



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, August 27, 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](#) **134 N Main St (Historic District)**
 [25-1045](#) Sign (Hanging Sign)
 Submitted by Jeff Clark, Easy Sign Group
 a) *Staff recommends approval as submitted.*
 Attachments: [134 N Main St - AHBR Packet](#)
- B.** [AHBR](#) **85 S Main St**
 [25-1007](#) Sign (Wall)
 Submitted by Nye Wealth Management
 a) *Staff recommends approval as submitted.*
 Attachments: [85 S Main St - AHBR Packet](#)
- C.** [AHBR](#) **7511 Lascala Dr**
 [25-1040](#) Sign (Ground Sign)
 Submitted by Brian Becker, Becker Signs
 a) *Staff recommends approval as submitted.*
 Attachments: [7511 Lascala Dr - AHBR Packet](#)

- D.** [AHBR](#) **2408 Glen Echo Dr**
 [25-1053](#) Accessory Structure (Pavilion)
 Submitted by Chad Gerbick
 a) *Staff recommends approval as submitted.*
 Attachments: [2408 Glenn Echo Dr - AHBR Packet](#)

V. Old Business

VI. New Business

- A.** [AHBR](#) **220 N Main St (Historic District)**
 [25-1057](#) Sign - Building
 Submitted by Denise Dale
 a) *Submit existing condition photographs.*
 b) *Section V-2(e) states “A sign should be confined within the fascia consistent with signs on adjacent buildings and shall not extend beyond the identified signable area on the building or over the edges of the sign panel.” Verify the sign would not extend beyond the sign panel. Staff notes the rendering depicts the sign extending beyond.*
 c) *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Verify a matte finish.*
 d) *Question if any portions of the sign would be routed/dimensional.*
 e) *Question if any light fixtures are proposed with the sign.*
 Attachments: [220 N Main - AHBR Packet](#)
- B.** [AHBR](#) **7030 Saint Ives Blvd**
 [2024-194](#) Accessory Structure (Detached Garage)
 Submitted by Brennan Szczepanski
 a) *Staff notes that this application was previously approved at the March 13, 2024, AHBR Meeting. Additionally, staff notes that a minor change to the previously approved plans was administratively approved on September 25, 2024.*
 b) *The applicant is proposing to enlarge the previously approved dormer from 12 feet in length to 18 feet in length.*
 c) *Question the overall size and the use of horizontal siding within the proposed dormer.*
 Attachments: [7030 St. Ives Blvd - AHBR Packet](#)
 [7030 Saint Ives Blvd - Previously approved plans](#)

C. [AHBR
25-1055](#)**16 Owen Brown St (Historic District)**

Accessory Structure (Detached Garage)

Submitted by Mark Madar

- a) *Submit signed copy of the site plan.*
- b) *Section III-1(d)(5) of the Architectural Design Standards states “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.” Include additional fenestration on the rear elevation to meet this requirement.*
- c) *Question if proposed siding reveal will match the existing house.*
- d) *Provide product spec sheets for all proposed exterior materials.*

Attachments: [16 Owen Brown St - AHBR Packet](#)**D.** [AHBR 25-552](#) **439 N Main Street**

Accessory Structure (Detached Garage)

Submitted by Greg Chaplin

- a) *Staff notes that this project received BZBA approval for the expansion of a non-conforming structure at the August 21, 2025 meeting.*
- b) *Section III-1(d)(1) of the Architectural Design Standards state that no accessory building may be larger in ground floor footprint or taller than the main body of the building, except for agricultural uses. Question the proposed height of the accessory structure in relation to the existing house.*
- c) *Section III-1(d)(1) of the Architectural Design Standards state that enclosed accessory buildings shall incorporate some elements similar to the main body, for example similar corner boards, window types, or materials. Question the proposed siding material and how it relates to the existing house.*
- d) *Section III-1(d)(5) states “Fenestration placement on the accessory structure shall be proportional to the house.” Recommend additional fenestration along the first floor to meet this requirement.*
- e) *Submit north side garage elevation for review.*
- f) *Submit product spec sheets of all proposed exterior materials.*

Attachments: [439 N Main St - AHBR Packet](#)

E. [AHBR 25-637](#) 2690 Middleton Rd

Alteration (Siding Replacement)

Submitted by Jeshua Arlia

- a) *Section IV - (1)(d)(2) of the Architectural Design Standards state 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 to replace siding on the rear of the home in a different color than the existing home. Staff notes the existing siding is discontinued.*
- b) *Section V-5 of the Architectural Design Standards defines wall materials and states that the walls of a building are all the solid surfaces which are perpendicular to the ground, including areas in roof peaks, but not including expressed structural columns, window and door surrounds, decorative rough timbers, cornice boards, and other details. (28) Materials which are the same but are a different color or texture shall not be considered different materials for the purposes of these Design Standards.*

Attachments: [2690 Middleton Rd - AHBR Packet 8.13.2025](#)

Legislative History

8/13/25 Architectural & Historic Board continued
of Review

**F. [AHBR
25-1021](#)****176 Elm St (Historic District)**

Alterations (Siding, Window Trim & Shutters)

Submitted by Reuben Yoder

- a) *The proposal shall be reviewed per the standards of Section III-2b. Standards for historic properties, all districts.*
- b) *Summit County records indicate the house was constructed circa 1951.*
- c) *Section III-2b(3)(i) of the Architectural Design Standards states: If the repair or replacement of existing non-historic materials is requested, AHBR shall request removal of the non-historic material to expose the historic material so that it may be assessed. The applicable should document if wood siding is present under the existing aluminum.*
- d) *If wood siding is not present under the aluminum the proposed replacement material should incorporate a profile, trim design, and relief at openings and corner boards that is compatible with the district. Additional details are needed to document the proposed installation. The proposed four-inch dutch lap does not appear to be compatible with the wider clapboard style currently present and typical in the district.*
- e) *Staff recommends the Architectural consultant be engaged to visit the site, consider if the home is contributing to the Historic District and whether or not the proposed siding materials are appropriate*

Attachments: [176 Elm St - AHBR Packet](#)

G. [AHBR
25-1042](#)**2160 Bristol Ct**

Alterations (Stone and Siding Replacement)

Submitted by Jeshua Arlia

- a) *Staff notes a stop work order was issued for the alterations work being done on the property, the proposed stone on the front facade is already installed on the garage mass.*
- b) *Section IV-4 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. The proposed alteration would not have materials consistently applied as the stone is proposed to terminate on an outside corner and is not consistent with the existing brick foundation and chimney.*
- c) *Staff notes stone material on only the front facade is not atypical for the surrounding neighborhood . The applicant has submitted examples of surrounding properties for consideration.*

Attachments: [2160 Bristol Ct - AHBR Packet](#)
[Waiver Petition Memo](#)

H. [AHBR 25-791](#) **182 Bersham Dr**

Addition (3 Seasons Room and Covered Deck)

Submitted by Joe Chiera, Impact Landscape

- a) *Indicate if the proposed siding, window, and roofing materials will match the existing house*
- b) *Note the proposed screen room can not be converted into an enclosed space without a foundation to match the main house.*

Attachments: [182 Bersham Dr - AHBR Packet](#)

I. [AHBR
25-1025](#)**2827 Hudson Aurora Rd**

Addition (Mudroom, Laundry Room & Covered Porch)

Submitted by Madelyn Midgley, Peninsula Architects

- a) *Section IV-4(c) of the Architectural Design Standards state that “all roofs in all the wings must be of the same shape as the main body”. Staff notes the addition would utilize a hip roof while the house is primarily gable roofs; however, the existing mass is a flat rubber membrane.*
- b) *Section IV-4(c) of the Architectural Design Standards state that “roofs shall not intersect a wall so as to cause a valley”. Question the proposed second story addition and if it creates a valley.*
- c) *Section IV-4(h)(3) of the Architectural Design Standards states “additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match”. Question the use of horizontal siding on the roof addition.*
- d) *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”. Staff notes the roof additionally utilizes cedar panels that would not be applied consistently around the mass.*

Attachments: [2827 Hudson Aurora Rd - AHBR Packet](#)

J. [AHBR
25-1062](#)**200 Laurel Lake Dr, Villa #2**

Addition (2 Car Garage)

Submitted by Donna Anderson, Laurel Lake Retirement Village

- a) *Staff notes the villa units are oriented to the interior of the site. Several existing units have incorporated two car garage additions.*
- b) *Submit additional and more clear photos of the site that depict the entire structure and configuration of Villas 1 & 2*

Attachments: [200 Laurel Lake Dr Villa 2 - AHBR Packet](#)

K. [AHBR
25-1064](#)**3193 Hudson Aurora Rd**

Addition (Bedrooms and Bathrooms)

Submitted by Mark Zwolinski

- a) *Staff notes a variance was granted in 1991 by the Board of Zoning and Building Appeals for a reduced front yard setback on the property. Staff is reviewing to confirm the previous variance is still applicable to permit the 40 ft front yard minimum setback from Hudson Aurora Rd.*
- b) *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. Question proposed window size and if additional fenestration on the left elevation is needed to meet this requirement.*
- c) *The Architectural Design Standards state that exposed foundations and tie courses shall be of a consistent material on all elevations. Revise elevations to depict a more consistently applied exposed foundation on all elevations. Staff notes the stone veneer is consistently proposed to the forward mass; however is only proposed on the front façade of the garage mass.*
- d) *The forward facing wing is only permitted within the large mass type of Section IV-5 for structure which have a first floor greater than 2,500sf and applicable to the following: This type has a complex massing with several large masses attached to each other. It does not have a dominant (forward) main body, but may have one or more central masses to which other masses are attached. Most of the building is two stories tall. It may have more than one entrance, and several subordinate wings or projections.*

Attachments: [3193 Hudson Aurora Rd - AHBR Packet](#)

L. [AHBR
25-1068](#)**6582 Ebury Cir**

Addition (Covered Porch)

Submitted by Brian Kuck

- a) *Submit a scaled, dimensioned survey of the site and the proposed improvements labeled and depicted.*
- b) *Question the connection between the proposed stone and existing foundation on the rear elevation adjacent to the proposed grill.*
- c) *Question how the proposed stone relates to the existing foundation material.*
- d) *Question the proposed grid pattern on the rear elevation. Suggest incorporation of consistent grid pattern in all windows depicted on the rear elevation. Additionally, staff notes that 2 separate types of doors are proposed. Revise rear elevation to depict consistency.*
- e) *Question heavy appearance of the stone wall and the suspended, overhead hood system with vent pipes. Suggest revising and connecting into a chimney design.*

Attachments: [6582 Ebury Cir - AHBR Packet](#)

M. [AHBR
2025-482](#)

13 N Oviatt St (Historic District)

New Home (Single-Family Dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this project received AHBR approval at the June 25, 2025 meeting.*
- b) *The applicant has revised the previously approved plans, resulting in a reduced building footprint and total square footage for the proposed home.*

Attachments: [13 North Oviatt - Revised Drawings](#)

[13 N Oviatt St - AHBR Packet 6.25.2025](#)

N. [AHBR](#)
[25-1002](#)

6040 Pine Ridge Trl

Single Family Dwelling (New House)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Staff notes Prestige Builder Group has submitted the first two homes from the Cottages at Pine Ridge subdivision.*
- b) *Question if the grade line is accurately depicted on the elevations.*
- c) *Submit product specification sheets for the proposed siding, stone, windows and roof shingles.*
- d) *Section 1205.05(d)(5)(C0(2) states “the front setback shall 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”. Staff notes this home was approved with a 65 ft setback and the adjacent subplot #6 was approved with a 85 ft setback; however the applicant is proposing a 82 ft setback for this lot and an approximate 145 ft setback for subplot #6. This will result in this house being set back significantly from subplot #4. Staff suggests the applicant submit a subdivision plan to the AHBR depicting proposed footprints for all sublots in order to determine appropriate placement.*
- e) *Section III-1(b)(2)(ii) regulates look-a-like requirements for surrounding properties and states “Buildings which are the same type must differ from one another in two of the following: A. wall material, B. architectural style, C. major features such as porches or turrets, D. organization and number of bays, E. wing configuration, or F. roof shape”. Question the design similarities with 6050 Pine Ridge Trail. Suggest a different siding style and masonry style be utilized than 6050 Pine Ridge Trail.*
- f) *Section IV-3(d) states “the walls of the main body must be a dominant material” and “the materials used in any mass must be applied consistently on that mass on all sides of the structure.” Staff notes both horizontal and vertical siding is proposed for the walls of the main body. Revise to depict one consistent siding material.*
- g) *Section IV-3(e)(4) states “the building shall have a typical window used for most windows.” Revise the window design to depict a more consistent typical window.*
- h) *Section IV-3(g) only permits projects to extend a maximum of 5 ft from the main mass, or entrance wall. Staff notes the home office and bedroom #2 projects extend 6 ft.*
- i) *Enlarge windows on the left elevation to meet the intent of the fenestration requirements of Section III-1(g)(8) stating “large expanses of blank wall are to be avoided”.*
- j) *Revise the site plan to verify the driveway would meet the minimum 3 ft setback.*

Attachments: [6040 Pine Ridge - AHBR Packet](#)

O. [AHBR 25-986](#) 6050 Pine Ridge Trl

Single Family Dwelling (New House)

Submitted by Robyn Jones, Prestige Builder Group

- a) *Submit product specification sheets for proposed siding, stone, windows, and shingles.*
- b) *Refer to the previous setback comment for 6040 Pine Ridge Trail, case 25-1002.*
- c) *Section III-1(b)(2)(ii) regulates look-a-like requirements for surrounding properties and states “Buildings which are the same type must differ from one another in two of the following: A. wall material, B. architectural style, C. major features such as porches or turrets, D. organization and number of bays, E. wing configuration, or F. roof shape”. Question the design similarities with 6040 Pine Ridge Trail. Suggest a different siding style and masonry style be utilized than 6040 Pine Ridge Trail.*
- d) *Enlarge the windows on the left elevation to meet the intent of the fenestration requirements of Section III-1(g)(8) stating “large expanses of blank wall are to be avoided”.*
- e) *Section IV-3(g)(2) only allow projections to extend a maximum 5 ft from the main mass. Staff notes the guest bedroom projection extends 13ft and the Planning Area extends 8 ft. Reduce these projections to meet this requirement.*
- f) *Revise the site plan to verify the driveway would meet the minimum 3 ft setback.*

Attachments: [6050 Pine Ridge - 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.