



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
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, July 8, 2026

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Public Comment
- IV. Consent Applications
- V. Old Business

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

Alteration (Shake Siding Replacement)

Submitted by Thomas Bellish

- a) *Staff notes this application was heard at the June 24, 2026 AHBR meeting.*
- b) *A site visit took place on June 30, 2026.*
- c) *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, as well as Azek trim material. Suggest a wood replacement based on the high visibility of the house on a corner lot. A wood replacement would also result in consistent materials around the 1840 structure.*
- d) *Provide spec sheet for proposed siding and trim materials.*

Attachments: [248 N Main St - AHBR Packet](#)

Legislative History

6/24/26 Architectural & Historic Board continued
of Review

[AHBR 26-744](#) **333 Boston Mills Rd (Historic Landmark)**

Accessory Structure (Gazebo Repair)

Submitted by Kurt Kroger

- a) *Staff notes this application was heard at the June 24, 2026 AHBR meeting.*
- b) *A site visit took place on June 30, 2026.*
- c) *Staff notes the applicant is proposing to wrap the bottom of the proposed 4x4 treated wood posts with Azek material. Question the proposed finish and how it would relate to the existing historic structure.*

Attachments: [333 Boston Mills Rd - AHBR Packet](#)

Legislative History

6/24/26 Architectural & Historic Board continued
of Review

[AHBR 26-738](#) **6761 Pheasants Ridge**

Addition (Office, Bathroom, & Recreation Room)

Submitted by Bridget Tipton, Studio Inlay

- a) *Staff notes this application was heard at the June 24, 2026 AHBR meeting.*
- b) *At the June 24, 2026 AHBR meeting, the Board requested additional design options be studied to lessen the overall impact of the proposed addition in relation to the primary structure. Staff notes the applicant has submitted a revised site plan and elevations accurately depicting the existing garage structure.*
- c) *Section IV-4 (b)(3) 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 7.8.2026](#)

[6761 Pheasants Ridge - AHBR Packet](#)

Legislative History

6/24/26 Architectural & Historic Board continued
of Review

AHBR 26-656 5248 Preserve Ln

New House (Single-Family Dwelling)

Submitted by Tony Lunardi, LDA Builders

- a) *Staff notes this application was heard at the June 24, 2026 AHBR meeting.*
- b) *Staff notes the applicant has submitted revised elevations for the Boards consideration depicting a revised front elevation and roofline.*
- c) *Revise submitted site plan to depict proposed impervious surface calculations.*
- d) *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.*
- e) *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.*

Attachments: [5248 Preserve Ln - AHBR Packet 7.8.2026](#)

[5248 Preserve Ln - AHBR Packet](#)

Legislative History

6/24/26 Architectural & Historic Board continued
of Review

VI. New Business**AHBR 26-120 5840 Darrow Rd**

Sign (Wall Sign)

Submitted by Melissa Frontino

- a) *Section V-5 (c)(1) of the Architectural Design Standards states that signs should be fabricated on and of materials that are of permanent quality, good durability, and are complementary to the building of which they become a part. Question if the proposed aluminum composite wall sign material is compatible with surrounding signs.*
- b) *Suggest raised letters to complement the existing signs.*

Attachments: [5840 Darrow Rd - AHBR Packet](#)

[AHBR 26-545](#) 6754 Stow Rd

Fence (4ft Vinyl Fence)

Submitted by Madison Cope

a) Section III-1 (f)(3) of the Architectural Design Standards states that fence heights and materials shall be compatible with their site location and surrounding development. Fences in the front yard shall be more formal in design and lower in height when sited close to the street or sidewalk. Staff notes the rail fence is proposed along the front property line, however, the property is approximately 4 acres and would be similar in design to the neighboring fence.

Attachments: [6754 Stow Rd - AHBR Packet](#)

[AHBR 26-740](#) 15 Baldwin Street (Historic District)

Alterations (Door Replacement)

Submitted by Abigail Lilli, Gunton Corp

- a) Appendix 1 - (6) of the Secretary of the Interior's Standards for Rehabilitation states 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.*
- b) Verify existing door material.*
- c) Verify like for like replacement.*

Attachments: [15 Baldwin St - AHBR Packet](#)

AHBR 26-5 3133 Middleton Road

Accessory Structures (Detached Garage)

Submitted by Mike Miller

- a) *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.*
- b) *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 slider windows and how they relate to the existing house.*
- c) *Section III-1 (d)(1) of the Architectural Design Standards states that no accessory building may be taller than the main body of the building. Verify the proposed garage will not be taller than the existing house.*
- d) *Verify proposed foundation material and if it would match the existing house.*
- e) *Verify proposed size of treated wood posts and if they would be wrapped in additional material.*
- f) *Verify proposed shingles would match the existing house.*

Attachments: [3133 Middleton Rd - AHBR Packet](#)

AHBR 26-358 2933 Hudson Aurora Road

Accessory Structures (Detached Garage)

Submitted by Temurjon Akhadov, Platinum Construction DBA

- 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 window type, metal awning and how they relate 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 the left, right and rear elevations to better meet this requirement.*
- c) *Section III-1 (d)(1) of the Architectural Design Standards states that no accessory building may be taller than the main body of the building. Verify the proposed garage will not be taller than the existing house.*
- d) *Verify proposed foundation material and if it would match the existing house.*

Attachments: [2933 Hudson Aurora Rd - AHBR Packet](#)

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

[JULY](#)

Addition (Sunroom)

Submitted by John Caputo

a) Section IV-4 (h)(3) of the Architectural Design Standards states 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 8765](#) **Architectural and Historic Board of Review Findings of Fact for case #26-644 for the property located at 179 Elm Street, Hudson, OH 44236**

Attachments: [AHBR Decision - 179 Elm Street Final](#)

[AHBR](#)
[6.24.2026](#)

Minutes of Previous Architectural & Historic Board of Review Meeting: June 24, 2026

Attachments: [June 24, 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.