



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 25, 2026

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 25-1510](#) **50 W Streetsboro Street**
Sign (Wall Sign)
Submitted by Dr. Shweta Arora
a) *Staff recommends approval as submitted.*
Attachments: [50 W Streetsboro Street - AHBR Packet](#)

V. Old Business

- A. [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 March 11, 2026, meeting to give them additional time to address the Boards comments in their design.*
Attachments: [88 N Main St - AHBR Packet \(1\)](#)

VI. New Business**A. [AHBR 26-98](#) 201 N. Main Street (Historic District)**

Demolition, Alteration and Re-build

Submitted by Elizabeth Swearingen, Peninsula Architects

- a) *Staff notes this project received AHBR approval at the October 25, 2023, AHBR meeting.*
- b) *The AHBR approved the project with the following conditions, staff notes these have been updated in the most recent set of drawings:*
 - a. *Recommendations two through six of the historical consultant's report*
 - b. *That the PVC shutters be changed to wood*
 - c. *That Pella Traditional Reserve series windows with simulated divided lite be used*
- c) *Staff notes the previous approval has expired and the applicant is seeking re-approval for the proposed project.*

Attachments: [201 N Main Street - AHBR Packet 2.25.26](#)

[201 N. Main St - Historic Preservation Consultant Report](#)

B. [AHBR 25-1022](#) 41 E Main Street (Historic District)

Commercial Addition (Office and Storage Space)

Submitted by Elizabeth Swearingen, Peninsula Architects

- a) *Staff notes this proposal received informal AHBR comments at the April 9, 2025, meeting and Planning Commission approval on January 12, 2026.*
- b) *Section IV-4(f)(3) of the Architectural Design Standards state "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." Suggest removing the gable brackets to the north and south and gable ends to the east and west.*
- c) *Staff notes horizontal siding is proposed for the wing addition, while the main mass has brick. However, Section IV-4 (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.*
- 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. Staff notes a brick foundation is proposed.*
- e) *Remove references to "or approved equal" where materials are documented on the elevations.*
- f) *Verify the proposed exterior door materials for the overhead and man door.*

Attachments: [41 E Main Street - AHBR Packet](#)

VII. Other Business

A. [AHBR 8424](#) 1957 Norton Rd (Informal)

New House (Single Family Dwelling)

Submitted by Matthew Neff

- a) *Section I-2(b) of the Architectural Design Standards state that new buildings and alterations shall respect the existing context and framework. Staff notes the overall design is not compatible with the existing architectural framework of this area. Suggest incorporating gable roofs, a more prominent and central front entryway, and window and door trim to be more compatible.*
- b) *Question if the house design could be rotated to provide a greater setback to the western property line and reduce impacts to wetlands and wetland setbacks.*
- c) *The Land Development Code requires the front setback to be within the average of the two adjacent properties and not differ by more than ten percent from the front yard setbacks of the two properties immediately adjacent to the subject property, unless approved by the AHBR. Staff notes the proposed house would have a front setback of 180 ft. The property to the west has a front yard setback of approximately 300 ft. The property to the east has a front yard setback of 840 ft; however, this is a flag lot with only 60 ft of frontage. The next home to the east has a setback of 35 ft.*
- d) *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 wing is in line with the main mass. Revise the massing to meet this requirement.*
- e) *Section III-1(g)(8) of the Architectural Design Standards state “large expanses of blank wall are to be avoided”. Fenestration placement should be at a minimum of approximately every 12 ft.” Incorporate additional fenestration placement to meet this requirement.*
- f) *Section IV-4(c) of the Architectural Design Standards state “all roofs in all the wings must be of the same shape as the main body”. Staff notes that a flat roof is proposed for the garage wing while the main house has a shed roof.*
- g) *Section IV-4(b)(2) of the Architectural Design Standards state “the building shall have a typical window used for most windows. Revise the overall window designs to meet this requirement.*
- h) *Verify exposed foundation material.*

Attachments: [1957 Norton Rd - AHBR Packet](#)

- B.** [AHBR 26-69](#) **11 S Main Street (Gazebo Green - Historic District)**
 Alterations (Downtown Gazebo)
 Submitted by City of Hudson
- a) *The proposal for the Gazebo renovations have been updated in response to both the AHBR comments made at the February 11, 2026 meeting and to community- wide feedback.*
 - b) *The revised scope of work would include the following; in-kind repair of the existing structure, landscaping, drainage improvements, concrete plaza (with alternate permeable concrete), and an ADA accessible lift at the southeast corner of the structure.*
 - c) *City Council has requested AHBR feedback on the revised proposal.*
 - d) *Staff notes the proposed ADA lift would require AHBR approval. At this time, Council is only requesting feedback from the AHBR. Staff anticipates a formal AHBR review of the ADA lift would follow, which would include to-scale elevations.*
 - e) *Staff has provided three lift products for AHBR comment; Liftup Flexstep, Liftup EasyLift, and the Hercules Vertical Platform.*

Attachments: [Gazebo Updated Site Plan](#)
 [City of Hudson Gazebo - Updated Rendering](#)
 [Lift Options](#)
 [Gazebo Photos](#)

- C.** [AHBR 25-361](#) **Architectural and Historic Board of Review Findings of Fact for case #25-361, Findings of Fact**
 for the property located at 33 E. Streetsboro Street, Hudson, OH 44236

Attachments: [AHBR Decision - 33 E. Streetsboro Street](#)

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

Attachments: [January 28, 2026 AHBR Meeting Minutes - Draft](#)

- E.** [AHBR 2.11.2026](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: February 11, 2026.**

Attachments: [February 11, 2026 AHBR Meeting Minutes - Draft](#)

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.