



# 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, September 24, 2025

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

- A. [AHBR 25-1173](#) **190 W Streetsboro St**  
Sign (Ground Sign)  
Submitted by Splott Graphics  
*a) Staff recommends approval as submitted.*  
Attachments: [190 W Streetsboro St - AHBR Packet final](#)

### V. Old Business

- A. [AHBR 25-1021](#) **176 Elm St (Historic District)**  
Alterations (Siding, Window Trim & Shutters)  
Submitted by Reuben Yoder  
*Staff notes a site visit was held on September 3, 2025.*  
*The AHBR requested the review of the Architectural consultant to visit the site, consider if the home is contributing to the Historic District and whether or not the proposed siding materials are appropriate. The consultant's report and recommendation is attached for the Board's consideration.*  
Attachments: [176 Elm St - AHBR Packet](#)  
[176 Elm St - Consultant Report](#)  
Legislative History

8/27/25 Architectural & Historic Board continued  
of Review  
9/10/25 Architectural & Historic Board continued  
of Review

## VI. New Business

- A. [AHBR 25-1194](#) **72 N Main Street (Historic District)**  
Commercial Sign (Hanging Sign)  
Submitted by Marie Cipolletta, Signarama  
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 and design 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: [72 N Main St - AHBR Packet](#)
- B. [AHBR 25-1195](#) **98 N Main St (Historic District)**  
Sign (Wall & Hanging Sign)  
Submitted by Melanie Brunty  
a) *Revise submitted elevations to verify proposed materials, dimensions, and finish would match the existing signage.*  
Attachments: [98 N Main St - AHBR Packet](#)
- C. [AHBR 25-930](#) **38 Church St (Historic District)**  
Fence (6-foot privacy)  
Submitted by Jeff Becka, R&T Fence Inc  
*Question if the proposed fence would abut any existing fences.*  
Attachments: [38 Church St - AHBR Packet](#)  
Legislative History
- 9/10/25 Architectural & Historic Board continued  
of Review
- D. [AHBR 25-1193](#) **130 Elm St**  
Alteration (Roof Replacement)  
Submitted by Bill Buehl, A&B Roofing  
a) *Verify the existing roof material and if there are any differences in proposed material.*  
b) *Question how materials would blend with the existing roof shingles.*  
Attachments: [130 Elm Street - AHBR Packet](#)

E. [AHBR](#)  
[25-1196](#)

**31 Church Street (Historic District)**

Alteration (Window Replacements)

Submitted by Pavlo Puts

- a) *The Secretary of the Interior's Standards for Rehabilitation 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. Provide documentation verifying the need for replacement.*
- b) *Staff notes Pella Lifestyle windows are proposed, as well as composite doors. Revise the proposed door to wood and question the Pella Lifestyle as a replacement for historic wood windows. Staff notes the Pella Architectural Series is typically preferred as a replacement.*

Attachments: [31 Church Street - AHBR Packet](#)

F. [AHBR](#)  
[25-1093](#)

**358 Oldham Way**

Addition (3 Seasons Room)

Submitted by Dylan Hart, Portage Timberworks

- a) *Section IV-4 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. Revise elevations to depict full foundation to match the existing home.*
- b) *Submit product spec sheets of all proposed external materials.*

Attachments: [358 Oldham Way - AHBR Packet](#)

**G. [AHBR 25-611](#) 85 Division Street (Historic District)**

Addition (Bedroom)

Submitted by Johnathan Flemming

- a) *Question age of the existing rear wing addition.*
- b) *Question if the gables and window trim are accurately depicted in the submitted elevations.*
- c) *The National Park Service Preservation Brief for additions states new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old. Question impact of proposed addition on the historic mass and the removal of historic materials. Suggest inseting the addition or creating a clearer transition point to create a visible break between masses.*
- d) *The National Park Service Preservation Brief for additions states new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Question the removal of a portion of the rear roofline and facade to accommodate the proposed addition.*
- e) *Question how siding would be blended on the east elevation.*
- f) *Submit spec sheets of all proposed exterior materials.*

**Attachments:**    [85 Division St - Updated plans](#)**VII. Other Business**[AHBR  
9.10.2025](#)**Minutes of Previous Architectural & Historic Board of Review Meeting:  
September 10, 2025.****Attachments:**    [September 10, 2025 - AHBR Meeting Mintues 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.*