



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, November 12, 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
25-1409](#) **198 Aurora St (Historic District)**
Alteration (Roof Replacement)
Submitted by Michael Penn
a) *Staff recommends approval as submitted.*
Attachments: [198 Aurora Street - AHBR Packet](#)

V. Old Business

A. [AHBR
25-1083](#)**2608 Brunswick Ln**

Accessory Structure (Detached Garage)

Submitted by Dennis Reminder

- a) *Staff notes this application was tabled at the October 29, 2025, AHBR meeting.*
- b) *The applicant has submitted revised elevations for the Board to review. Staff notes the proposed metal siding material has been revised and siding added to match the existing house. Additionally, windows have been added to the rear elevation to meet fenestration requirements.*
- c) *Verify proposed foundational material and if it would match the existing house.*

Attachments: [2608 Brunswick Dr - AHBR Packet 11.12.25](#)
 [2608 Brunswick Dr - AHBR Packet](#)

Legislative History

10/29/25 Architectural & Historic Board continued
 of Review

B. [AHBR
25-1342](#)**49 Owen Brown Street (Historic District)**

Addition (Second Story)

Submitted by WC Gotts

- a) *Staff notes that the AHBR reviewed this proposal at the October 29, 2025, AHBR meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.*
- b) *A site visit occurred on November 4, 2025.*
- c) *The consultant report is attached for the Board's consideration.*

Attachments: [49 Owen Brown St - AHBR Packet 11.12.25](#)
 [49 Owen Brown Street - Consultant Report](#)
 [49 Owen Brown St - AHBR Packet](#)
 [Preservation Brief #14](#)

Legislative History

10/29/25 Architectural & Historic Board continued
 of Review

- C. [AHBR](#) **78 Aurora Street (Historic District)**
[2025-474](#) Addition (Kitchen, Laundry Room, Elevator, & Garage)
Submitted by Rebecca Pantuso, Pantuso Architecture
- a) *Staff notes that the AHBR reviewed this proposal at the October 8, 2025, meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.*
 - b) *A site visit occurred on October 21, 2025.*
 - c) *The consultant report is attached for the Board's consideration.*

Attachments: [78 Aurora St - AHBR Packet 10.8.2025](#)
[78 Aurora Street - Consultant Report](#)
[Previous approval - 5.28.25 meeting](#)
[Consultant Report from 5.28.25 meeting](#)
[Preservation Brief 14 - Additions](#)

Legislative History

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

VI. New Business

- A. [AHBR](#) **34 Ravenna St, Unit 2**
[25-1353](#) Sign (Wall Sign)
Submitted by Eric Kuczek
- a) *Section V-2 (b) of the Architectural Design Standards state the sign and associated lighting fixtures should complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building façade. If the building design does not clearly identify the appropriate placement for a sign panel, then individual letters are encouraged unless there is a clear location for adding panels, such as establishing one or more repetitive, common architectural features in order to create a repetitive sequence.*
 - b) *Question the proposed location of the sign on the building. Staff notes sign panels have been approved for this building in the past; however, one has not been placed in this specific location.*

Attachments: [34 Ravenna St - AHBR Packet](#)

E. [AHBR
25-1403](#)**6662 Regal Woods Dr**

Addition (Rear Porch)

Submitted by Scott Dohner, Dohner Landscaping

a) Section III-1 (g)(5) of the Architectural Design Standards state that if the deck height to grade is greater than 18" skirting or a landscape plan should be incorporated. Revise elevations to depict skirting or landscape detail for the new proposed deck.

Attachments: [6662 Regal Woods Dr - AHBR Packet](#)

F. [AHBR
25-1373](#)**5210 Preserve Ln**

New House (Single-Family Dwelling)

Submitted by LDA Builders, Inc.

- a) Verify grade line is accurately depicted on the submitted elevations.*
- b) Question proposed siding material depicted on the front elevation within the recessed porch.*
- c) Section IV-3 (e)(4) of the Architectural Design Standards states the building shall have a typical window used for most windows. Revise the window design to depict a more consistent typical window and grid pattern.*
- d) Revise elevations to consistently depict gable returns*
- e) Section IV-4 (d)(3) of the Architectural Design Standards state that the materials used in any mass must be applied consistently on that mass on all sides of the structure. Revise elevations to depict consistent wall material around the proposed wing.*
- f) Section IV-4 (d)(3) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Suggest revising the stone veneer in the front gable to vertical siding to meet this requirement.*
- g) Question the proposed projection siding on the right-side elevation adjacent to the proposed garage doors.*
- h) Section IV-4 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 revising the right-side elevation to incorporate additional architectural detail to be applied in the proposed 2nd story gable to better meet this requirement.*
- i) Section IV-4 (f) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Staff notes awnings are only applied to the front elevation.*
- j) Spec sheets for all exterior materials.*

Attachments: [5210 Preserve Ln -AHBR Packet](#)

VII. Other Business

[AHBR](#)
[10.8.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
October 8, 2025**

Attachments: [October 8, 2025 AHBR Meeting Minutes - Draft](#)

[AHBR](#)
[10.29.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
October 29, 2025**

Attachments: [October 29, 2025 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.