



# 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, March 11, 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
- V. Old Business

[AHBR](#)  
[2025-361](#)  
[Windows](#)

### **33 E Streetsboro Street (Historic District)**

Alteration (Windows)

Submitted by Tracey Crawford

- a) *Staff notes the applicant received approval for Pella Reserve Series style windows at the May 14, 2025 AHBR meeting.*
- b) *Staff notes the applicant received a denial for Anderson 200 Series style windows at the February 11, 2026, AHBR meeting.*
- c) *The Applicant is seeking approval for Renewal By Anderson E-Series windows. Staff notes the window proposal is for new construction and not for the replacement of existing historic materials. Staff understands that the applicant will bring a sample of the proposed window series for the Boards consideration.*

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

[AHBR 26-1](#) **516 W Streetsboro Street**

Sign (Ground and Building) Deeper Life Bible Church

Submitted by William Geschke, A Sign Above

- a) *Staff notes the application was continued from the January 28, 2026 AHBR meeting*
- b) *The AHBR requested the ground sign to be redesigned so the sign face is placed on the solid base.*
- c) *Staff notes the applicant has revised the ground sign design for the Board's consideration.*
- d) *Question if the design could be modified to conceal the gap between the sign panels of the monument sign.*

**Attachments:** [516 W Streetsboro St - AHBR Packet 3.11.2026](#)

[516 Streetsboro St - AHBR Packet](#)

**Legislative History**

- 1/14/26 Architectural & Historic Board continued of Review
- 1/28/26 Architectural & Historic Board continued of Review

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

Alterations (Door Replacement)

Submitted by Joseph Kernan

- a) *Staff notes this application was continued from the February 11, 2026, AHBR meeting.*
- b) *The AHBR requested the applicant add additional detail to the proposed front entry door to better align with the surrounding Historic District.*
- c) *Staff notes the applicant has requested the AHBR table the request to the April 8, 2026, meeting to give them additional time to address the Boards comments in their design.*

**Attachments:** [88 N Main St - AHBR Packet \(1\)](#)

**Legislative History**

- 2/25/26 Architectural & Historic Board continued of Review

[AHBR  
2024-195](#)

**172 Aurora Street (Historic District)**

Alteration (Door and Railings)

Submitted by Justin Kapela, Sojourn Architects

- a) *Staff notes this project received AHBR approval at the May 8, 2024, AHBR meeting. The applicant is requesting a modification of the approved plans including the installation of an additional door on the south side of the existing detached garage and additional railings in the rear yard.*
- b) *Staff notes that the proposed metal cable railing system appears contemporary in design and is not consistent with traditional historic railing styles. Question proposed metal railing material and overall design.*

Attachments: [172 Aurora Street - AHBR Packet](#)

[172 Aurora St - Previously Final Approved Plans](#)

**VI. New Business**

[AHBR  
25-1487](#)

**33 Roslyn Ave (Historic District)**

Accessory Structure (Garage Renovation and Detached Garage)

Submitted by Stephen Cochran

- a) *Section IV-(f)(2) of the Architectural Design Standards states that details in a wing must be consistently applied throughout the sides of that wing. Suggest removal of proposed shutters on great room south elevation to meet this requirement.*
- b) *Section IV-(f)(3) of the Architectural Design Standards states that details in the wings should be the same or subordinate to those in the main body. For example, a wing should not have an elaborate cornice if the main body has a simple one. Question the introduction of gable returns on the garage west side elevation.*
- c) *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. Incorporate additional fenestration on garage east side elevation to meet this requirement.*
- d) *Question if proposed door on garage west side elevation would be centered under new entryway.*
- e) *Submit product spec sheets of all proposed exterior materials. Staff notes the elevations state the proposed materials will match the existing siding. The AHBR will determine appropriateness based on age of home and existing materials.*

Attachments: [33 Roslyn Ave - AHBR Packet](#)

**AHBR 26-75 170 Elm Street (Historic District)**

Alteration (Door replacement)

Submitted by Glynn Norgan

- 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. Verify the existing door material.*
- b) *Staff notes a sliding fiberglass door is proposed. Additionally, staff notes that the proposed sliding door includes simulated divided lites with internal grids.*

**Attachments:** [170 Elm Street - AHBR Packet](#)**AHBR 26-124 1731 Norton Rd**

Demolition (Single-Family Dwelling)

Submitted by Tony Lunardi, LDA Builders.

- a) *Staff notes the proposed scope of work is to demo the existing house, detached garage, and shed.*
- b) *Staff notes the house and detached garage were built in 1953.*
- c) *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 1731 Norton Road [(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:** [1731 Norton Rd - AHBR Packet](#)**AHBR 26-60 22 Essex Circle**

Addition (Kitchen, Master Bedroom, Great Room, &amp; Screened Porch)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposal received informal review by the AHBR at the February 11, 2026, meeting.*
- b) *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. Staff notes a significantly large flat roof is proposed, along with hip roofs, as the existing house has clipped gable roofs. Staff understands the Board determined the rear gables as compatible; however, the proposed flat roof is a conflict with the requirement.*

**Attachments:** [22 Essex Cir - AHBR Packet](#)**VII. Other Business**

**[AHBR 8537](#) 258 N. Main Street (Historic District) (Informal)**

Addition (Bedroom, Bathroom, Office, and 3-Car Garage)

Submitted by Nate Bailey, Hara Architects

- a) *The National Park Service Preservation Brief #14 states “a new addition should be smaller than the historic building - it should be subordinate in both size and design to the historic building. A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building.” Staff notes the proposed footprint is larger than the main historic mass and that the addition should be subordinate in size compared to the existing building. Reduce the overall footprint of the proposed addition to be smaller than the historic main mass to meet this requirement. Additionally, to be compatible but not compete in design suggest a simpler design by removing the gable ends but repeating the window design of the historic building.*
- b) *The National Park Service Preservation Brief #14 states a new addition should bear a relationship to the proportions and massing of the historic building. Reduce the overall footprint to meet this requirement.*
- c) *Revise elevations to depict a consistent foundational height/water table around the new addition.*

**Attachments:** [258 N Main Street - AHBR Informal Submittal](#)[258 N Main - Photos](#)[Preservation Brief #14- exterior additions](#)**[AHBR](#)  
[2.25.2026](#)****Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 25, 2026.****Attachments:** [February 25, 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.*