



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 23, 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 25-802](#) 90 Aurora Street (Historic District)**
Roof (Shingle & EPDM Replacement)
Submitted by Bill Buehl, A & B Roofing
a) Staff recommends approval as submitted.
Attachments: [90 Aurora St - AHBR Packet](#)
- B. [AHBR 25-861](#) 1991 Hines Hill Rd**
Accessory Structure (Detached Garage)
Submitted by Daniel Marshall
a) Staff recommends approval as submitted.
Attachments: [1991 Hines Hill Rd - AHBR Packet](#)
- C. [AHBR 25-774](#) 2113 Ravenna St (Gloria Dei Lutheran Church)**
Accessory Structure (Commercial Pavilion)
Submitted by Robert Jensik
a) Staff recommends approval as submitted.
Attachments: [2113 Ravenna St - AHBR Packet](#)

V. Old Business

VI. New Business**A. [AHBR 25-684](#) 2712 Hudson Aurora Rd**

Alterations (Window Replacement)

Submitted by Scott Doughman

a) Section IV-4(e)(4) of the Architectural Designs Standards state the building shall have a typical window used for most windows. Staff notes the existing house predominately has double hung windows. The proposal would replace many with picture windows, creating inconsistency.

Attachments: [2712 Hudson Aurora Rd - AHBR Packet](#)

B. [AHBR 2025-252](#)**5876 Darrow Rd**

Sign (Ground Sign)

Submitted by Dave Soulsby

a) Section V-5(d) of the Design Standards state visible frames and supports should be minimized so as not to detract from the sign. Question if the proposed aluminum frame would extend along the sides of the brick base.

b) Section V-5(c)(3) of the Design Standards state signs should have a matte finish. Question the drawing note that states "mill finish".

Attachments: [5876 Darrow Rd - AHBR Packet](#)

C. [AHBR 25-762](#) 35 S Oviatt St

Sign (Ground)

Submitted by William Geschke

a) Section V-3(d)(3)(F) of the Design Standards state that ground signs shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots. Neither the landscaping nor the ground sign shall obstruct the view of vehicles entering or exiting the property. Submit a landscape plan for the proposed ground sign.

b) Question if any ground illumination is proposed.

c) Section V-3(b)(1) of the Design Standards state that ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building. Question how the proposed faux brick would relate to the existing building and suggest the use of brick veneer instead. Submit a sample of brick product for review.

Attachments: [35 S Oviatt St - AHBR Packet](#)

D. [AHBR 25-741](#) 136 Sunset Dr

Fence (5ft Wood)

Submitted by Adam Herr

- a) *Section III-1(f) of the 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 metal mesh is not a permitted material.*
- b) *Section III-1(f)(3) of the Design Standards states “fence heights and materials shall be compatible with their site location and surrounding development”. Staff notes an adjacent split rail fence. Suggest removing the wire mesh from the 5ft wooden fence proposal.*
- c) *Submit a photo of an example of a completed project using this fence design to better orient staff and the board.*

Attachments: [136 Sunset Drive - AHBR Packet](#)**E. [AHBR 25-717](#) 750 W Streetsboro St**

Accessory Structure (Outdoor Restroom Facility)

Submitted by Eric Dalpiaz, SoL Harris/Day Architecture.

- a) *Section III-1(g)(8) states “Large expanses of blank wall are to be avoided. Fenestration placement should be at a maximum of approximately every 12 feet.” Staff notes the north and south elevations would have a wall expanse of approximately 18 feet without fenestration.*

Attachments: [750 W Streetsboro St - 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.