



# 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, January 28, 2026

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](#)     **229 N Hayden Pkwy**  
          [25-1471](#)   Addition (3 Seasons Room)  
                  Submitted by Nick Boka, Anthony Slabaugh Remodeling & Design  
                  a) *Staff recommends approval as submitted.*  
                  Attachments:   [229 N Hayden Pkwy - AHBR Packet](#)

**V. Old Business**

**B.**     [AHBR  
25-1375](#)**7542 Darrow Rd**

Sign (Ground Sign)

Submitted by Scott Kuebler

- a) *Staff notes the proposed sign face would replace an existing sign face. The existing posts would remain.*
- b) *The applicant states the sign is aluminum construction with vinyl covering.*
- c) *Section V-5 of the Architectural Design Standards state “signs shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign”. Suggest a border be applied to the sign to conceal the metal screws.*
- d) *Section V-5(c) of the architectural design standards state “signs should have a matte finish, not have a glossy or reflective finish.” Staff notes a glossy finish.*
- e) *Section V-4 (c)(3)(i) of the Architectural Design Standards states that generally 10 items or less of information per sign are a typical amount of information the average person can comprehend while driving. This is based upon the principle that the more readable the type face and the better the contrast between the letter and the background, the more readable and comprehensible the sign. Question if proposed sign text could be reduced to better meet this requirement.*

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

**C.**     [AHBR 26-1](#)**516 W Streetsboro Street**

Sign (Ground and Building) Deeper Life Bible Church

Submitted by William Geschke, A Sign Above

- a) *Staff notes the application was continued from the January 14, 2026 AHBR meeting*
- b) *The AHBR requested the applicant resize the wall sign to be centered in the gable on not overlap any trim/architectural details*
- c) *The AHBR requested the ground sign to be redesigned to so the sign face is placed on the solid base*
- d) *Staff notes the applicant has revised both of these designs for the Board’s consideration*
- e) *Question the design could be modified to conceal the gap between the sign panels of the monument sign.*
- f) *Section V-4 (c)(3)(i) of the Architectural Design Standards states that generally 10 items or less of information per sign are a typical amount of information the average person can comprehend while driving. This is based on the principle that the more readable the type face and the better the contrast between the letter and the background, the more readable and comprehensible the sign. Suggest the sign text be reduced to better meet this requirement.*

Attachments:     [516 Streetsboro St - AHBR Packet](#)

**D.**     [AHBR  
25-1343  
\(1.28.26  
meeting\)](#)

**95 Maple Drive (Historic District)**

Alterations (Window, Door Replacement, and Rear Deck)

Submitted by Juliann Nathanson

- a) *Staff notes the AHBR reviewed this application at the December 10, 2025, AHBR meeting. The AHBR continued the application and requested the applicant clearly document the proposed changes to the building.*
- b) *Staff notes work was performed without a Zoning Certificate/Certificate of Appropriateness; including the replacement of doors and windows.*
- c) *Staff notes the applicant has provided revised elevations and documentation; however, the documentation does not verify the material of the existing windows and doors prior to replacement. The pictures depict doors obscured by storm doors and low resolution interior photos. The applicant is proposing a mix of metal doors, vinyl windows, and vinyl clad wood windows.*
- d) *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.” As the applicant has not verified the pre-existing materials prior to removal and replacement, the AHBR can only assume they were historic materials. Therefore, historically appropriate replacements would be required. This includes wood or aluminum clad wood windows and wood or aluminum clad wood doors.*
- e) *The Secretary of Interior Standards state “the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The applicant has not verified historic materials were not removed.”*
- f) *The Secretary of the Interior Standards state “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 and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The applicant has not verified the exterior alterations preserved historic materials.”*
- g) *Staff notes replacement windows facing north and west protrude past the siding and do not match existing window profiles.*
- h) *Question if trim is proposed to be replaced on the existing north elevation door, located to the left of the replacement door.*
- i) *Staff notes proposed trim on replacement ganged windows does not match the existing trim dimensions.*

**Attachments:**     [95 Maple Drive - Updated documents 1.21.2026](#)  
[95 Maple Sr - AHBR Packet from 12.10.25](#)

**VI. New Business****E. [AHBR 25-1478](#)****88 N Main Street (Historic District)**

Alterations (Hanging sign &amp; 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](#)**F. [AHBR 26-6](#)****7545 Darrow Rd**

Fence (Chain Link) - Hudson Montessori School

Submitted by Devan Yanc

- a) *Section III-1(f) of the Architectural Design Standards state that except in District 8, only the following fence materials shall be allowed: wood (or vinyl closely resembling wood), wrought iron (or aluminum closely resembling wrought iron), stone, or brick. All other fence materials, including chain link and vinyl-clad chain link, are prohibited. Based on such, staff notes the proposed vinyl-clad chain link is not a permitted material.*
- b) *Staff notes a substantial amount of chain link fencing is proposed (approximately 950 ft).*
- c) *Staff notes the southern and northern property lines are adjacent to residential homes.*

**Attachments:** [7545 Darrow Rd - AHBR Packet](#)

**G.**     [AHBR](#)  
[25-1500](#)**226 Brentwood Dr**

Alterations (Front Porch, Siding, Windows)

Submitted by Diana Guiney

- a) *Staff notes previously approved plans include a rear sunroom rebuild, front stoop rebuild, and side porch modifications.*
- b) *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 a hip roof is proposed for the front entryway while the house has a gable roof.*
- c) *Section IV-4(f)(2) states details in a wing must be consistently applied throughout the sides of that wing. Question the proposed mitered corner at the first floor office wing when the rest of the home would have cornerboards.*
- d) *Revise the proposed rear elevation to note removal of the second floor window.*

**Attachments:**     [226 Brentwood Dr - AHBR Packet](#)  
[Previously Approved Plans](#)

**H.**     [AHBR](#)  
[25-1492](#)**6335 Elmcrest Dr**

Addition (Living Room, Office, Bathroom, &amp; Bedrooms)

Submitted by Justin Englert, Tim Englert Construction

- a) *Staff notes the proposed project received BZBA approval at the January 15, 2026, BZBA meeting.*
- b) *Verify grade line is accurately depicted on submitted elevations.*
- c) *Section IV-4 (b) of the Architectural Design Standards state that the main body must be the largest visible mass and the wing must be subordinate. Staff notes that wing additions are typically subordinate in size and height to the main mass of the home. Suggest further studying to reduce the proposed height to meet this requirement.*
- d) *Staff notes the roof masses on the existing home are primarily a 4:12 pitch. Question if the two proposed front elevation reverse gables could be revised to a 4:12 pitch.*
- e) *Suggest a first floor bump out projection along the side of the addition to further break up the mass.*
- f) *Question if a one story front porch was considered.*
- g) *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.*
- h) *Section IV-4 (e)(6) of the Architectural Design Standards state that windows not on the public faces of a building may be arranged more informally and may vary in size, but not style. Revise windows on rear elevation to depict a more typical window style.*

**Attachments:**     [6335 Elmcrest Dr - AHBR Packet](#)

**I.**     [AHBR  
25-1497](#)**241 Ravenna Street**

New House (Single-Family Dwelling)

Submitted by John Emig

- a) *Section IV-2 (c)(1) of the Architectural Design Standards state that single roof planes covering over 1,000 square feet must be broken up by dormers, cross-ridges, minor roofs, chimneys or similar features. Revise submitted elevations to better meet this requirement.*
- b) *Section IV-2 (d)(2) of the Architectural Design Standards state that the materials used in the main body must be applied consistently on that mass on all sides of the structure. Staff notes the applicant is proposing board and batten siding that would not be applied around the entire mass. Revise to depict one consistent wall material.*
- c) *Question the proposed grade height of the home in relation to the adjacent homes.*
- d) *Section IV-2 (f)(1) of the Architectural Design Standards state that details in the main body must be consistently applied throughout all sides of the main body. Revise elevations to depict consistently applied grid patterns. Additionally, revise elevations to depict a consistent foundational height around the main mass.*
- e) *Section IV-2 (f)(2) of the Architectural Design Standards state that exposed foundation walls may not be constructed of unparged concrete block or concrete. Verify proposed foundational material.*
- f) *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 maximum of approximately every 12 feet. Incorporate additional fenestration on the left and right side elevations to meet this requirement.*
- g) *Staff notes the Land Development Code requires averaging of the front yard setbacks. The proposed house would be appropriately set back in relation to the two adjacent homes.*
- h) *Question if the front door is accurately depicted.*

**Attachments:**     [241 Ravenna St - AHBR Packet](#)

**VII.    Other Business**



**J. [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 gabled roofs, a more prominent and central front entryway, and window and door trim to be more compatible.*
- b) *Staff is still studying determinations of lot lines based on the proposed orientation (rear yard vs. side yard, etc), which appear to not align with the definitions and intent.*
- c) *Question if the house design could be rotated 90 degrees with a front entry garage and the driveway along the west side of the property to significantly reduce impacts to wetlands and wetland setbacks.*
- d) *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 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. If one or more of the adjoining properties is vacant, the front yard setback shall be fifty feet. The proposed house would have a front yard setback of 180 ft. Staff notes the property to the west has a front yard setback of approximately 300 ft. The property to the east has front yard setback of 840 ft; however, this is a flag lot with only 60 ft of street frontage. The next home has an approximate 35 ft setback.*
- e) *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.*
- f) *Section III-1 (g)(8) of the Architectural Design Standards states "large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet." incorporate additional fenestration to meet this requirement.*
- g) *Section IV-4 (c) of the Architectural Design Standards states 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 that a flat roof is proposed for the garage wing while the main house has a shed roof.*
- h) *Section IV-4 (b)(2) of the Architectural Design Standards states the building shall have a typical window used for most windows. Staff notes a mix of different window types and sizes. Revise the overall window design to meet this requirement.*
- i) *Section IV-4 (f)(4) of the Architectural Design Standards states Exposed foundation walls may not be constructed of unparged concrete block or concrete. Verify proposed foundational material.*



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

- K. [AHBR](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
[1.14.2026](#) January 14, 2026.

Attachments: [January 14, 2026 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.*