

Meeting Date:

October 16, 2025

Location:

2160 Bristol Court

Parcel Number:

3006664

Request:

Appeal of AHBR decision

Applicant:

Jaume Franquesa

Property Owner:

Jaume Franquesa  
& Marta Guvernau

Zoning:

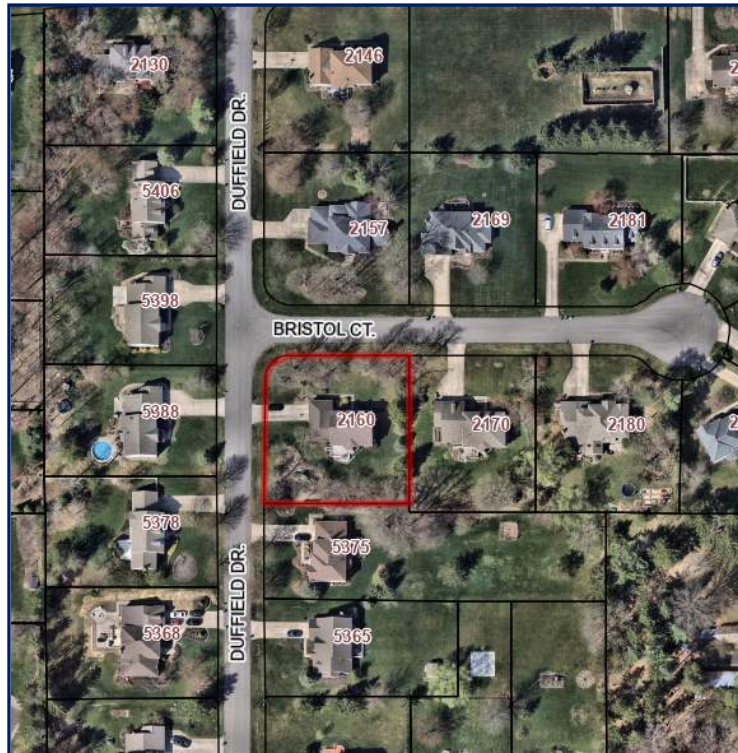
D1 – Suburban  
Residential  
Neighborhood

Case Manager:

Mary Rodack,  
Associate Planner

**Contents**

- Application 9-18-2025
- AHBR Meeting  
Minutes from 8-27-  
2025
- Plans from 8-27-2025  
AHBR meeting
- AHBR Final Decision,  
9-10-2025
- Site Photos 10-9-2025
- Public Comments



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 August 27, 2025, regarding a request for an exterior alteration, including the application of stone veneer across the front façade of the main structure per AHBR case No. 2025-1042.

The appeal was filed by the property owner, Jaume Franquesa.

**Adjacent Development:**

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

## Background

The property is located in District 1 – Suburban Residential Neighborhood and is situated at the southeast corner of Duffield Drive and Bristol Court. The lot is approximately 0.52 acres, and the owners purchased the property in 2005. The home was constructed in 1992.

City Staff issued a stop work order on August 13, 2025, after identifying alteration work had commenced on the house without the property owner first obtaining a zoning certificate. During the site visit on August 13, 2025, the City Staff informed the contractor and property owner that the proposed work was in conflict with the following from 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.*

The existing house contained horizontal vinyl siding on all facades. The observed construction work included placement of a masonry veneer to the front façade of the main and garage masses. This work was in conflict with the design standards as the masonry was not being consistently applied to all sides of the mass.

The contractor, Jeshua Arlia of Spartan Claims Response Team, applied for an Alterations permit with the Community Development Department on August 13, 2025, and submitted the plans for the AHBR August 27, 2025, meeting.

The proposed alterations work on the front façade of the home are depicted below.



The AHBR denied the application at the August 13<sup>th</sup> meeting and adopted the final decision at the AHBR September 10, 2025, meeting confirming the denial of the proposed alterations work. The August 27<sup>th</sup> and September 10<sup>th</sup> AHBR meetings discussing the application can be viewed at <https://www.hudson.oh.us/816/AHBR-Agendas-Minutes-Videos>.

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| <b>Overview of AHBR Standards of Review</b> |
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### **Architectural Design Standards Section I-2 Principles**

The design standards contain five principles to guide decisions on applications that come before the board in order to establish and maintain the character of the city. The following principles provide the foundation for the Architectural Design Standards and for the AHBR's process for making discretionary decisions:

- a. *The creation and maintenance of the "public realm" takes precedence over individual buildings.*
- b. *Buildings shall maintain a high level of architectural quality.*
- c. *The site plan and building shall respect the land and the environment in which they are placed.*
- d. *There shall be architectural variety within a defined framework.*
- e. *New buildings and alterations shall respect the existing context and framework.*

Staff comments: Section IV-4(d)(3) requires materials to be applied consistently around any mass on all sides of that mass. The appellant could wrap the stone veneer entirely around the garage mass or entirely around the main mass of the house in order to comply with the design standards.

### **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 advance a waiver consideration due to the direct conflict with Architectural Design Standards Section IV-4(d)(3) and determined the stone veneer would need to be consistently applied.



## 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;*



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| Hudson Board of Zoning and Building Appeals |                  |
| October 16, 2025                            | DOCKET 2025-1267 |

*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 September 10, 2025, 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.*

**25-1267****Primary Location****Applicant**

Board of Zoning and  
Building Appeals (BZBA)  
Status: Active  
Submitted On: 9/19/2025

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## Applicant and Property Owner Information

**Applicant Relationship to Property Owner:\*****Property Owner Name\***

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## Type of Hearing Request

**Type of Request:\*****Year Property Purchased\***

Appeal

2005

**Type of Appeal\*****Land Development Code Sections applicable to the Appeal \***Architectural and Historic Board of Review  
DecisionAppendix D, Section IV-4, paragraph d(3);  
Section 1212.01 Part I (Preamble);  
Section I-2 Part II; Section II-1; Section  
1202.03; Section 1204.03

**Reason or Justification for the Appeal\***

Section 1212.01/paragraph (g)(1)B.1 applies to this case given that, at the 8/27 AHBR meeting, the appellant was not afforded a chance to fairly present and discuss the arguments in favor of the waiver and consistent with the codified conditions for waivers. Per Section II-1/paragraph c, when considering waivers the AHBR must find whether the project fulfils the five foundational principles enumerated in Section I-2, as well as meeting one additional conclusion, including that the project is an “exceptional design”. In advance of the AHBR meeting, and as part of the application documentation, I had submitted a memo with ample photographic evidence that the project met the five foundational principles, as well as my argument regarding what makes the project exceptional and especially creative. Based on the procedures outlined in the LDC as well as preparatory conversations with staff, I was expecting that these arguments were going to be discussed at the 8/27 AHBR meeting. The video record shows that this was not the case.

The AHBR was not open to the possibility that the circumstances of this case might be deserving of a waiver, and the waiver arguments were not heard and/or properly considered; except for my repeated objections and attempts to engage the board on such a discussion. The ample photographic evidence in support of the character of the surroundings [as defined in Section III-1/paragraph b(1)] was never displayed and considered either, which countervenes Section I-2/paragraphs d and e. Contrary to these principles, the building was judged as an independent object, not in reference to the “existing context and framework” or in reference to “the character of its surroundings”.

As contemplated in Section 1212.01/paragraph (g)(1)E, the AHBR also failed to engage in finding of facts relevant to the waiver and, thus, the record does not include conclusions of required facts in waiver consideration cases. As opposed to the conditions for waivers established in Section II-1/paragraph c, the only conclusion of fact supporting the 8/27 AHBR decision was their repeated statement that the AHRB had never granted such as waiver. Of course, not having encountered a case in the past that met the conditions for a waiver does not automatically imply that waivers are not warranted in all other future cases. Also, steadfast and blind adherence to the written standard, regardless of the circumstances, runs counter to the spirit, intent, and principles of the LDC. Finally, the “fact” that the AHBR has not offered a waiver of this particular standard is the past appears to be inaccurate. Precedents can be discussed at the BZBA appeal hearing.

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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\*

Jaume (James) Franquesa

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. \*



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## Board Meeting Date

 AHBR

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 BZBA

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 Planning Commission

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## Internal

 **Company Name**

 **Variances**

 **Meeting Date**

 **District**



# 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, August 27, 2025

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

**Absent:** 1 - Ms. Kenney

### III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

### IV. Consent Applications

**A motion was made by Mr. Workley, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:**

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

#### A. [AHBR 25-1045](#)

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

**This matter was approved on the consent agenda.**

#### B. [AHBR 25-1007](#) 85 S Main St

Sign (Wall)

**Attachments:** [85 S Main St - AHBR Packet](#)

**This matter was approved on the consent agenda.**



**C. [AHBR 25-1040](#) 7511 Lascala Dr**

Sign (Ground Sign)

Submitted by Brian Becker, Becker Signs

*a) Staff recommends approval as submitted.*

Attachments: [7511 Lascala Dr - AHBR Packet](#)

**This matter was approved on the consent agenda.**

**D. [AHBR 25-1053](#) 2408 Glen Echo Dr**

Accessory Structure (Pavilion)

Attachments: [2408 Glenn Echo Dr - AHBR Packet](#)

**This matter was approved on the consent agenda.**

**V. Old Business**

There was no old business.

**VI. New Business****A. [AHBR 25-1057](#) 220 N Main St (Historic District)**

Sign - Building

Attachments: [220 N Main - AHBR Packet](#)

Mr. Sugar introduced the application by displaying photos of the building, noting the applicant is not able to be present and reviewed the agreement by the applicant to meet the staff comments.

**Ms. Marzulla made a motion, seconded by Mr. Workley, to approve the application, with the following conditions: A matte finish, the no routed edges, a MDO panel which is the same material as the existing sign, a border, and using the existing lighting. The motion was approved by the following vote:**

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

**B. [AHBR 2024-197](#) 7030 Saint Ives Blvd**

Accessory Structure (Detached Garage)

Attachments: [7030 St. Ives Blvd - AHBR Packet](#)

[7030 Saint Ives Blvd - Previously approved plans](#)

Ms. Coffman introduced the application by displaying the site plan, noting a slight change was administratively approved, and reviewing the staff comments.

Mr. Brian Szczepanski, applicant, noted, the increased size of the dormer from 12 feet to 18 feet, the additional 6 inches above and below the windows, and that six windows will not be installed.

The Board, applicant, and staff discussed: The large size of the dormer, and the added siding on the top instead of board and batten.

**Mr. Workley made a motion, seconded by Ms. Stredinski, to approve as submitted. The motion was approved by the following vote:**

**Aye:** 4 - Mr. Caputo, Mr. Workley, Ms. Sredinski and Mr. Brown

**Nay:** 1 - Ms. Marzulla

**C. [AHBR 25-1055](#) 16 Owen Brown St (Historic District)**

Accessory Structure (Detached Garage)

**Attachments:** [16 Owen Brown St - AHBR Packet](#)

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

Mr. Mark Madar, applicant, distributed updated plans to the Board, explained the work to be done, noted that a recent survey was completed, a window was installed, and stated that the garage size was reduced from the previous plans.

The Board, applicant, and staff, discussed: The foundation being done in the same way as the house, the side setback, that the siding, shingles, and windows will match the house siding. Discussion followed regarding Pella Reserve or Lifestyle windows, staff confirmed that Pella Lifestyle are appropriate for this new structure.

**Mr. Workley made a motion, seconded by Ms. Stredinski, to approve as submitted with the revised plans. The motion was approved by the following vote:**

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

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

Accessory Structure (Detached Garage)

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

Ms. Coffman introduced the application by displaying the site plan, and reviewing the staff comments.

Mr. Greg Chaplin, architect, and Mr. Carry McNight, McNight Construction, were present for the meeting.

The Board, applicant, and staff, discussed, the height of the proposed structure - which will be lower than the house, that the siding will match the house, that doors and windows have been added to meet the fenestration requirements on one side, however, fenestration is lacking on the west and south sides, that the shake siding does not match the house, the possibility of using a window or other architectural element to meet the fenestration requirement and relate to the house, the purpose of having two doors on the north elevation, that elevations with measurements are needed, and that materials specifications need to be submitted.

**Mr. Workley made a motion, seconded by Ms. Sredinski, to continue the application. The motion was approved by the following vote:**

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

**E. [AHBR 25-637](#) 2690 Middleton Rd**  
Alteration (Siding Replacement)

**Attachments:**     [2690 Middleton Rd - AHBR Packet 8.13.2025](#)

Ms. Coffman introduced the application by reviewing the staff comments.

Mr. Michael Gaffney, homeowner, noted the application was previously denied. Mr Gaffley also stated his insurance company will only replace the damaged portion of the siding and requested leaving the application open until an agreement with the insurance company can be reached.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to continue the application to a further date. The motion was approved by the following vote:**

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

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

Alterations (Siding, Window Trim & Shutters)

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

Mr. Sugar introduced the application by noting the building is primarily aluminum siding; however, the proposal is to use vinyl siding for this project. Staff recommended a site visit with the Historic Consultant.

Mr. Reuben Yoder, contractor, noted that under the siding, fiberboard is on the house, and wood on the breezeway and garage.

The Board, staff, and the applicant discussed the siding types and sizes of the existing siding.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to continue the application to a later date to allow for a site visit with the Historic Consultant. The motion was approved by the following vote:**

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

**G.     [AHBR 25-1042](#)2160 Bristol Ct**

Alterations (Stone and Siding Replacement)

**Attachments:**     [2160 Bristol Ct - AHBR Packet](#)  
                              [Waiver Petition Memo](#)

Ms. Coffman introduced the application by displaying the site plan, noting a stop work order was issued, and reviewed the staff comments.

Mr. Jeshua Arlia, applicant, and the homeowner, were present for the meeting.

The Board, applicant, and staff, reviewed photos of the work to date, noted the intent is to use stone on the north face of the facade and garage, discussed the compatible homes with stone and siding that were done before the LDC, and noted that stone is on one side of the garage. The general consensus of the Board was that the stone would need to go around the house.

Chair Caputo noted he does not recall giving a waiver for stone on only one side of a structure, and the Board unanimously agrees that a waiver will not be granted in this instance.

**Mr. Workley made a motion to Deny the application, the motion was seconded by Ms. Marzulla. The motion to Deny was approved by the following vote:**



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

**H. [AHBR 25-791](#) 182 Bersham Dr**

Addition (3 Seasons Room and Covered Deck)

**Attachments:** [182 Bersham Dr - AHBR Packet](#)

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

Mr. Holden Rodney, Impact Landscaping, noted all the materials will match.

The Board, applicant, and staff, discussed block and skirting being used around the bottom, and that horizontal railings will be used between the columns.

**Ms. Stredinski made a motion, seconded by Mr. Workley, to approve as submitted with matching materials. The motion was approved by the following vote:**

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

**I. [AHBR 25-1025](#) 2827 Hudson Aurora Rd**

Addition (Mudroom, Laundry Room & Covered Porch)

**Attachments:** [2827 Hudson Aurora Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying photos of the site, and reviewing the staff comments.

Mr. Joe Matava, Peninsula Architects, and Mr. Blake Pauley, homeowner, noted he believes the back of the house as is, does not match the rest of the house, and this project is to increase the overall look of the house. Mr. Matava displayed photos of the back of the house which he described as too deep and long. The proposal is to design an east/west addition to improve on the existing north/south design.

Regarding the elevations, Mr. Matava noted a mixture of siding and shakes on the existing house. The Board discussed the change of materials on an outside corner, Mr. Matava's agreed not to change materials on the outside corner, that a ridge is proposed for the roof, not a valley, and the use of a hip roof.

The Board, applicant, and staff, discussed: The standing seam roof on the visible portion of the back, and a rubber roof on the not visible portion of the roof, and that vertical siding is permitted in the gable.

**Mr. Workley made a motion, seconded by Ms. Stredinski, to approve with consistent siding on the second story area. The motion was approved by the following vote:**

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

**J. [AHBR 25-1062](#) 200 Laurel Lake Dr, Villa #2**

Addition (2 Car Garage)

**Attachments:** [200 Laurel Lake Dr Villa 2 - AHBR Packet](#)

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

Ms. Donna Anderson, Laurel Lake, and Mr. Jeremy Hill, contractor, were present for the

meeting.

The Board, applicant, and staff, discussed: The 18-inch offset from the house, which should be included on the drawings, and that the foundation will match the existing.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve as submitted. The motion was approved by the following vote:**

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

**K. [AHBR 25-1064](#) 3193 Hudson Aurora Rd**

Addition (Bedrooms and Bathrooms)

**Attachments:** [3193 Hudson Aurora Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying renderings of the project, and reviewing the staff comments.

Mr. Mark Zwolinski, applicant, and Mr. Dan Pozar, planner, noted, that awning windows were used to stop headlights from entering the rooms, the stone on the front of the house is intended to give positive elements to this block house, and that all materials will match the existing house.

The Board, applicant, and staff, discussed whether stone can be removed from the front of the house, and whether the chimney stone and accent stone flowing from the chimney meets the LDC, and recognize this is an exceptional design. The size of the proposed stone was compared to the existing stone, with the Board noting an accent material may differ from the existing material.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the foundation to match the existing masonry house and the block and detail to go below grade. The motion was approved by the following vote:**

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

**L. [AHBR 25-1068](#) 6582 Ebury Cir**

Addition (Covered Porch)

**Attachments:** [6582 Ebury Cir - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the site, and reviewing the staff comments.

Mr. Brian Kuck, architect, noted: The foundation area without stone can be in filled for consistency, that the proposed stone will match the existing stone, regarding the grid pattern on the windows, the homeowner intends over time to replace all the windows - at that time all the grids will match, that the smoker vent on the top of the house will be reduced in size with the second vent not installed, and there are already metal vents on the back of the house .

The Board, applicant, and staff, discussed: The side elevation vertical columns, which are wrapped posts on a four-inch slab with stone veneer underneath; the smoker area is open on three sides; the Board's discussed all the windows be replaced at the same time, and a revised elevation showing the reduced smoker area.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with all the rear windows having consistent grids, and the foundation be consistent around the structure.**

**The motion was approved by the following vote:**

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

**M. [AHBR 2025-4823](#) N Oviatt St (Historic District)**

New Home (Single-Family Dwelling)

**Attachments:**

[13 North Oviatt - Revised Drawings](#)

[13 N Oviatt St - AHBR Packet 6.25.2025](#)

Ms. Coffman introduced the application by displaying a rendering of the proposed house, and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, noted that due to higher-than-expected costs, the size of the house has been reduced.

The Board, applicant, and staff, had no comments or questions.

**Mr. Workley made a motion, seconded by Ms. Sredinski, that the application be approved. The motion carried by the following vote:**

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

**N. [AHBR 25-1002](#) 6040 Pine Ridge Trl**

Single Family Dwelling (New House)

**Attachments:**

[6040 Pine Ridge - AHBR Packet](#)

Mr. Sugar introduced the application by reviewing the site plan and staff comments, especially the setback.

Ms. Robyn Jones, and Mr. John Russell, Prestige Builder Group, were present for the meeting.

The Board, applicants, and staff discussed: A new site plan, which was shown to the Board with Mr. Russell describing the proposed plan with staggered setbacks. The Board noted there is no look-alike issue to consider. Regarding dominant materials, the LDC requires one style of siding. Mr. Russell will consult with his client and choose one style which may then be approved by staff. Regarding the window styles, Mr. Russell stated that grids on the rear of the house are not desired, staff noted the typical window is 2 over 2 - and stated more of the non-typical should become 2 over 2, which the applicant agreed to. Regarding the six-foot front projection, the applicant showed three homes he with larger projections that were approved, and noted that the one foot over the LDC seems insignificant.

**Mr Workley made a motion, seconded by Ms. Sredinski, to approve with the following conditions, The applicant will make a decision whether to use horizontal or vertical siding - which may then be approved by staff, that three, two over two windows will be added to the left elevation, that the front door will be moved forward one-foot so the projection is only five-feet forward of the door, that the ten percent setback of the structure placement is granted a variance, that it be confirmed the driveway has a three-foot setback, that updated grade information be submitted so that only stone is showing, and that materials specifications be submitted to staff. The motion was approved by the following vote:**

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

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



**Single-Family Dwelling (New House)****Attachments:**[6050 Pine Ridge - AHBR Packet 9.10.25](#)[6050 Pine Ridge - AHBR Packet](#)

Mr. Sugar introduced the application by

Mr. John Russell, and Ms. Robyn Jones, Prestige Builder Group, were present for the meeting.

The Board, applicant, and staff discussed: The look-alike comment not applying, the use of transom windows and or larger windows on the rear of the house, the large size of the two projections in front of the front door, and Mr. Russell's opinion that this variance has been granted numerous times in the past and showed examples, some of which were over 200-feet off the street, Mr. Russell noted this house is 136-feet off the road, staff noted the distance from the road does not change the requirement, Chair Caputo informed the Board the setback rule could be granted an exception, the Board felt that because this is part of a development, granting an exception is more difficult. Mr. Russell and staff discussed how the projection might be reduced and agreed to re-examine the design in an attempt to minimize the projection to eight feet across the front - which is the same as the porch.

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

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

**VII. Other Business****VIII. Staff Update**

There was no staff update.

**IX. Adjournment**

**Ms. Marzulla made a motion, seconded by Mr. Workley, to adjourn the meeting at 9:48 p.m. The motion was approved by the following vote:**

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

---

**John Caputo, Chair**

---

**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.*

\* \* \*



## Home Location: 2160 Bristol Court

### Scope Includes:

- Replace all siding on the entire home in matching Dutch lap vinyl, except for the front-facing walls of the home and the attached garage, which would be stone
- Replace one man door on attached garage, like for like
- Replace one double-casement window on rear, like for like

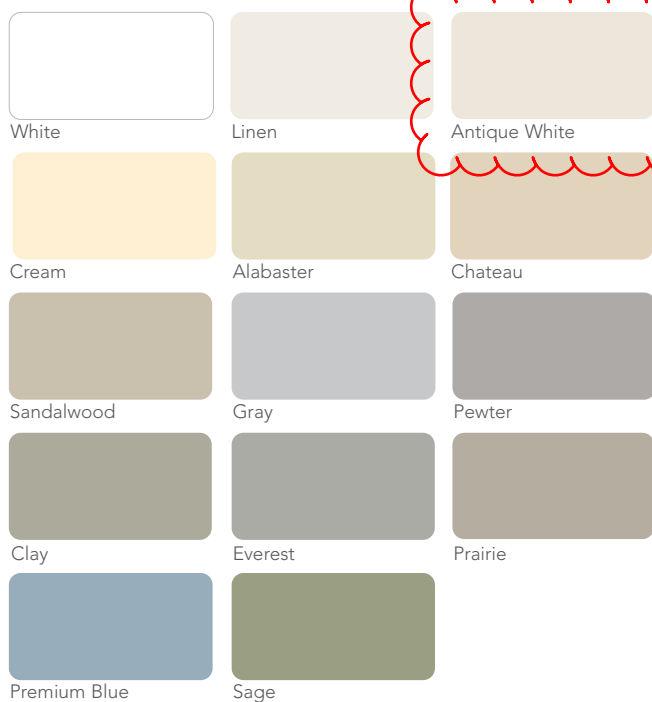




# CEDARMAX® COLORS



## LIFESTYLE COLLECTION

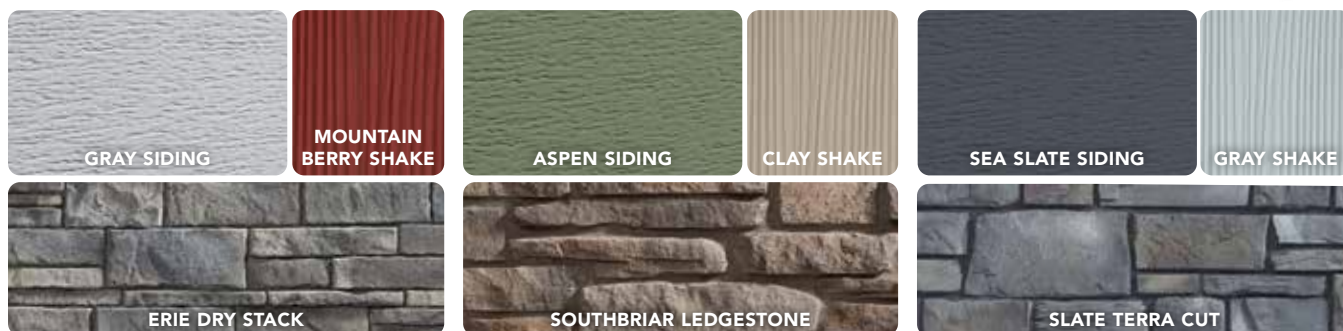


## SIGNATURE COLLECTION



## COMPLETE THE LOOK!

Coordinate CedarMAX with ProVia's extensive portfolio of exterior products!



Always refer to our color selector for accurate color representation.

# CEDARMAX PROFILES

Style options that add to your unique **curb appeal!**

## TRIPLE 4" DUTCH LAP

- .046"
- 16'2½" Length
- 2.8 R-value

SHOWN IN TIMBERLINE

## SINGLE 7"

- .050"
- 16'2½" Length
- 2.3 R-value

SHOWN IN NAUTICA

## 8" BOARD 'N BATTEN

- .050"
- 10' Length
- 2.2 R-value

SHOWN IN SEA SLATE

## DOUBLE 6"

- .050"
- 12'6" & 16'2½" Lengths
- 2.4 R-value

SHOWN IN PUEBLO

TRIPLE 4" DUTCH LAP  
SHOWN IN SAGE

DOUBLE 6"  
SHOWN IN EVEREST

8" BOARD 'N BATTEN  
SHOWN IN MOUNTAIN BERRY

SINGLE 7"  
SHOWN IN ASPEN



# OUTSTANDING PERFORMANCE INSIDE AND OUT

CedarMAX® Super Polymer Insulated Siding is an ASTM D7793 certified thermal cladding system that is recognized as a form of "continuous insulation," or insulation installed on the outside of your home that helps reduce energy loss. Integration of ProVia's exclusive Super Polymer Formulation with rigid EPS foam insulation, topped with an authentic cedar woodgrain, and backed by a **Lifetime Limited Warranty**, makes CedarMAX the perfect choice of exterior insulated cladding for your home.

1

## HIGH-TENSION STRUCTURAL RETURN & NAIL DEPTH GUIDE

- More rigid connection to the exterior wall
- Helps prevent nails from being nailed too tightly

2

## DOUBLE-PLY NAILING HEM

- Double the tear resistance
- Increased high wind performance

3

## PATENTED TWISTER LOCK AND CYCLONIC LOCKING SYSTEM

- Bolsters the lock
- Enhances overall rigidity of siding system on the wall
- Able to withstand winds of 160 (mph, ASD) 179 (mph, ASD)—8" Board 'n Batten\*
- Standard Design Pressure Rating: 62.1 psf (ASD); 77.7 psf (ASD)—8" Board 'n Batten\*



Florida Building Code FL#1712.5

4

## RIGID EPS FOAM INSULATION<sup>1</sup>

- Maximum thermal R-value<sup>2</sup> performance
- Increases panel rigidity
- Greater impact resistance than non-insulated siding
- Contains PREVENTOL® TM<sup>3</sup> termite protection

5

## 1 1/8" PANEL PROJECTION

- Enhanced shadow lines
- Added panel rigidity

6

## DROP GUARD

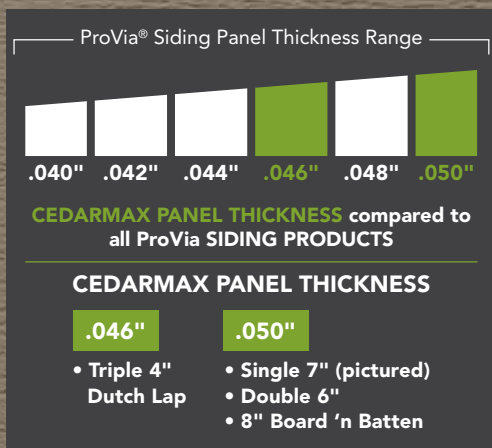
- Prevents the panel from dropping out of the lock during installation
- Secures the patented Twister Lock and Cyclonic Locking System

7

## TESTED AND CERTIFIED

- Meets or exceeds ASTM D7793
- Meets or exceeds VSI Product Certification

<sup>1</sup>Rating per VSI Wind Speed Calculation Guidelines  
<sup>1,2,3</sup> See back cover for reference details



SINGLE 7"

- .050"
- 16'2 1/2" Length
- 2.3 R-value

SHOWN IN PUEBLO



# VERSETTA STONE®

STONE SIDING



The beauty of stone, the simplicity of siding.


# THE ORIGINAL ARTISAN-CRAFTED STONE PANEL

Versetta Stone® Siding offers true authenticity with its natural shapes and hand-crafted details. Backed with decades of experience in the manufactured stone industry, Versetta Stone is the only siding to master the true look of hand-laid stone walls with panels that offer virtually undetectable joints. It's an advantage that gives siding pros and DIYers an edge in achieving world-class curb appeal.

- Tongue-and-groove interlocking system installs tight and feels more solid
- Can install in any weather, unlike mortared stone applications
- One of the best moisture management systems available
- Hand-painted artistry and realism of natural stone
- Great for interior applications like accent walls, fireplaces, and backsplashes without creating a mess


Shown on cover: Ledgestone, Terra Rosa





Mission Point

This image shows a close-up of a stone wall pattern. The stones are primarily light gray and beige, with some darker gray and brown tones. The stones are arranged in a staggered, horizontal pattern. A red dashed line is drawn around the top and right edges of the image.




Plum Creek

This image shows a close-up of a stone wall pattern. The stones are primarily light beige and tan, with some darker brown and gray tones. The stones are arranged in a staggered, horizontal pattern. A red dashed line is drawn around the top and right edges of the image.




Sand

This image shows a close-up of a stone wall pattern. The stones are primarily light beige and tan, with some darker brown and gray tones. The stones are arranged in a staggered, horizontal pattern.




Sterling

This image shows a close-up of a stone wall pattern. The stones are primarily light beige and tan, with some darker brown and gray tones. The stones are arranged in a staggered, horizontal pattern.



Terra Rosa

This image shows a close-up of a stone wall pattern. The stones are primarily light beige and tan, with some darker brown and gray tones. The stones are arranged in a staggered, horizontal pattern.



Northern Ash

This image shows a close-up of a stone wall pattern. The stones are primarily dark gray and black, with some lighter gray and brown tones. The stones are arranged in a staggered, horizontal pattern.

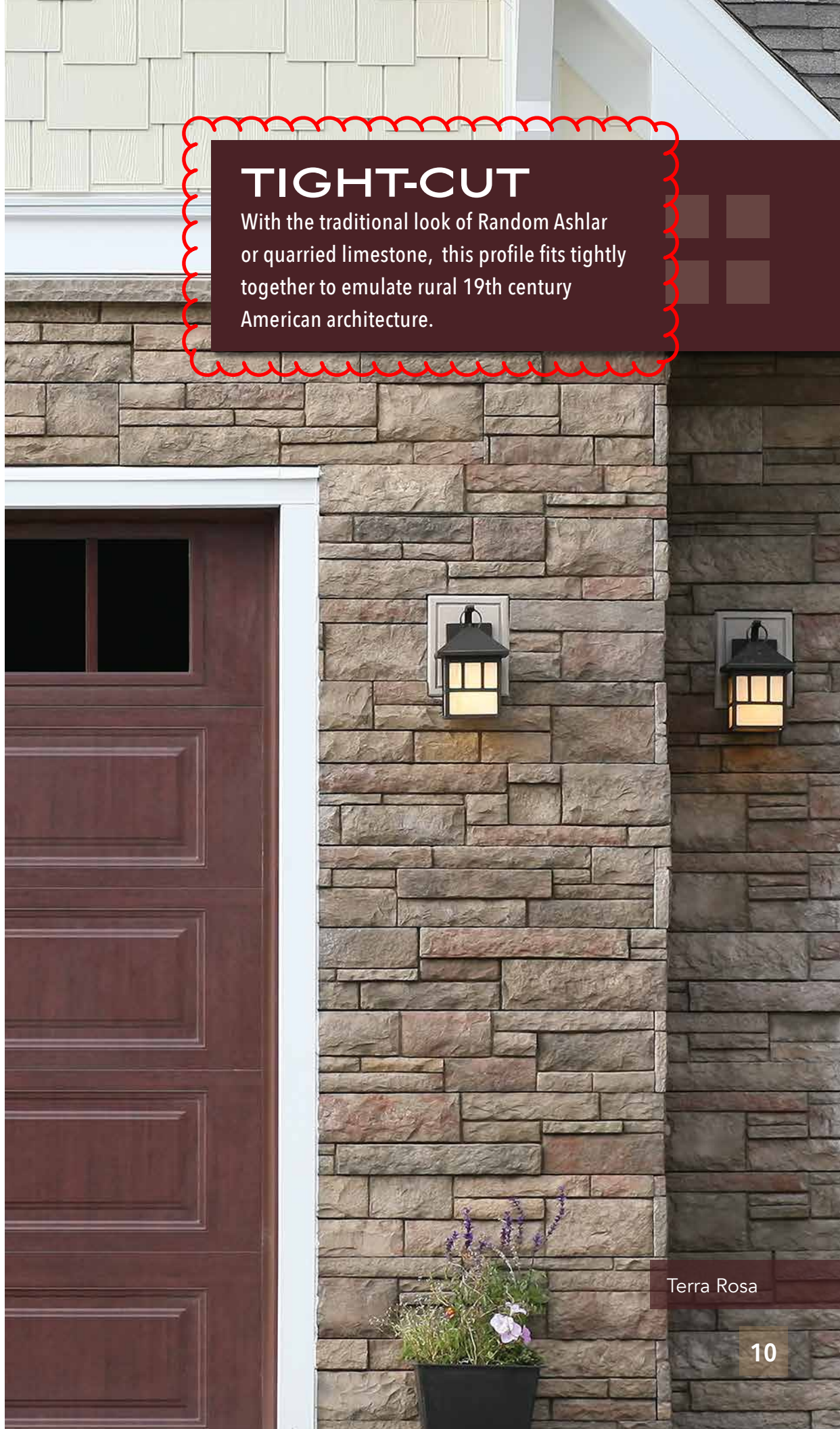
Actual colors may vary from printed representations.





## TIGHT-CUT

With the traditional look of Random Ashlar or quarried limestone, this profile fits tightly together to emulate rural 19th century American architecture.



Terra Rosa

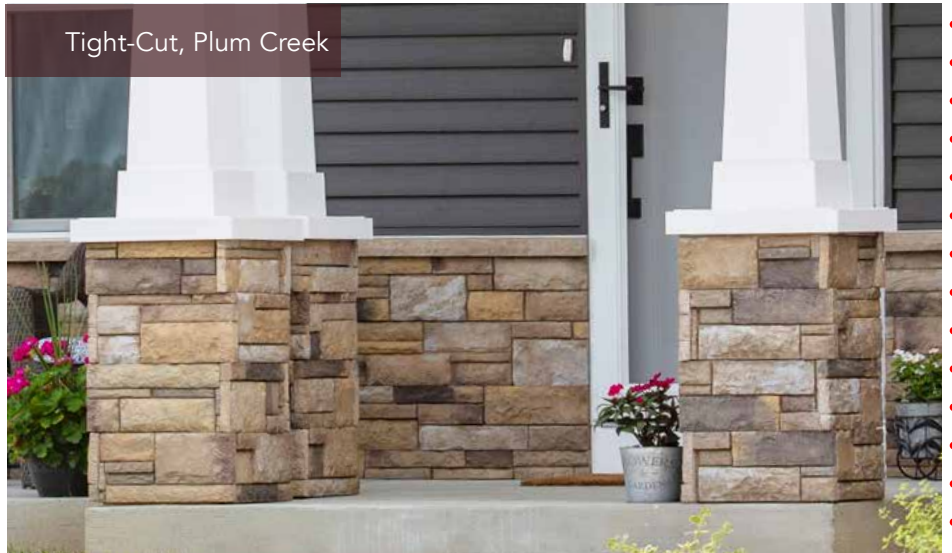




Ledgestone, Plum Creek



Ledgestone, Plum Creek



Tight-Cut, Plum Creek



Ledgestone, Mission Point

# THE VERSETTA STONE® SYSTEM



Universal Corner



Flat Panel



J-Channel



Starter Strip



Wainscot Cap/Sill



## FLAT PANEL

The main component of the Versetta Stone® system, the Flat Panel covers two square feet and weighs approximately 17 lbs. Each panel is embedded with a G-90 galvanized nail strip\* that allows for easy installation with mechanical fasteners.

\*Includes a 50-year corrosive resistant warranty.



## UNIVERSAL CORNER

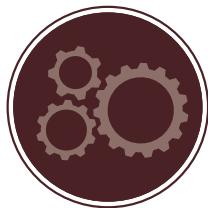
The Universal Corner panels are the same size and shape as Flat panels but have finished ends. Universal Corner panels fit neatly with Flat panels and are designed for use on end wall terminations and for inside and outside corners. The panels must be cut to create right and left panels.



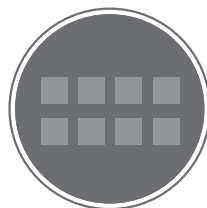
# WHY CHOOSE VERSETTA STONE®?



**QUALITY**



**SYSTEM**



**SELECTION**



**SPEED**

From new construction to remodeling, exterior facades to stunning interiors, Versetta Stone® adds the beautiful detail of traditional stone masonry to residential and commercial buildings. With a modern installation method, Versetta Stone offers a complete system founded on quality, selection, and speed.

## A REPUTATION FOR QUALITY, PERFORMANCE, AND INNOVATION

- Tested and approved to rigorous building code standards†
- Class A Fire Rating†
- Withstands freezes, thaws, normal winds and heat†
- NAHB Green Approved Product
- Minimum of 50% recycled content as validated by UL Environment™
- ICC Evaluation Service Report ESR-2859

**2 FT<sup>2</sup>  
Per Panel**

**110 MPH  
Wind Resistance†**

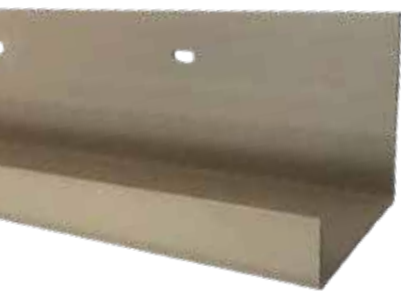
**50-YEAR  
Warranty**

†See Versetta Stone® Product Data Sheet for proprietary test results, located at [VersettaStone.com](http://VersettaStone.com)

Tight-Cut, Sterling

# EVERYTHING YOU NEED FOR A PRO FINISH

Versetta Stone accessories make it simple to create a fully finished look without extra hassles or wasted time. Every component, from corners and sills to receptacle boxes to fasteners and adhesives, works as a system with our stone siding panels. Made with the same premium materials and in coordinating styles, colors, and textures, our accessory system ensures you have what it takes to achieve professional results—all in one place.



## J-CHANNEL

- 10' Length
- Available in Taupe only



Taupe

## STARTER STRIP

- 10' length
- Available in Charcoal and Taupe



Charcoal

## WAINSCOT CAP/SILL

- 36" x 3-1/2"
- 2.6" Exposure / 3" Thickness
- Available in Taupe, Stone Grey and Charcoal



Taupe



Stone Grey



Charcoal

## TRIM STONE

- 36" x 9-1/2"
- 8.2" Exposure
- Available in Taupe and Charcoal



Taupe



Charcoal

**SOLD BY:**

84 Lumber Company #0304 Macedonia  
AP Dept Bldg # 3 - 1019 Route 519  
Eighty Four, PA 15330-2813  
Fax: 330-467-6527

**SOLD TO:**
**CREATED DATE**

7/17/2025

**LATEST UPDATE**

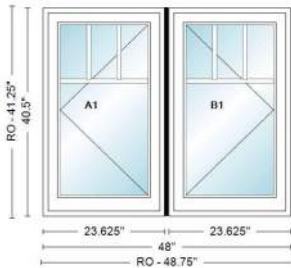
7/30/2025

**OWNER**

chuck proffitt

## Abbreviated Quote Report - Customer Pricing

| QUOTE NAME       | PROJECT NAME       | QUOTE NUMBER | CUSTOMER PO# | TRADE ID |
|------------------|--------------------|--------------|--------------|----------|
| Unassigned Quote | Unassigned Project | 7851298      |              |          |

**ORDER NOTES:**
**DELIVERY NOTES:**


| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> |
|-------------|------------|------------------|-----------------|
| 100         | 1          | Left - Right     | None Assigned   |

**RO Size: 48 3/4" x 41 1/4"**
**Unit Size: 48" x 40 1/2"**

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 3/4 Non Reinforced Material  
ACW 1' 11 5/8"X3' 4 1/2"-2, Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16"  
Frame Depth, Exterior Trim Flange, White Exterior Frame, White Exterior Sash/Panel, Oak w/Clear Coat Interior Frame, Oak  
w/Clear Coat Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E4 Standard Argon Fill Contour Finelight Grilles-  
Between-the-Glass Standard Grille Alignment, 4 Total Grille Lights, Short Fractional Pattern, White, w/Prairie Grass, 3/4" Grille  
Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, Distressed Bronze, Clear Coat, Full Screen,  
TruScene Wood  
Wrapping: 2" Brickmould Sill Nose Prairie Grass 1 3/4" Pre-cut Trim Kit Exterior Trim, 2 1/4" Interior Casing Width, Oak / Clear  
Coat Stool

Hardware: ACW Traditional Folding Distressed Bronze PN:9016116

Insect Screen 1: A Series Casement, ACW 23.625 x 40.5 Full Screen TruScene Wood Oak Veneer Clear Coat

Hardware: ACW Traditional Folding Distressed Bronze PN:9016116

Insect Screen 1: A Series Casement, ACW 23.625 x 40.5 Full Screen TruScene Wood Oak Veneer Clear Coat

Exterior Trim: ACW 48 x 40.5 2" Brickmould Sill Nose Prairie Grass 1 3/4" Pre-cut Trim Kit

Stool Option: ACW 1' 11 5/8"X3' 4 1/2"-2 4 9/16" Wall Thickness Oak Clear Coat for 2 1/4" Interior Casing Width

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) |
|--------|----------|------|-------------|----------------------|---------|---------|---------------|
| A1     | 0.27     | 0.24 | NO          | A1                   | 12.6810 | 34.8470 | 3.06870       |
| B1     | 0.27     | 0.24 |             | B1                   | 12.6810 | 34.8470 | 3.06870       |

CUSTOMER SIGNATURE\_\_\_\_\_DATE\_\_\_\_\_

---

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



Best Seller

## 32 in. x 80 in. 9 Lite Primed Steel Prehung Left-Hand Inswing Entry Door with Brickmould

by JELD-WEN >

★★★★☆ (911)

Streetsboro Store

✓ 2 in stock Aisle 30, Bay 007

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 33-7/16 in. x 81-3/4 in.

Common Door Size (WxH) in.: 32 x 80

32 x 80

36 x 80



Front Elevation (North Side)

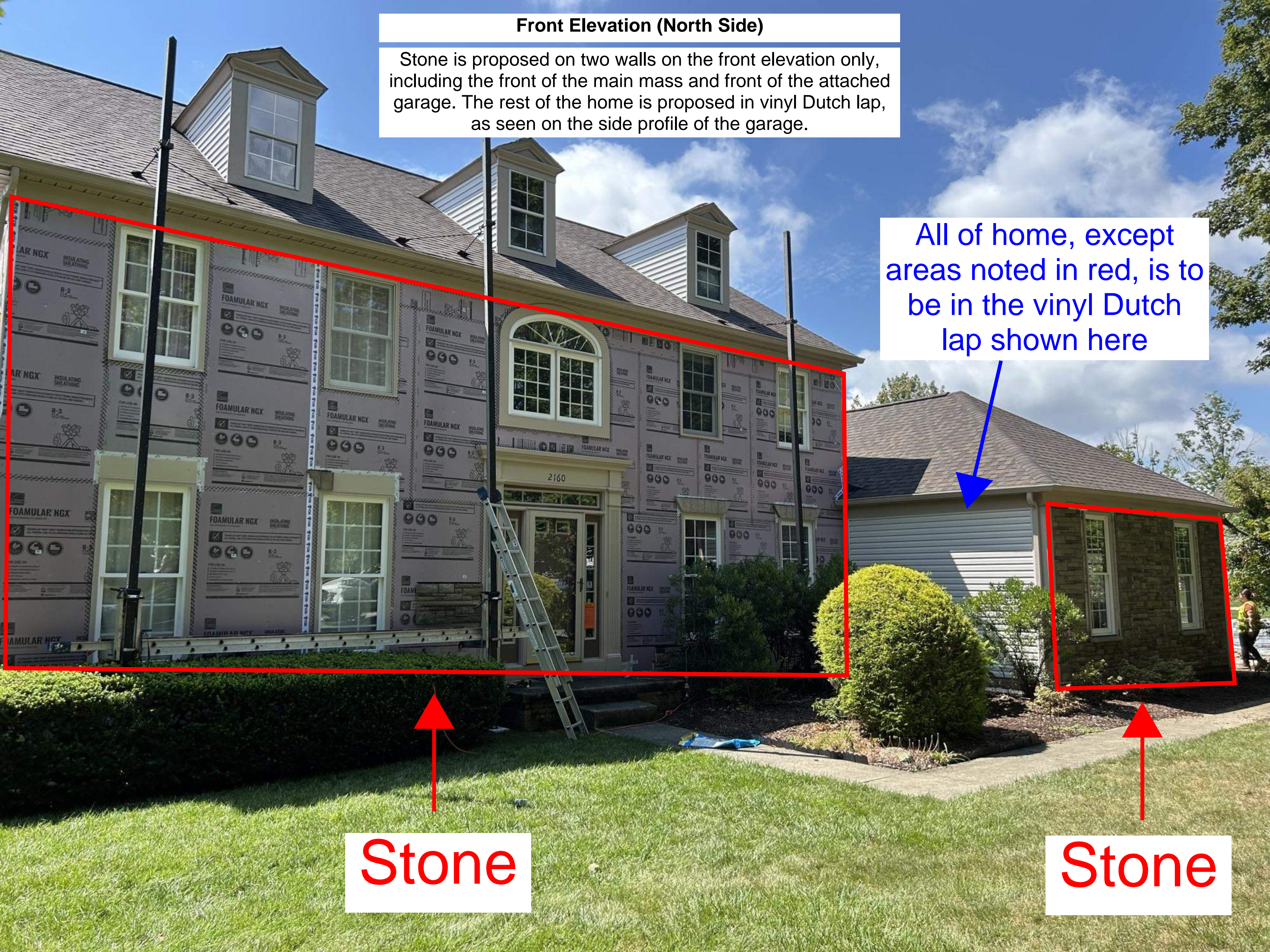




## Front Elevation (North Side)

Stone is proposed on two walls on the front elevation only, including the front of the main mass and front of the attached garage. The rest of the home is proposed in vinyl Dutch lap, as seen on the side profile of the garage.

All of home, except areas noted in red, is to be in the vinyl Dutch lap shown here



Stone

Stone





**North side transition to West side:** Corner posts upgraded from wood to wood-grained AZEK of same color.



**West side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Door replaced with exact same door and will be painted in same color.

Staff Note: Door replacement has commenced/completed. Like-for-like replacement.





**West side transition to South side:** Corner post upgraded from wood to wood-grained AZEK of same color.





**South side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Vertical trim and frieze boards upgraded from wood to wood-grained AZEK composite and preserving the same color.

Double casement window on left side of picture replaced with double casement window of same dimensions, same style, same material (wood), and same color scheme (white frame surrounded by light brown brickmould and sill).

Staff Note: Double casement window with no grids is to be replaced with a double casement window with partial grids, in same opening, to better align with existing windows on the home. The new window matches the original window, which had removable grids that were removed due to being in disrepair. The home is within allowances for maximum number of special window types.

*(Window work has not commenced)*



**South side transition to East side:** Corner posts upgraded from wood to wood-grained AZEK of the same color.





**East side:** Aluminum siding replaced with insulated vinyl siding of same style and color. Frieze boards upgraded from wood to wood-grained AZEK of same color.





**East side transition to North side:** Vertical trim board upgraded from wood to wood-grained AZEK of the same color.



**North side (façade):** Aluminum siding replaced with Versetta stone siding in the two North-facing elevations. Aluminum siding replaced with insulated vinyl siding of same style and color in the East-facing elevation.

Frieze boards upgraded from wood to wood-grained AZEK of same color.

**PETITION for  
ARCHITECTURAL DESIGN STANDARD WAIVER**

**FROM:** Jaume (James) Franquesa  
**TO:** Architectural and Historic Board of Review, City of Hudson  
**DATE:** August 18, 2025  
**SUBJECT:** Request for waiver of standard d(3) in Part IV, Section IV-4, of the Architectural Design Standards (Appendix D)

**WHERE:** 2160 Bristol Court, Weston Hills Subdivision  
**PERMIT APPLICATION #:** 25-1042

Dear members of the Architectural and Historic Board of Review (AHBR),

I am writing to respectfully request your waiver for one of the codified architectural design standards for buildings of the Two Story Wing type. As explained below, I believe my project, as proposed, fulfills the five principles enumerated in Section I-2 of the Standards; while, at the same time, providing a creative design that will enhance the “public realm” of the Weston Hills Subdivision. As such, I believe that the requested waiver may be warranted in this case.

**Codified Standard in Conflict**

The standard that conflicts with the project is d(3) in Part IV, Section IV-4, of Appendix D, which calls for materials used in any mass to be applied consistently on all sides of that mass.

**Proposed Deviation from Standard**

The project, as designed, proposes to use a combination of high-quality stone and vinyl siding on the front side (façade) of the structure, while using only high-quality vinyl siding everywhere else. Stone siding will be used in all street-facing (North-facing) elevations.

**Summary Argument in Favor of the Waiver, in this Particular Case**

The proposed project satisfies Principle I-2-e (“*New buildings and alterations shall respect the existing context and framework*”) as well as Principle I-2-c. (as the site and building plan are unchanged). At the same time, the project enhances the pursuit of Principles I-2-a, I-2-b, and I-2-d, by improving “*architectural variety within a defined framework*” and “*architectural quality*”, therefore *enriching the “public realm”*. The project also meets the additional condition of contributing a “*especially creative*” design, in the sense that it brings a unique and novel type of high-quality and high attractiveness material to the existing context of the referent properties, and of the Weston Hills subdivision at large.

**Respecting Existing Context and Framework**

The Weston Hills subdivision is composed of 47 single-family residential properties, built in the early 1990s. All of these houses are two story wing type buildings, and most of them of colonial style.



The most used wall covering material in the subdivision is aluminum siding, as few properties have yet renovated their original, 30-year old exterior. However, less than ½ of the properties use aluminum siding on all sides of either the main or secondary mass. Rather, the most common solution is to use brick, or a combination of brick and aluminum siding, on the front-facing side of both the main and secondary masses (i.e., on the façade of the entire structure); while aluminum siding is used on the other three sides of either mass.

As shown in *Exhibit 1* at the end of this petition, 55% of the properties in the subdivision use brick, or brick with some aluminum sections, in the façade only. None of the properties (0%) use brick or other hard material in all sides. Therefore, the predominant “architectural framework” in this Hudson neighborhood contradicts the codified standard.

This is also the case among the smaller subset of ten (10) referent properties as defined in Part III, Section III-1, Paragraph (b) of the standards. See *Exhibit 2*, for details and pictures of referent properties. Among these properties:

- 80% of referents (8 out of 10 houses) use brick, but applied only to the front side.
- 7 of the above properties use brick on the front side of both masses, while 1 property uses brick only on the front side of the main mass.
- Only 3 properties use brick for the entire front side, while 5 properties (50% of referents) use a combination of brick with some aluminum siding sections on the front side.

Therefore, despite not meeting standard d(3) in Part IV, Section IV-4, the proposal actually “respects the existing context and framework” (Principle I-2-e).

### **Architectural Variety within the Predominant Framework**

At present, variety of wall materials in Weston Hills subdivision is rather limited: We find brick, aluminum, and only a handful of properties updated to vinyl. No other material is used in this neighborhood at the present time. Variety in other aspects, such as architectural style, features, or wing configuration is limited as well.

The above is also true among the smaller subset of referent properties detailed in *Exhibit 2*. Only brick and aluminum are used within this most relevant subset.

Therefore, the proposal will enhance the architectural variety within the predominant framework among referent properties, as well as in the neighborhood at large (Principle I-2-d).

### **Enhanced Architectural Quality**

The proposed project employs top quality materials: *Versetta* stone siding is the best rated product in its category in the US, and it is backed with a 50-year, comprehensive warranty. The stone layout chosen (*Tight-Cut*) emulates rural 19<sup>th</sup> century American architecture, which pairs well with the property’s revival colonial style. Similarly, the *Provia Cedar Max Superpolimer Insulated Siding* has the best rating of any vinyl siding product in the market (by Consumer Reports), and it’s backed by a lifetime warranty. The rigid EPS insulation behind the thick vinyl panel, makes this product more solid and impact resistant than normal vinyl or aluminum siding, and provides greater aesthetic appeal through straighter lines. The color chosen, antique white, also helps give it a traditional look. (Principle I-2-b).

**Creativity of the Proposal**

The introduction of stone wall covering would be an innovation (i.e. a first) in the neighborhood, thus making the project and “exceptional design” within its context. (Additional condition for AHBR waivers).

**Conclusion**

In sum, in light of the above evidence, this project proposal is believed to meet the conditions for a waiver. Moreover, allowing a deviation from the general rule about consistent materials throughout, in this particular case, will better serve both the intent as well as the ultimate goal of the Hudson Architectural Design Standards.

Thanks in advance for your review of this application, and your consideration of this waiver request. I will look forward to further discuss the proposed project, and to answer any of your questions, at the upcoming meeting of the AHRB in August 27.

Respectfully submitted,

Jaume (James) Franquesa  
2160 Bristol Ct., Hudson

## EXHIBIT 1

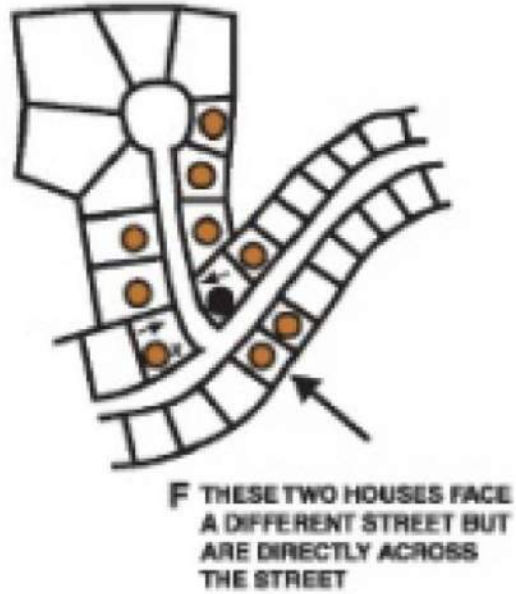
### WESTON HILLS SUBDIVISION PROPERTIES: BUILDING TYPE & PRESENCE OF HARD WALL MATERIALS

|    | Address            | Building Type                  | Brick Façade             | Stone Façade            | Brick/Stone on all Sides           |
|----|--------------------|--------------------------------|--------------------------|-------------------------|------------------------------------|
| 1  | 2157 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 2  | 2160 Bristol Ct.   | Two Story Wing                 | --                       | --                      | --                                 |
| 3  | 2169 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 4  | 2170 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 5  | 2180 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 6  | 2181 Bristol Ct.   | Two Story Wing                 | --                       | --                      | --                                 |
| 7  | 2190 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 8  | 2193 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 9  | 2200 Bristol Ct.   | Two Story Wing                 | Yes                      | --                      | --                                 |
| 10 | 5351 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 11 | 5360 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 12 | 5370 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 13 | 5371 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 14 | 5380 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 15 | 5381 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 16 | 5390 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 17 | 5391 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 18 | 5400 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 19 | 5401 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 20 | 5410 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 21 | 5411 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 22 | 5419 Brooklands    | Two Story Wing                 | --                       | --                      | --                                 |
| 23 | 5420 Brooklands    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 24 | 5350 Duffield Dr.  | Two Story Wing                 | --                       | --                      | --                                 |
| 25 | 5365 Duffield Dr.  | Two Story Wing                 | --                       | --                      | --                                 |
| 26 | 5368 Duffield Dr.  | Two Story Wing                 | Yes                      | --                      | --                                 |
| 27 | 5375 Duffield Dr.  | Two Story Wing                 | Yes                      | --                      | --                                 |
| 28 | 5378 Duffield Dr.  | Two Story Wing                 | Yes                      | --                      | --                                 |
| 29 | 5388 Duffield Dr.  | Two Story Wing                 | --                       | --                      | --                                 |
| 30 | 5398 Duffield Dr.  | Two Story Wing                 | Yes                      | --                      | --                                 |
| 31 | 5406 Duffield Dr.  | Two Story Wing                 | --                       | --                      | --                                 |
| 32 | 2253 Norton Rd.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 33 | 2259 Norton Rd.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 34 | 2265 Norton Rd.    | Two Story Wing                 | --                       | --                      | --                                 |
| 35 | 2130 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 36 | 2131 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
| 37 | 2145 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 38 | 2146 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 39 | 2157 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 40 | 2167 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
| 41 | 2174 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 42 | 2177 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 43 | 2185 Weston Dr.    | Two Story Wing                 | Yes                      | --                      | --                                 |
| 44 | 2186 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
| 45 | 2197 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
| 46 | 2209 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
| 47 | 2219 Weston Dr.    | Two Story Wing                 | --                       | --                      | --                                 |
|    | <b>COUNT:</b>      | <b>47</b>                      | <b>26</b>                | <b>0</b>                | <b>0</b>                           |
|    | <b>PREVALENCE:</b> | <b>100%<br/>Two Story Wing</b> | <b>55% Brick Façades</b> | <b>0% Stone Façades</b> | <b>0% Brick/Stone on all Sides</b> |



**EXHIBIT 2**  
**Referent Properties to 2160 Bristol Court**  
**for the Purpose of Architectural Variety**

Referent properties as defined in Hudson Code of Ordinances, Appendix D, Part III, Section III-1, Paragraph b, Diagram F:



**Referent Property #1: 5398 Duffield Dr.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Orange brick on façade. Aluminum siding on the other three sides.

**Location/Proximity:** Referent marked in red color below. Subject marked in blue.





**Referent Property #2: 5388 Duffield Dr.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Aluminum siding on the four sides.

**Location/Proximity:**





**Referent Property #3: 5378 Duffield Dr.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Red brick on façade. Aluminum siding on the other three sides.

**Location/Proximity:**





**Referent Property #4: 5375 Duffield Dr.**

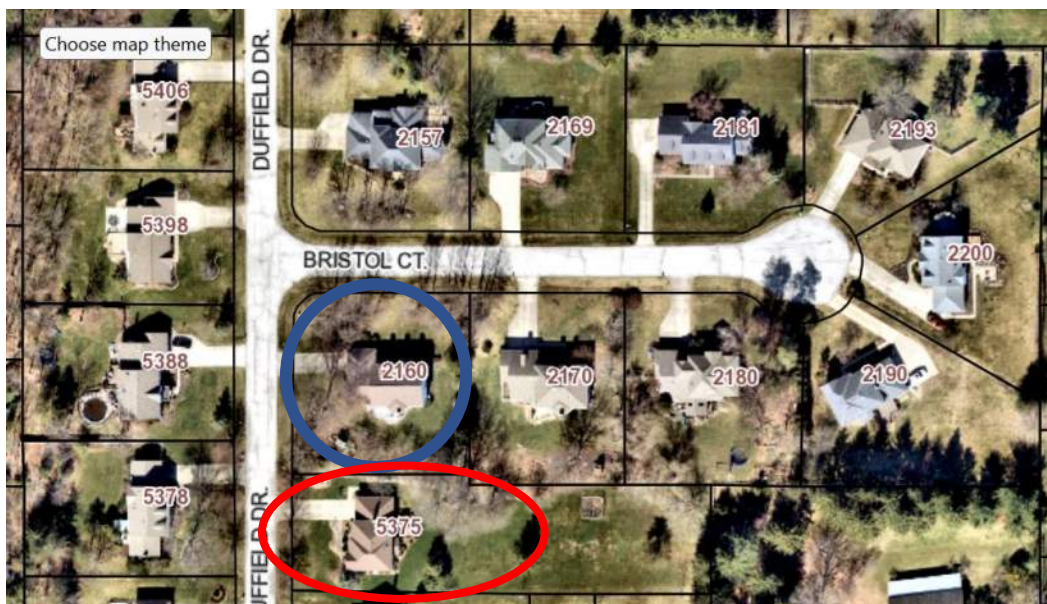


**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Combination of orange brick & aluminum siding on façade. Aluminum siding on the other three sides.

**Location/Proximity:**





**Referent Property #5: 2170 Bristol Ct.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Red brick on façade. Aluminum siding on the other three sides.

**Location/Proximity:**





**Referent Property #6: 2180 Bristol Ct.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Combination white brick & aluminum siding on façade of the main mass only. Aluminum siding everywhere else.

**Location/Proximity:**





**Referent Property #7: 2190 Bristol Ct.**



**Building type:** Two story wing

**Wall material:** Combination red brick & aluminum siding on façade. Aluminum siding on the other three sides

**Location/Proximity:**





**Referent Property #8: 2181 Bristol Ct.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Aluminum siding on the four sides

**Location/Proximity:**





**Referent Property #9: 2169 Bristol Ct.**



**Building type:** Two story wing

**Wall material:** Combination red brick & aluminum siding on façade. Aluminum siding on the other three sides.

**Location/Proximity:**





**Referent Property #10: 2157 Bristol Ct.**



**Building type:** Two story wing

**Building Style:** Colonial

**Wall material:** Red brick on façade (South side); combination brick & aluminum siding on East and West sides; and aluminum siding on back (North) side.

**Location/Proximity:**







COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

## ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

### CASE NO. 25-1042 EXTERIOR ALTERATIONS – STONE AND SIDING 2160 BRISTOL COURT

#### FINAL DECISION

Based on the evidence and representations to the AHBR by Jaume Franquesa, Property Owner, and Jarod Arlia, Spartan Storm Services, at a public meeting of the Architectural and Historic Board of Review (AHBR) held at the regular meeting on August 27, 2025, the AHBR denies the exterior alteration request for 2160 Bristol Court in Case 25-1042.

The AHBR finds the proposed stone application across the front façade is in direct conflict with the requirement of Appendix D – Architectural Design Standards Section IV-4(d) stating “*the materials used in any mass must be applied consistently on that mass on all sides of the structure.*”

In order to meet the requirement, the stone would need to be applied entirely around the main mass and separate garage mass.

Dated: September 10, 2025

CITY OF HUDSON  
ARCHITECTURAL AND HISTORIC  
BOARD OF REVIEW

A handwritten signature in cursive script that reads "John Caputo".

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John Caputo, Chair

## Mary Rodack

---

**From:** Sarah L'Hommedieu <sarah@lmlegalgroup.com>  
**Sent:** Wednesday, October 8, 2025 12:51 PM  
**To:** BZBA  
**Subject:** Public Comment Letter - Docket No. 2025-1267  
**Attachments:** Public Comment Letter - Docket No. 2025-1267.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached Public Comment Letter in support of the Franquesas regarding their Appeal on Docket No. 2205-1267.

I would be happy to answer any follow-up questions or provide any other information necessary.

Best regards,

**Sarah Julia L'Hommedieu, Esq.**

Associate Attorney  
30670 Bainbridge Road, Suite 201  
Solon, Ohio 44139  
Direct: (216) 770-7062  
Cell: (330) 936-9458  
Email: sarah@lmlegalgroup.com  
Paralegal: Beth Dinehart  
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Phone: (216) 635-0002  
Licensed in Wisconsin



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Sarah L'Hommedieu  
5378 Duffield Drive  
Hudson, Ohio 44236  
[sarah@lmlegalgroup.com](mailto:sarah@lmlegalgroup.com)  
3309369458

October 8, 2025

Hudson Board of Zoning and Building Appeals  
1140 Terex Road  
Hudson, Ohio 44236

Re: Public Comment in Support of Appeals Docket No. 2025-1267 – Franquesas Siding Project  
(2160 Bristol Court)

Dear Members of the Board,

My name is Sarah L'Hommedieu, and I am writing on behalf of my husband Matthew Kint, and myself. We are the owners and residents of 5378 Duffield Drive in Hudson. We submit this letter in support of our neighbors, the Franquesas, and their request for a waiver under Appeals Docket No. 2025-1267 related to the exterior siding of their home at 2160 Bristol Court.

We understand that the Franquesas are requesting a variance from the Land Development Code requirement that exterior wall covering be applied uniformly on all four sides of a structure. Their proposed design includes stone on the front (façade) of the home and vinyl siding on the remaining sides.

We have no objections to this proposed design. In fact, this combination of materials—stone façade with vinyl siding on other sides—is a common and visually harmonious choice throughout our neighborhood, including on our own home just across the street. More importantly, we believe that the Franquesas' project is thoughtful, well planned, and will contribute positively to the appearance and value of their home, our neighborhood, and the broader community.

The Franquesas are outstanding neighbors and valued members of our community. Their ongoing commitment to improving and investing in their property reflects the kind of care and pride that makes our community such a desirable place to live. We are confident that their project is undertaken with the best intentions and that it will enhance the overall aesthetic and character of our neighborhood.

For these reasons, we fully support the granting of this waiver by the Board of Zoning and Building Appeals.

Please feel free to contact me directly at 3309369458 or via email at [sarah@lmlegalgroup.com](mailto:sarah@lmlegalgroup.com) should you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah L'Hommedieu". The signature is fluid and cursive, with a large initial "S" and a stylized "L'Hommedieu".

Sarah L'Hommedieu, Esq.  
Matthew Kint



## Mary Rodack

---

**From:** rachelelise6191@gmail.com  
**Sent:** Monday, October 6, 2025 3:33 PM  
**To:** BZBA  
**Subject:** Docket no. 2025-1267

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the City of Hudson's Board of Zoning and Building Appeals,

Our names are Ryan and Rachel Schwartz and we live at 5365 Duffield Dr.

We are writing to offer our unwavering support in relation to Appeals Docket No. 2025-1267, for our dear neighbors, the Franquesas, and the siding project on their home at 2160 Bristol Court.

We understand that the Franquesas have asked for a waiver of the Land Development Code standard that requires that exterior wall covering materials be applied consistently across the four sides of structures, so that they can install stone on the front side (façade) of their home and vinyl siding on the other sides.

We have no objections to this design, especially since this design is very commonly seen in our particular neighborhood, and it will be a modern and aesthetically pleasing look! In fact, we would even go as far to say that Hudson's code regarding all four sides needing to be of the same material is rather outdated, as most new build homes offer a differing material on the front than on the sides or rear of the home. But we digress, and simply want to show our support. We believe it will help to increase the value of their home, as well as of the other homes in our neighborhood.

Thank you for your time and consideration.

Sincerely,

The Schwartz Family

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**Mary Rodack**

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**From:** Cathy Taylor <cathymardistaylor@gmail.com>  
**Sent:** Tuesday, October 7, 2025 8:40 AM  
**To:** BZBA  
**Subject:** 2160 Bristol Court appeal

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the City of Hudson's Board of Zoning and Building Appeals,

This is a note from Cathy and Tommy and we live at 2157 Bristol Court, Hudson, OH 44236.

We are writing to offer public comment related to Appeals Docket No. 2025-1267, and in support of the Franquesas siding project on their home in 2160 Bristol Court.

We understand that the Franquesas have asked for a waiver of the Land Development Code standard that requires that exterior wall covering materials be applied consistently across the four sides of structures, so that they can install stone on the front side (façade) of their home and vinyl siding on the other sides.

We have no objections to this design, which is the predominant design in our neighborhood. We also believe that the Franquesas project is well conceived, and that it will enhance the beauty and value of their home, as well as contribute to the attractiveness of our neighborhood.

Therefore, we completely support the granting of this waiver by the Board of Zoning and Building Appeals.

Sincerely,

Cathy Taylor

Tommy Taylor



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## **AFFIDAVID OF APPLICANT**

In Hudson, OH, on Sept. 19, 2025

This is to affirm that my name is Jaume (James) Franquesa, that I am the owner (with my wife Marta Guivernau) of the property in 2160 Bristol Court in Hudson which is the subject of this appeal and request for waiver, and that all of the information provided as part of this application is true and accurate to the best of my knowledge and understanding.

-Jaume Franquesa































