



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, January 14, 2026

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order**
- II. Roll Call**
- III. Election of Officers: Chairman, Vice Chairman, Secretary, & Industrial Design Subcommittee**
- III. Public Comment**
- IV. Consent Applications**
- V. Old Business**

A. [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](#)

Legislative History

10/29/25	Architectural & Historic Board continued of Review
11/12/25	Architectural & Historic Board continued of Review
12/10/25	Architectural & Historic Board continued of Review

VI. New Business

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

Sign (Wall and Ground Sign)

Submitted by William Geschke, A-Sign-Above

- a) *Submit additional detailed elevations depicting proposed ground and wall sign width with dimensions and materials labeled.*
- b) *Section V-2 (b) of the Architectural Design Standards states that 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 facade. Revise elevation to center the sign between the window and gable vent. Verify sign does not overlap any existing trim or other architectural features.*
- c) *Section V-2 (a) of the Architectural Design Standards states that all signs should be reviewed for their impact on the overall building facade. Question overall size and square footage of proposed wall sign in relation to the building facade.*
- d) *Section V-4 (a)(2) of the Architectural Design Standards states that the lettering within a sign panel should not exceed approximately 70 % of the height and length of the sign panel. Revise proposed wall sign to better meet this requirement.*
- e) *Section V-3 (b)(2) of the Architectural Design Standards states that whenever a building is located 30 feet or more from the street, its ground sign should be placed on a solid base. Suggest removing the existing posts and placing the sign on the existing base to meet this requirement.*
- 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 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. Revise overall design of ground sign to better meet this requirement.*
- g) *Section V-5(c)(3) states "Signs should have a matte finish, not have a glossy or reflective finish." Verify a matte finish.*
- h) *Question if any ground illumination is proposed.*
- i) *Question if additional landscaping is proposed.*

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

B. [AHBR
25-1252](#)**191 Elm Street (Historic District)**

Alteration (Door Replacement)

Submitted by Ashley Ressler

a) Question the appropriateness of the proposed door material. Staff notes a metal door is proposed. Metal doors have not been an approved material within the historic district. However, staff notes that the proposed door replacement is located on a non-contributing, detached garage within the Historic District. The garage was constructed in 2003, prior to the property's inclusion in the city's Historic District.

Attachments: [191 Elm Street - AHBR Packet](#)

Legislative History

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

C. [AHBR
25-1430](#)**6290 Stone Road**

Accessory Structure (Detached Garage)

Submitted by Randy Bright

- a) Revise site plan to accurately depict all existing and proposed structures on the lot.*
- b) Submit a floor plan.*
- c) Section III-1 (d)(2) 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 overall design of the structure and how it relates to the main house. Staff notes that a metal siding and roofing material are proposed. Additionally, staff notes the structure would be adjacent to an existing accessory structure with a different architectural style and design.*
- d) Submit spec sheet of proposed stone foundation.*
- e) Question if the proposed foundation matches the existing house.*

Attachments: [6290 Stone Road - AHBR Packet](#)

VII. Other Business[AHBR 8425](#) **229 N Hayden Pkwy (Informal)**

Addition (3 Seasons Room)

Submitted by Nick Boka, Anthony Slabaugh Remodeling & Design

- a) Submit a roof plan.*
- b) 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. Question if proposed foundation material will match the existing house.*
- c) Question how close the proposed siding material will match the existing house.*

Attachments: [229 N Hayden Pkwy - AHBR Packet](#)

[AHBR
12.10.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
December 10, 2025.**

Attachments: [December 10, 2025 AHBR Meeting Minutes - Draft](#)

[AHBR 8445](#)

Review of AHBR Historic Materials - General Practices

Attachments: [Staff Memo - AHBR Practices](#)

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.