



# City of Hudson, Ohio

## CD Meeting Agenda - Final Architectural & Historic Board of Review

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

*Nicholas Sugar, City Planner*  
*Lauren Coffman, Associate Planner*

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Wednesday, June 24, 2026

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

**[AHBR 26-728](#) 43 N Oviatt Street (Historic District)**

Alteration (Roof Replacement)

Submitted by Matthew Sweet

a) *Staff recommends approval as submitted.*

**Attachments:** [43 N Oviatt Street - AHBR Packet](#)

**[AHBR 26-533](#) 2537 Norton Rd**

Accessory Structure (Shed)

Submitted by Rich Anderson

a) *Staff recommends approval as submitted.*

**Attachments:** [2537 Norton Rd - AHBR Packet](#)

**[AHBR 26-701](#) 1580 Callander Dr**

Accessory Structure (Pavilion)

Submitted by Todd Lenhart

a) *Staff recommends approval as submitted.*

**Attachments:** [1580 Callander Dr - AHBR Packet](#)

**V. Old Business**

**AHBR 26-546 180 W Streetsboro Street**

Commercial Sign (Wall Sign)

Submitted by Mandi Wise

- a) *Staff notes the existing sign plan for this plaza states that wall signs are to be constructed of carved wood or polyurethane resin, be rectangular in shape with a raised 1¼-inch perimeter border, incorporate raised lettering, a black boarder, and a relief-carved background. Revise design to better meet these requirements.*
- b) *Section V-4 (a)(2) of the Architectural Design Standards states that the lettering within a sign panel should not exceed approximately 70 % of the height and length of the sign panel. Revise proposed wall sign to better meet this requirement.*
- c) *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Verify a matte finish.*

**Attachments:** [180 W Streetsboro St - AHBR Packet](#)**Legislative History**6/10/26 Architectural & Historic Board continued  
of Review**AHBR 26-644 179 Elm Street (Historic District)**

Demolition (Single Family Dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this application was heard at the June 8, 2026, AHBR meeting.*
- b) *A site visit took place on June 16, 2026.*
- c) *Staff notes the proposed scope of work is to demolish a 1952 home located within the Historic District in order to construct a new single-family dwelling on the property.*
- d) *Staff notes Elm Street was incorporated into both the local and national Historic Districts in 2022.*
- e) *Staff notes the boundary increase application included 179 Elm Street as a contributing building based on its age. The historic district period of significance extends to 1960. 179 Elm Street was categorized within a sub-period identified as 1940-1960. It is described follows: “The one-story Minimal Traditional Side-Gabled house with aluminum siding is asymmetrical in design. The 6/6 double hung windows are flanked with shutters. The attached Gable Front one car garage projects forward from the main façade.”*
- f) *The boundary increase application further states “The Boundary Increase exhibits the established architectural styles and types of residential buildings and expands the period of significance from 1940 to 1960 exhibiting Colonial Revival, Cape Cod and Minimal Traditional styles with a strong predilection for Colonial Revival styles.*

**Attachments:** [179 Elm Street - AHBR Packet](#)**Legislative History**6/10/26 Architectural & Historic Board continued  
of Review

**VI. New Business****[AHBR 26-714](#) 2710 Ravenna Street**

Demolition (Single-Family Dwelling & Detached Garage)

Submitted by Fred Thaxton

- a) *Staff notes the proposed scope of work is to demo the existing house and one detached garage.*
- b) *Staff notes the house was built in 1939, while the detached garage was built around 1970.*
- c) *Staff notes the applicant is proposing to demolish the existing residence and one detached garage, while keeping the remaining detached accessory structure on the property. A demolition permit for the existing residence would not be issued until a new house permit was approved.*
- d) *As the property is outside the historic district and is not an individual historic landmark, the AHBR may only make the following recommendation upon review: The Architectural and Historic Board of Review finds the structures at 2710 Ravenna Street [(does) (does not)] have historic or architectural significance. Further, the Board finds that the application for a permit to demolish these structures will not voluntarily consent to the retention of these buildings.*

**Attachments:** [2710 Ravenna St - AHBR Packet](#)

**[AHBR 26-519](#) 7523 Stow Rd (Historic Landmark)**

Fence (4ft Aluminum & 4ft Wood)

Submitted by Elbert Murcias

- a) *Section III-1 (f)(3) of the Architectural Design Standards state fence heights and materials shall be compatible with their site location and surrounding development. Staff notes the submitted elevations depict both aluminum and wood fencing materials. Suggest revising the proposed plans to depict one consistent fencing material.*

**Attachments:** [7523 Stow Rd - AHBR Packet](#)

**AHBR 26-747 248 N Main Street (Historic District)**

Alteration (Shake Siding Replacement)

Submitted by Thomas Bellish

- a) *The Secretary of Interior Standards state that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Staff notes Hardi Board is proposed as a replacement material for wood siding. Suggest a wood replacement based on the high visibility of the house on a corner lot.*
- b) *Staff suggests the Board utilize this meeting for questions for the applicant and to set a time for a site visit.*
- c) *Provide spec sheet for proposed siding material.*

**Attachments:** [248 N Main St - AHBR Packet](#)**AHBR 26-744 333 Boston Mills Rd (Historic Landmark)**

Accessory Structure (Gazebo Repair)

Submitted by Kurt Kroger

- a) *Staff notes the applicant is proposing to wrap the proposed 4x4 treated wood posts with Azek material. Question the proposed finish and how it would relate to the existing historic structure.*
- b) *Staff suggests the Board utilize this meeting for questions for the applicant and to set a time for a site visit.*

**Attachments:** [333 Boston Mills Rd - AHBR Packet](#)**AHBR 26-697 5281 Sullivan Rd**

Accessory Structure (Shed)

Submitted by Tyler Duffy

- a) *Section III-1 (d)(2) of the Architectural Design Standards state that enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the proposed rear elevation transom window and how it relates to the main house.*
- b) *Section III-1 (d)(5) of the Architectural Design Standards state that all facades (including the rear) over twelve (12) feet long shall have at least one window or door opening. Fenestration placement on the accessory structure shall be proportional to the house. Suggest additional fenestration on rear elevation to better meet this requirement.*

**Attachments:** [5281 Sullivan Rd - AHBR Packet](#)

**AHBR 26-373 2580 Brunswick Ln**

Addition (Bedroom, Bathroom, & Office)

Submitted by Kevin Koogle

- a) *Section IV-4(a) of the Architectural Design Standards states the two story wing type has a main body and subordinate wings. Wings are smaller in size. Staff notes the proposed addition would be in line with the existing main mass. Suggest inseting the proposed addition at the right-side elevation to create a more prominent break in massing.*
- b) *Section III-1(g)(3) states “Exposed foundations and tie courses shall be of a consistent material on all elevations”. Verify proposed foundation for addition will match existing.*
- c) *Section III-1(g)(8) states “Large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet”. Suggest additional fenestration on the left elevation bump out to better meet this requirement.*
- d) *Section III-(g)(11) states “Replacement wall and roof materials should be blended across a facade (rather than small patch areas) to ensure compatibility with existing materials”. Verify any new proposed siding would be blended.*
- e) *Section IV-3(e)(4) states “The building shall have a typical window used for most windows”. Question the addition of transom windows on left elevation and how they relate to the double hung windows on the existing house.*

**Attachments:** [2580 Brunswick Ln - AHBR Packet](#)

**AHBR 26-209 43 Wellgate Dr**

Addition (Office Space, Garage, and Sauna)

Submitted by Bridget Titpon

- a) *Staff notes this application received informal AHBR review at the May 27, 2026, AHBR meeting.*
- b) *Question proposed forward garage wing expansion. Section IV-4 (h)(1) of the Architectural Design Standards states that wings must be attached at the rear or side of the building and may not extend forward of the main body. However, staff notes that the existing garage is forward of the main mass.*
- c) *Section IV-4 of the Architectural Design Standards state that Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Verify proposed foundation material to match existing house.*

**Attachments:** [43 Wellgate Dr - AHBR Packet](#)

**AHBR 26-738 6761 Pheasants Ridge**

Addition (Office, Bathroom & Recreation Room)

Submitted by Bridget Tipton

*a) Section IV-4 of the Architectural Design Standards states that the front face of the main body must sit forward at least 18" from the front face of the wings". Staff notes the existing wing sits forward of the main mass; however, the second story addition would increase the degree of nonconformity and would not meet the intent of the requirement for the wings to be subordinate to the main mass.*

**Attachments:** [6761 Pheasants Ridge - AHBR Packet](#)

**AHBR 26-656 5248 Preserve Ln**

New House (Single-Family Dwelling)

Submitted by Tony Lunardi, LDA Builders

*a) Revise submitted site plan to depict proposed impervious surface calculations.*

*b) Section IV- 1(d)(3) of the Architectural Design Standards state that the materials used in any mass must be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing board and batten siding on the front elevation projection that would not be applied around the entire mass. Revise elevations to depict the proposed material ending on an inside corner.*

*c) Section IV-4(c) of the Architectural Design Standards state that all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed rear gable roofs, as the main mass has a hip roof.*

*d) Section IV-4 of the Architectural Design Standards state that large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet. Suggest revising the rear elevation to incorporate additional architectural detail to be applied in the proposed rear gables to better meet this requirement.*

*e) Section IV-(f)(1) of the Architectural Design Standards states that details in the main body must be consistently applied throughout all sides of the main body. Revise elevations to depict a consistently applied grid pattern around the main mass.*

*f) Revise elevations to depict a consistent foundational height/water table on the front elevation.*

*g) Revise front elevation to depict consistent window trim.*

*h) Submit product spec sheets for all proposed exterior materials.*

**Attachments:** [5248 Preserve Ln - AHBR Packet](#)

[AHBR 26-526](#) **7400 Valerie Ln**

Addition (Sunroom)

Submitted by John Caputo

*a) Section IV-4 of the Architectural Design Standards state that Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Question if proposed foundation material will match the existing house.*

Attachments: [7400 Valerie Ln - AHBR Packet](#)

**VII. Other Business**

[AHBR 8751](#) **1405 Hines Hill Road (Informal)**

Addition

Submitted by Elizabeth Swearingen, Peninsula Architects

*a) Staff notes that the existing house was built in 1845; however, the structure is not classified as a Historic Landmark or part of the Historic District. Staff notes that project is not subject to review under the Secretary of the Interior Standards for Rehabilitation. The proposed project would instead be reviewed for compliance with the Architectural Design Standards type standards, part 4. However, overall compatibility to the surrounding neighborhood is considered.*

Attachments: [1405 Hines Hill Rd - AHBR Informal](#)

[AHBR 6.10.2026](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting: June 10, 2026**

Attachments: [June 10, 2026 AHBR Meeting Minutes - Draft](#)

**VIII. Staff Update**

**IX. Adjournment**

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*