



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Amy Manko
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, July 9, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [AHBR 25-751](#) 6782 Pheasants Ridge**
Addition (Covered Deck)
Submitted by Kevin Custer, KC Design Solutions
a) Staff recommends approval as submitted.
Attachments: [6782 Pheasants Ridge - AHBR Packet](#)

V. Old Business

A. [AHBR 25-131](#) 549 W Streetsboro St**Revision**

New House (Single-Family Dwelling)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Staff notes the proposal was approved at the May 14, 2025 AHBR meeting*
- b) *The applicant is requesting changes to the design. The previous design depicted the garage attached with a second story connector. The revised design would remove the connector and attach the garage to the house at the rear corner.*
- c) *Section III-1(a)(4) of the Architectural Design Standards states Attached garages shall not face the street except for new development with a front yard depth of 130 feet or more. Staff notes the proposed house would have a setback of 250 feet.*
- d) *Staff acknowledges the AHBR previously approved the front projection based on the significant setback and screening. Per previous staff comment, revise the site plan to include the limits of disturbance and locate them adjacent to the altered grade lines to preserve trees.*

Attachments: [Final Packet for AHBR](#)

[AHBR 25-709](#) 200 Laurel Lake Drive (Villa 23)

Addition

Submitted by Donna Anderson

- a) *Staff notes the application was continued from the June 25, 2025 AHBR meeting.*
- b) *The AHBR requested the applicant redesign the right elevation to depict a transition at the clipped roof.*
- c) *Staff notes the applicant has introduced a column design. Suggest a trim piece matching the width of the corner boards in lieu of the column as columns are not present on this or other buildings.*

Attachments: [200 Laurel Lake Dr -Packet for AHBR 7.9.25](#)
[200 Laurel Lake Dr - Villa 23 - AHBR Packet 6.25.25](#)

VI. New Business**A. [AHBR 25-725](#) 116 W Streetsboro St**

Sign (Building)

Submitted by Amy Noble, Ellet Sign Company

- a) *Staff notes there is an approved sign plan for this building. The sign plan requires signs to utilize individual block style letters with no panel. Revise the proposed sign design to align with the sign plan and other existing signs.*
- b) *Staff notes the awning has been installed and is a fabric-like material.*

Attachments: [116 W Streetsboro St - AHBR Packet](#)

B. [AHBR 25-705](#) 138 N. Main Street (Historic District)

Sign (Commercial Wall Sign)

Submitted by Charlene Mancino, The Agency

- a) *Staff notes the tenant would be located on the second floor. The sign would be located at the stairwell access.*
- 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 signs would have a matte finish.*
- c) *Section V-1(b) of the Architectural Design Standards state storefronts with common architectural elements should have signs that share continuity of design so that the placement and design of individual signs contribute to the cohesive appearance created by the common architectural element. Suggest a border should be integrated into the design to better align with sign on N. Main Street.*
- d) *Question if the signs would have routed logos and/or text.*
- e) *Submit specifications for the rear entrance sign.*

Attachments: [138 N Main St - AHBR Packet](#)

C. [AHBR 25-723](#) 5 E Main Street (Historic District)

Sign (Building, Tenant)

Submitted by Jeff Clark, Easy Sign Group

- a) *Staff notes the building currently has an approved sign plan requiring signs to incorporate a white background with black lettering and a sign band to be consistent for all tenants. As this tenant would be the only tenant to have building signs at this time, suggest revising the sign plan to require a blue background, routed white letters, and gold leaf border. The sign plan can be modified at request of the building owner and approval of the AHBR.*

Attachments: [5 E Main Street - AHBR Packet](#)

D. [AHBR 25-714](#) 7511 N Marblehead Rd

Accessory Structure (Pool House)

Submitted by Nicole Dumont

- a) *Submit current photos.*
- b) *Remove note on sheet A101 for “bedroom” where the proposed island would be located.*
- c) *Question if shutters are proposed. Staff notes the renderings depict shutters but they are not shown on the elevations.*
- d) *Section III-(d)(2) states Enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Suggest the proposed windows match the 6 over 6 window pattern of the main house.*
- e) *Section III-1(d)(5) of the Architectural Design Standards state 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. Suggest additional fenestration be added to the rear elevation to better meet this requirement.*

Attachments: [7511 N Marblehead Rd- AHBR Packet](#)**E. [AHBR 25-758](#) 226 Brentwood Dr**

Addition/Exterior Alteration (Front and Side Porch Rebuild, Rear Wing Rebuild)

Submitted by Diana Guiney

- a) *Question if Summit County Building Codes Require a railing along the side porch.*
- b) *Question if trim is accurately depicted on rear elevation (Sheet A2.2).*

Attachments: [25-758 226 Brentwood Dr - AHBR Packet](#)**F. [AHBR 25-789](#) 7490 Andover Way**

Addition (Mother-in-law suite)

Submitted by Thomas Germano

- a) *Revise elevations to note proposed materials for siding, roof, and foundation.*
- b) *Question if window trim is accurately depicted and if the proposed window trim would match the existing house.*
- c) *Verify the grade line is accurately depicted.*
- d) *Section IV-4(e)(4) states the building shall have a typical window used for most windows. Revise the proposed window design to a 6 over 6 grid pattern to match the existing house.*

Attachments: [7490 Andover Way - AHBR Packet](#)**VII. Other Business****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.