



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, February 11, 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

A. [AHBR
25-1478](#)

88 N Main Street (Historic District)

Alterations (Hanging sign & door replacements)

Submitted by Joseph Kernan

- a) *Staff notes a PVC panel sign is proposed; however, PVC is not compatible with historic materials. Revise the proposed design to be constructed of High-Density Urethane (HDU) or wood.*
- b) *Section V-5(c)(3) of the Architectural Design Standards state “Signs should have a matte finish, not have a glossy or reflective finish.” Verify the sign would have a matte finish.*
- c) *Revise sign elevations to verify the size of the proposed sign.*
- d) *Staff notes the exterior doors were installed without a certificate of appropriateness/zoning certificate.*
- e) *Submit product specification sheets for the proposed doors.*
- f) *The Secretary of Interior Standards state “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.”*
- g) *Provide documentation of the previous side entry door. Question if the previous door was wood. Question if wood trim was concealed with the door installation.*
- h) *Staff notes the previous front entry door was metal based on documentation from a 2008 entryway alteration. However, question the modern door design in relation to the 1892 building and storefront design. A more traditional door design was replaced with a modern design.*

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

B. [AHBR
2025-361](#)

33 E Streetsboro Street (Historic District)

Accessory Structure (ADU)

Submitted by Tracey Crawford

- a) *Staff notes this project received AHBR approval at the May 14, 2025, AHBR meeting.*
- b) *Upon final inspection, staff observed deviations from the final approved plans. Staff notes the final approved plans specify the installation of Pella Reserve series windows; however, Anderson 200 series windows were installed in addition to vinyl shutters. The applicant has requested the AHBR consider the proposed window. Staff notes that vinyl has not been an acceptable material for the historic district.*

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

[33 E Streetsboro - Previously approved plans](#)

- C. [AHBR 25-1492](#) **6335 Elmcrest Dr**
Addition (Living Room, Office, Bathroom, & Bedrooms)
Submitted by Justin Englert, Tim Englert Construction
- a) *Staff notes that the AHBR reviewed this proposal at the January 28, 2026, AHBR meeting.*
 - b) *Staff notes the proposed project received BZBA approval at the January 15, 2026, BZBA meeting.*
 - c) *The applicant has submitted revised elevations for the Boards consideration.*
 - d) *Section IV-4 (h)(3) 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 the addition would have a course of block for the exposed foundation material.*
 - e) *Section IV-4 (g)(1) of the Architectural Design Standards states that roofs on projections should match the roof material of the building (unless both roofs are flat) and to the extent possible, shall be same kind of roof. Natural finish metals such as copper, terne coated steel, or lead may be substituted for any roofing material. Staff notes that a metal roofing material is proposed while the main house is shingled.*
- Attachments: [6335 Elmcrest Dr - AHBR Packet 2.11.26](#)
[6335 Elmcrest Dr - AHBR Packet](#)

VI. New Business

- A. [AHBR 26-62](#) **37 E. Main Street (Historic District)**
Accessory Structure (Garage Expansion)
Submitted by Bridget Tipton
- a) *Submit spec sheets of proposed door and garage doors.*
 - b) *Verify proposed door and garage door material.*
 - c) *Question if accessory structure roof is being replaced and how proposed material relates to the main house.*
 - d) *Suggest cornerboards to match the main house.*
 - e) *Question the black line depicted on the east-side elevation.*
- Attachments: [37 E Main Street - AHBR Packet](#)

B. [AHBR 26-26](#) 5955 Nicholson Dr

Addition (Office, Changing Room & Covered Porch)

Submitted by Robert Cogdeill, Roberts Construction

- a) *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. Revise left-side elevation to better meet this requirement.*
- b) *Section IV-4 (h)(3) 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 will match the existing house.*
- c) *Revise the rear elevation changing room windows to be fully surrounded by trim where they meet the door.*
- d) *Question if the existing accessory structure will be removed or relocated on the property.*

Attachments: [5955 Nicholson Dr - AHBR Packet](#)

C. [AHBR 26-54](#) 1436 Plantation Dr

Addition (Master Bedroom, Bathroom and Laundry Room)

Submitted by Ryan McNutt, RT Design Solutions

- a) *Section IV-4(b)(2) of the Architectural Design Standards state “the front face of the main body must sit forward at least 18” from the front face of the wings.” Staff notes the proposed addition would be in line with the main mass. Revise front elevation to meet this requirement.*
- b) *Section IV-4(f)(2) of the Architectural Design Standards state “details in a wing must be consistently applied throughout the sides of that wing.” Staff notes shutters are proposed on the front and side elevations only. Additionally, question shutter placement on west elevation*
- c) *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. Suggest additional fenestration on the west-side elevation.*
- d) *Staff notes vertical siding is proposed for the wing addition, while the main house has horizontal siding. However, Section IV-3 (d)(2) states “The wings may have a different material for the wall than the main body, but no more than two materials for the walls may be used on the structure.” Question if siding color would match.*
- e) *Section IV-4 (e)(3) of the Architectural Design Standards state that doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Revise proposed first-floor windows on the front elevation to be more symmetrical with the existing house.*

Attachments: [1436 Plantation Drive - AHBR Packet](#)

D. [AHBR 26-69](#) 11 S Main Street (Gazebo Green - Historic District)

Alterations (Downtown Gazebo)

Submitted by City of Hudson

- a) *The City is proposing enhancements to the downtown gazebo as part of the national America250 celebration.*
- b) *The scope of work includes a widened stairway, additional plantings, updated concrete pad, and improved accessibility.*
- c) *Staff is requesting the AHBR to consider two design options; one which includes an ADA accessible ramp.*

Attachments: [Memo to AHBR](#)

[Design Option A](#)

[Design Option B](#)

[Rendering](#)

VII. Other Business

A. [AHBR 8495](#) 130 N Oviatt Street (Historic District)(Informal)

Addition (Commercial)

Submitted by Jason Boltz, Wheeler Boltz Architects, LLC

- a) *Staff notes this proposal would be a major site plan review through Planning Commission. The applicant is requesting informal AHBR review at this time.*
- b) *The subject building was constructed in 1990, with an existing wing addition completed in 1996. As the building is not yet 50 years old, staff notes that it 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 buildings and campus is considered.*
- c) *The addition would expand the Wang Innovation Center. The center functions as the schools maker space and includes a computer lab, 3D printers, and fabrication area.*
- d) *Overall, the proposed materials and design are compatible with the existing building.*
- e) *Staff notes that site grading would result in a lower level well. The applicant states this is intentional to provide light to the lower level and has noted that Seymour Hall has a similar design on campus.*
- f) *Question the proposed glass curtain wall on the North elevation. Staff notes this would introduce a modern design in an otherwise traditional building. The applicant has provided street view renderings for the Boards consideration.*
- g) *Section IV-4 (b)(1) of the Architectural Design Standards state that wings may not be larger or taller than the main body of the structure, but they may be the same height. Reduce overall height of the proposed wing to match or be lower than the main body along N. Oviatt Street.*
- h) *Question if a railing would be required at proposed window well on west elevation.*

Attachments: [130 N Oviatt Street - AHBR Informal Packet](#)

B. [AHBR 8494](#) 22 Essex Rd (Informal)

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

Submitted by Nate Bailey, Hara Architects

- a) *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 gambrel and gable roofs.*
- b) *Question clipped roof on west elevation.*
- c) *Section IV-4(e)(2) of the Architectural Design Standards state that wings usually have simple composition that is dependent on the main body.*
- d) *Section IV-4(f)(3) of the Architectural Design Standards state 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.*
- e) *Suggest raising the height of the brick wall material on proposed north, east, and west elevations.*
- f) *Question if horizontal siding is proposed on front elevation to match the rest of the house.*

Attachments: [22 Essex Dr - AHBR Informal](#)

C. [AHBR 8493](#) 159 Hudson Street (Informal)

New House (Demolition and Single-Family Dwelling)

Submitted by Brendan Boatwright, McAlpine House

- a) *Staff notes the proposal would demolish the existing 1936 house and 1980s detached garage to construct a new home. While the home is 90 years old, it is not within the historic district or designated as a historic landmark.*
- b) *Staff notes the following conflicts with the Land Development Code:*
 - a. *Revise site plan to remove front yard parking area. Front yard parking is prohibited within the Land Development Code*
 - b. *Revise site plan to comply with Land Development Code front yard setback regulations. The Land Development code states that the minimum setback for residential uses is fifty feet, provided that averaging shall be required for residential uses. Except for new residential development on lots fronting arterial roads, the front setback shall not differ by more than ten percent from the average of the front yard setbacks existing on the two properties immediately adjoining the subject property, unless approved by the Architectural and Historic Board of Review. Staff notes the proposed setback differs by more than ten percent from the average front yard setbacks of the existing adjoining properties.*
 - c. *Revise site plan to comply with Land Development Code building siting and orientation standards. The Land Development Code states that the front wall of the principal structure shall be parallel to the street or perpendicular to a radius of the curve of the street extended through the approximate center of the main mass, if the street is curved. Staff notes the site plan depicts the proposed house oriented to the property line, not street.*
- c) *Section I-2 (b) of the Architectural Design Standards state that new buildings and alterations shall respect the existing context and framework. Question the overall compatibility with the existing architectural framework of Hudson Street.*
- d) *Section IV-4 (b) of the Architectural Design Standards states that the main body must be the largest visible mass. Revise elevations and overall design to better meet this requirement.*
- e) *Section IV-4 (b) 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 eastern wing sits forward of the main mass.*
- f) *Section IV-4 (h)(1) of the Architectural Design Standards states that an additional wing may be added to any mass of the building. This wing must be attached at the rear or side of the building and may not extend forward of the main body. Staff notes a substantial conflict with this requirements as the elevations depict a garage wing considerably forward of the main body. Revise elevations to meet this requirement.*

- g) *Section IV-4 (g)(2) of the Architectural Design Standards states that projections which extend out from the mass to which they are attached more than five feet will be treated as wings, except for open porches, and single story additions off the rear of multi-story dwellings. Staff notes the western projection extends 15 ft. Reduce projection to meet this requirement.*
- h) *Section IV-4 (e)(2) of the Architectural Design Standards states that wings usually have simple composition that is dependent on the main body. Revise design to meet this requirement*

Attachments: [159 Hudson St - AHBR Informal Packet](#)

- D. [AHBR 25-1375 Findings of Fact](#) **Architectural and Historic Board of Review Findings of Fact for case #25-1375, for the property at 7542 Darrow Road.**

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

- E. [AHBR 1.28.2026](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: January 28, 2026.**

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.