



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

Wednesday, December 10, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

[AHBR](#)
[25-1468](#)

85 Division Street (Historic District)

Fence (6ft Privacy)

Submitted by Dan Hickin

a) Staff recommends approval as submitted.

Attachments: [85 Division Street - AHBR Packet 12.10.25 Meeting](#)

[AHBR](#)
[25-1476](#)

38 Church Street (Historic District)

Fence (6ft Privacy)

Submitted by Jeff Becka, R&T Fence Inc

a) Staff recommends approval as submitted.

Attachments: [38 Church Street - AHBR Packet 12.10.2025 Meeting](#)

[AHBR](#)
[25-1357](#)

2185 Weston Dr

Accessory Structure (Pavilion)

Submitted by Kline Home Exteriors

a) Staff recommends approval as submitted.

Attachments: [2185 Weston Dr - AHBR Packet](#)

V. Old Business

[AHBR](#)
[25-1343](#)**95 Maple Drive (Historic District)**

Alterations (Window, Door replacement, & Rear Deck)

Submitted by Juliann Nathanson

- a) *Staff notes that the AHBR reviewed this proposal at the November 12, 2025, AHBR meeting. The AHBR continued the application to schedule a site visit.*
- b) *A site visit occurred on November 25, 2025.*
- c) *Staff notes vinyl windows are proposed, as well as metal doors. These materials have not been deemed appropriate for this historic district. Revise to wood or an aluminum clad wood door and windows.*
- d) *The Secretary of Interior Standards states "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. The applicant has not documented non-historic materials.*

Attachments: [95 Maple Sr - AHBR Packet](#)**Legislative History**

11/12/25 Architectural & Historic Board continued
 of Review

[AHBR](#)
[25-1342](#)**49 Owen Brown Street (Historic District)**

Addition (Second Story)

Submitted by WC Gotts

- a) *Staff notes that the AHBR reviewed this proposal at the November 12, 2025, AHBR meeting*
- b) *The applicant has submitted revised elevations in response to the attached consultant recommendations and AHBR comments*
- c) *Revise elevations to label proposed exterior materials for siding, shingles, and porch. Submit these revised elevations to staff no later than Tuesday December 9th to remain on the agenda.*
- d) *Staff notes the consultant recommended lowering the rear side porch to align with the historic foundation/siding. This was recommendation was not incorporated with the revisions.*

Attachments: [49 Owen Brown St - Revised Elevations 12.10.2025 Meeting](#)[49 Owen Brown St - AHBR Packet 11.12.25](#)[49 Owen Brown Street - Consultant Report](#)[49 Owen Brown St - AHBR Packet](#)[Preservation Brief #14](#)**Legislative History**

10/29/25 Architectural & Historic Board continued
 of Review

11/12/25 Architectural & Historic Board continued
 of Review

[AHBR](#)
[25-1375](#)

7542 Darrow Rd

Sign (Ground Sign)

Submitted by Scott Kuebler

- a) *Staff notes the proposed sign face would replace an existing sign face. The existing posts would remain.*
- b) *The applicant states the sign is aluminum construction with vinyl covering.*
- c) *Section V-5 of the Architectural Design Standards state “signs shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign”. Suggest a border be applied to the sign to conceal the metal screws.*
- d) *Section V-5(c) of the architectural design standards state “signs should have a matte finish, not have a glossy or reflective finish.” Staff notes a glossy finish.*

Attachments: [7542 Darrow Rd - AHBR Packet](#)

Legislative History

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|----------|--|
| 10/29/25 | Architectural & Historic Board continued of Review |
| 11/12/25 | Architectural & Historic Board continued of Review |

AHBR 25-918 2636 Sandstone Path

New House (Single-Family Dwelling)

Submitted by Norman Saeger, Architect

- a) *Staff notes this application was informally reviewed at the October 29, 2025, AHBR meeting.*
- b) *The applicant has submitted a revised site plan and elevations for the Board's consideration.*
- c) *Section IV-3 (e)(4) of the Architectural Design Standards states the building shall have a typical window used for most windows. Question the rear elevation in relation to this requirement. Staff notes this building is oriented so the rear elevation would face the side elevation of the abutting lot.*
- d) *Section IV-4(b)2) states the front face of the main body must sit at least 18" from the face of the wings. Staff notes the garage wing is proposed in line with the main mass.*
- e) *Question if the proposed foundational height and grade line is accurately depicted.*
- f) *Verify the stone applied along the front wall terminates at an inside corner.*
- g) *Submit addition detail for the front door design.*
- h) *Submit product specification sheets for the proposed siding, foundation, windows, and shingles.*
- i) *Suggest reducing the size of the transom window over the secondary front doorway to be more proportionate with the size of the door opening.*

Attachments: [2636 Sandstone Path - AHBR Packet 12.10.2025](#)
[2636 Sandstone Path - Packet for AHBR 10.29.2025](#)

Legislative History

10/29/25 Architectural & Historic Board discussed
 of Review

[AHBR](#)
[2024-60](#)

1101 Barlow Rd (Ellsworth Meadows Golf Course)

New Construction (Clubhouse)

Submitted by Trent Wash

- a) *Staff notes this application was approved by the Board at the December 13, 2023, AHBR meeting.*
- b) *During a follow up site inspection, Community Development staff observed changes in design. Staff has prepared the attached document depicting the observed changes.*
- c) *Staff notes the following design changes are in conflict with the Architectural Design Standards*
 - a. *Section IV-4 (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 installation of horizontal siding on the front elevation projection. This could be remedied by replacing the horizontal siding with vertical to match the rest of the building or taking the horizontal siding back to an inside corner and painting the opposite 6" return gray.*
 - b. *Section III-1 (g)(8) 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. Staff notes fenestration issues on the side and rear elevations; however, the AHBR could consider granting a waiver based on the significant setback of the structure and fact the windows are not located on the front facade.*

Attachments:

[1101 Barlow Rd Changes - AHBR Packet 12.10.2025 Meeting](#)

[1101 Barlow Rd. AHBR Packet 12.13.2023 Meeting](#)

VI. New Business

[AHBR
25-1405](#)

205 N Main Street (Historic District)

Sign (Hanging and Wall sign)

Submitted by Mike Ruth

- a) *Submit additional elevation depicting the design and dimensions of the proposed pin mounted lettering to be installed within the existing sign panel.*
- b) *Question the proposed PVC and aluminum composite materials and their compatibility with the historic district.*
- c) *Section V-5(c)(3) states "Signs should have a matte finish, not have a glossy or reflective finish." Verify a matte finish.*
- d) *Section V-4(2) of the Architectural Design Standards states "The lettering within a sign panel should not exceed approximately 70% of the height and length of the sign panel". Reduce overall width of the text and height of "Essentials" to meet this requirement.*

Attachments: [205 N Main Street - AHBR Packet](#)

[AHBR
25-1414](#)

134 N Main Street (Historic District)

Sign (Signplate)

Submitted by Jeff Clark, Easy Sign Group

- a) *Section V-5(c)(3) states "Signs should have a matte finish, not have a glossy or reflective finish." Verify a matte finish.*
- b) *Question how proposed materials are compatible with the surrounding signs. Staff recommends the sign be constructed of High Density Urethane (HDU) or wood, similar to the other surrounding hanging signs.*

Attachments: [134 N Main St - AHBR Packet 12.10.25 Meeting](#)

[AHBR
25-1417](#)

7599 Hudson Park Drive

Addition (Front Porch & Dormer Window Trim)

Submitted by Nicole Wurm

- a) *Submit a roof plan.*
- b) *Question how the proposed new roof would attach to the existing garage.*
- c) *Question the overall compatibility of the proposed front porch with the existing house design.*
- d) *Verify proposed changes to the dormer design.*

Attachments: [7599 Hudson Park Drive - AHBR Packet](#)

VII. Other Business

[AHBR
11.12.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
November 12, 2025**

Attachments: [November 12, 2025 AHBR Meeting Minutes - Draft](#)

[AHBR 8405](#)

2026 AHBR Meeting Schedule

Attachments: [2026 AHBR Meeting Schedule](#)

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.