noted that the designs had been slightly revised to align more closely with the existing adjacent gables. The Board asked about the skylights, and Mr. Ducatman explained that they would sit above the roof surface with a flashing mechanism.

The Board suggested that the massing of the garages and the gable designs be revised for the next meeting.

**A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that this AHBR Application be continued. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

## VII. Other Business

### [AHBR 8493](#) **159 Hudson Street (Informal)** New House (Single-Family Dwelling)

**Attachments:** [159 Hudson Street - AHBR Informal Packet 4.8.2026](#)  
[159 Hudson St - AHBR Informal Packet 2.11.2026](#)

Ms. Coffman introduced the application by noting that it had been informally reviewed previously and then presented the revised designs.

Mr. Brendan Boatwright of McAlpine House was present for the meeting.

The Board, the applicant, and staff discussed allowable impervious surfaces and the question of the main mass of the house. Mr. Boatwright expressed his view that the current design is consistent with neighboring homes. Mr. Sugar clarified how the main mass and wing masses are defined under the LDC. The Board noted that the issue is not the overall height of the structure, but rather that the wings are taller than the main mass. They discussed the possibility of raising the dormers and reviewed the LDC requirement that the main mass project eighteen inches forward of the wings. They also discussed the need for a consistent foundation and considered possible ways to create separation between the foundation and the walls. The Board emphasized that because this is new construction, the LDC should be followed and noted that many of the Hudson LDC standards are not being met. They also discussed the likelihood that no watertable line exists on this house because it is all brick, and agreed that the two towers should be moved back and lowered.

Mr. Boatwright discussed the proposed roof pitches, and staff raised the question of whether there is a dominant siding material.

Staff noted that this section of Hudson Street, and this house in particular, are not located in the Historic District and are not designated as a Landmark property. Staff then explained why this house may not have been included within the Historic District boundaries.

### **This matter was discussed**

### [AHBR 8545](#) **5 Thirty Acres Ln (Informal)** Addition (Kitchen, Master Bedroom, Bathrooms, and Garage)

**Attachments:** [5 Thirty Acres Ln - AHBR Informal Review Packet](#)

Ms. Coffman introduced the application by displaying the project elevations.

Mr. Matt Plecnik of Cleveland Draw Architecture and Melissa, the homeowner, explained that a portion of the front of the house and the veranda will be demolished and rebuilt within the same footprint, maintaining the same number of columns and the same appearance. The railing will be redesigned to meet current building codes. The proposed addition will be located on the left side of the house and will include aluminum siding, a garage, and a small living area. The roof of the addition will match the existing roof. The kitchen addition will feature large open windows and a deck with a roof, accessible from the kitchen. Mr. Plecnik acknowledged that the proposed addition is larger than the original structure.

The Board expressed concern that the scale of the addition is out of context with the surrounding neighborhood, noting that it would be significantly larger than nearby homes and, as one Board member commented, could make the neighboring houses appear like servant quarters. It was also noted that several houses in the neighborhood are being considered for historic recognition, though the subject house is not designated as historic. Melissa explained that the veranda is being rebuilt due to its deteriorated condition.

The Board discussed the possibility of making the proposed addition a detached structure. The applicant explained that the scope of the project includes new bedrooms for young children, making a detached configuration impractical. The applicant asked whether removing the ten-foot walkthrough connection might make the addition more acceptable.

The Board, the applicant, and staff discussed the lack of interior access to the second floor from the front portion of the house and explored potential solutions. The applicant stated that the existing garage is in poor condition. They also discussed the Chippendale-style railing and the potential to replicate that style in a code-compliant way. The applicant noted that the existing railing may have been added later in the home's history.

The discussion then turned to the possibility of adding a consistent-height watertable around the house. Given that the existing structure does not have a watertable, the Board considered how such a feature might be incorporated. It was noted that separating the addition into a detached structure would remove the requirement for the existing house to include a watertable.

**This matter was discussed**

**[AHBR 8537](#) 258 N. Main Street (Historic District) (Informal)  
Addition (Bedroom, Bathroom, Office, and 2-Car Garage)**

**Attachments:** [258 N. Main Street - AHBR Informal Packet 4.8.2026 Meeting](#)  
[258 N Main Street - AHBR Informal Submittal](#)  
[258 N Main - Photos](#)  
[Preservation Brief #14- exterior additions](#)

Ms. Coffman introduced the application by displaying elevations of the house, reviewing the history of the project, and summarizing the staff comments.

Mr. Nate Bailey of Hara Architects described the history of the home, noting that multiple additions have been made over the years. He explained that the scale and massing may pose challenges within the neighborhood context and discussed the feasibility of the proposed garage given the grade of the property. Mr. Bailey also highlighted the existing retaining wall, describing it as an unattractive feature in the neighborhood. He noted that the watertable, as it appears across the various previous additions and the proposed new addition, is also problematic. Because the garage sits low on the property, there is a large expanse of parged foundation-like material; the applicant presented options to lessen the visual prominence of this area.

Mr. Bailey then reviewed the revised elevations, which incorporate design changes intended to give the addition more of a carriage-house appearance, as well as the breezeway that would connect the house to the garage.

The Board and the applicant discussed the connector area being set back from the main wall plane and confirmed that the proposed primary siding material will match the existing siding as closely as possible. The Board expressed the view that the siding should be of a consistent size. They also discussed the possibility of continuing a freeze board around the structures, with different siding materials above and below it. The Board raised questions about whether an exception to the foundation requirements might be appropriate, and whether granting such exceptions would set a precedent. Staff suggested that if an exception were granted, it might be tied to both the visibility of the foundation and the historic nature of the house.

**This matter was discussed**

[AHBR 8570](#) **179 Elm Street (Historic District) (Informal)**  
Demolition (Single-Family Dwelling)

**Attachments:** [179 Elm Street - AHBR Informal Packet 4.8.2026](#)  
[Elm Street Boundary Increase Application](#)

Mr. Nate Bailey of Peninsula Architects expressed his desire for a discussion regarding whether the structure is or is not considered contributing to the Historic District.

Mr. Bailey noted that the National Register of Historic Places provides criteria for local officials to use when determining contributing status and then listed the criteria on which such determinations are based. He reviewed the history of the house, explaining that it was built in 1952, whereas the neighboring homes were constructed in the 1940s.

Mr. Bailey stated that no evidence has been found connecting the house to a significant event or person, and that it does not exhibit significant architectural features. He explained that renovating the house is not feasible-adding a second floor would not be permitted, adding a basement is not practical, and the structure is in severe disrepair. He noted that the neighbors support demolition because the home does not contribute positively to the district's character and is currently used as a rental property. He further stated that the house is unlikely to yield any significant historical information. According to Mr. Bailey, the new owners wish to build a new home on the site.

The Board, the applicant, and staff discussed the locations of the two homes that were demolished previously, as well as the two homes on Oviatt Street. They also discussed the prior Board's request to understand what would be built before approving demolition and expressed a desire to conduct a site visit before voting. The Board emphasized the importance of understanding the home's context within the historic neighborhood and determining whether it contributes to the area's character. Mr. Sugar noted the application for this area to be added to the Historic District, including this house. Mr. Bailey reiterated that, for the house to be contributing, it must hold significance for the City of Hudson.

The Board discussed the potential ramifications of permitting demolition. Mr. Bailey read a statement explaining that the majority of homes in the District must retain their historic significance and argued that removal of one house would not be significant. The rationale for previously allowing demolition on North Oviatt Street was discussed. Mr. Bailey asked the Board to keep an open mind until a site visit is conducted. Mr. Sugar stated that a historic consultant could be contacted for an opinion and that Mr. Bailey may also submit his own consultant's assessment.

## VIII. Staff Update

Mr. Sugar updated the Board on meetings to be held with HHA and residents as to the meaning of becoming part of the Historic District.

The Board discussed the AHBRs authority over the bandstand area on Main Street.

### **This matter was discussed**

[AHBR 3.11.2026](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2026**

**Attachments:** [March 11, 2026 AHBR Meeting Minutes - Draft](#)

There were not enough members at the March 11, 2026, meeting to conduct a vote.

**A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this Minutes be postponed to a date certain Architectural & Historic Board of Review, due back on 4/22/2026. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

**IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 11:31 pm. The motion carried by the following vote:**

**Aye:** 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

**Absent:** 1 - Ms. Manko

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**John Caputo, Chair**

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**John Workley, Secretary**

\_\_\_\_\_  
**Joe Campbell, Executive Assistant**

*Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252 .04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.*

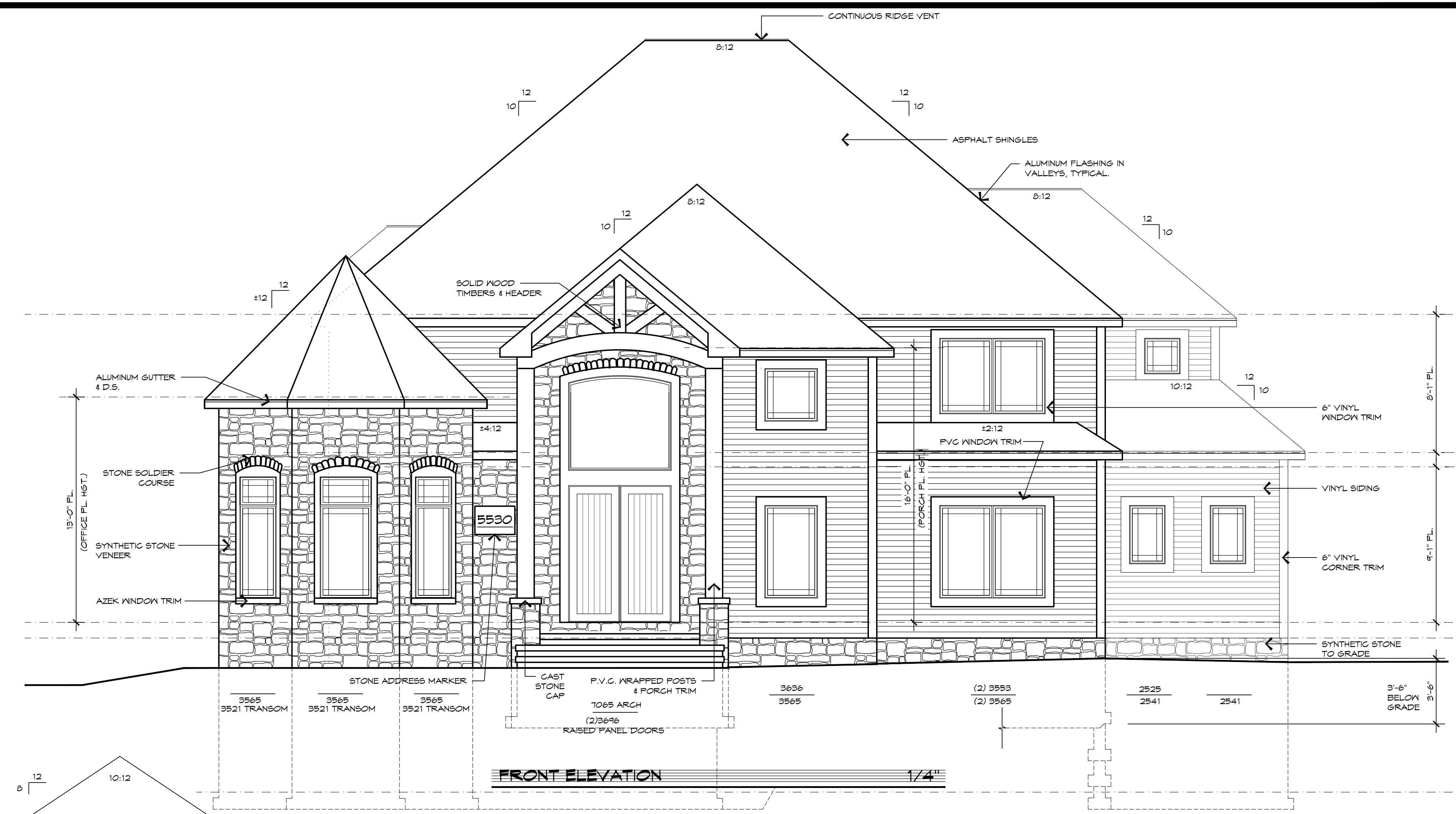
\* \* \*

REVISIONS	BY
ABR 07.19.2022	JLM
APPENDUM 01 11.03.2022	JLM
FINAL REVIEW 06.06.2023	JLM
FOR BID 06.09.2023	JLM
OWNER CLARIFICATION 03.09.2024	JLM
FOR PERMIT 05.14.2024	JLM
REVISED ELEVATIONS 03.31.2026	JLM

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**GARCIA/HOLOZADAH RESIDENCE**  
 5530 STONECREEK WAY  
 HUDSON, OH  
 FRONT & RIGHT ELEVATIONS

DRAWN  
JLM/RDS  
 DATE  
MARCH 2026  
 SCALE  
1/4" = 1'-0"  
 JOB NO.  
21030  
 SHEET  
**1**  
 OF 11 SHEETS



**WINDOW NOTE:**  
 WINDOW DESIGNATIONS ARE PELLA 200  
 SERIES PRAIRIE CASEMENT WINDOWS U.N.O.  
 DESIGNATIONS ARE BASED ON FRAME SIZE.  
 VERIFY SIZE WITH MFR.



**LEFT ELEVATION** 1/4"

















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## ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

### CASE NO. 2022-730 REVISIONS TO NEW HOME DESIGN – PERMIT #22-730 5530 STONECREEK WAY

#### FINAL DECISION

Applicant Maher Holozadah submitted revisions to the previously approved house plans for 5530 Stonecreek Way after City Staff identified the changes during construction. The changes include:

1. Changes to the window design – The previously approved windows were designed to have window grids while the proposed design has a “prairie” style border.
2. Removal of the previously approved frieze boards along the second story for the front, left, right, and rear elevations.
3. Replacement of a section of previously approved siding with stone. This area is located between the proposed turret projection and front porch.

Based on the evidence presented by the applicant, Maher Holozadah and city staff at the Architectural and Historic Board of Review meeting held on April 8, 2026, the Architectural and Historic Board of Review approves changes #1 and #2 but denies change #3 for case #22-730, 5530 Stonecreek Way (Parcel #3009449).

The Architectural and Historic Board of Review makes the following Findings of Fact:

**Change #1 – Window Design:** The proposed change complies with the Architectural Design Standards stipulations for window design for two-story wing type buildings, specifically, Section IV-4(e) stating “the building shall have a typical window used for most windows”. The board finds that, while the design has been changed, the new design would be consistent and compliant with the requirement.

**Change #2 – Removal of previously proposed frieze boards:** The proposed change complies with the Architectural Design Standards stipulations for “details”, specifically, Sections IV-4(f)(1) stating “details in the main body must be consistently applied throughout all sides of the main body” and Section IV-4(f)(2) stating “details in a wing must be consistently applied throughout all sides of that wing.”

Frieze boards are defined as a “detail” per the definition and accompanying figure (36) within Appendix 2 of the Architectural Design Standards. The Board finds there are no requirements for the frieze board detail and removing them is acceptable so long as they are applied, or, in this case, not applied, consistently.

**Change #3 – Replacement of a section of previously approved stone with siding:**

1. The proposal does not comply with Section IV-4(d)(3) stating “The materials used in any mass must be applied consistently on that mass on all sides of the structure.” Appendix 2 of the Architectural Design Standards define a “Mass” as “The main body, an “ell body”,

a wing, an intersecting mass or a central mass. Masses are usually distinguished by their plan and should be identifiable by a change in roof height or direction.”

The area in question is part of the main body mass. The “Main Body” is defined as “usually centrally located on the plan, is the largest (footprint and height) mass, and is different from all other masses in that it can be understood as a complete building if all the other masses were subtracted from it.”

Based on these findings, the materials used in this main body mass must be applied consistently on all sides of the structure. This would require application of the stone to each side of the mass (front, left, right, and rear). As previously approved, the stone was applied to separate masses/projections, which include the turret and front entryway. The separation from the turret and front entryway can be further distinguished by the “change in roof height and direction” as stated in the previously stated definition for masses.

2. Section IV-4(d)(1) of the Architectural Design Standards state “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. For example, a different material may be used on building projections gable ends, entrance recesses, or to emphasize the horizontal or vertical division of the building.” While the walls of the main body would be a dominant material (horizontal siding), the AHBR finds a second material (stone) would not be consistent with the intent of this section to draw attention to very intentional architectural elements such as gable ends, entrance recesses, or the horizontal or vertical divisions of the building.

Furthermore, the AHBR will not grant an exception pursuant to the review criteria established in Section II-1. The AHBR finds that the proposal is not of an exceptional design, meaning it is not especially creative nor is it designed in response to a unique situation, such as a very difficult site or an unusual program requirement. The overall design of the building is typical of the existing homes at Stonecreek Reserve Subdivision.

No exceptional or unusual conditions exist that are not common to other areas similarly situated and there is no resulting practical difficulty based on the following findings:

1. The property in question will yield a reasonable return and there can be beneficial use of the property without the variance. The applicant can propose and install the previously approved horizontal siding that meets the design standards.
2. The variance is substantial, as the Architectural and Historic Board of Review has been consistent in administering and interpreting this code section. Approving the exception would create a precedent without merit.
3. The essential character of the neighborhood would not be substantially altered and the adjoining properties would not suffer a substantial detriment as a result of the variance
4. The variance would not adversely affect the delivery of governmental services such as water and sewer.
5. The owner purchased the property in 2020. The requirements were in place at this time. Had the applicant proposed the changes with the initial submittal, the Board would have explained these requirements in detail.
6. The applicant's predicament can be obviated feasibly through adjustments to the proposed wall material.
7. The spirit and intent behind the requirement would not be observed and substantial justice would not be done by granting the exception.

Dated: 4/30/2026

CITY OF HUDSON  
ARCHITECTURAL AND HISTORIC  
BOARD OF REVIEW



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John Caputo, Chair



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