



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, June 10, 2026

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [AHBR 26-595](#) 96 First Street

Sign (Hanging Sign)

Submitted by Joe Berdine, Signarama

a) Staff recommends approval as submitted.

Attachments: [96 First Street - AHBR Packet](#)

V. Old Business

A. [AHBR 26-195](#) 48 College Street (Historic District)

JUNE

Accessory Structure (Outdoor Fireplace)

Submitted by Tanya McInerney

a) Staff notes this application was heard at the May 27, 2026, AHBR meeting.

b) The applicant has submitted revised elevations for the Boards consideration that depict additional brick detailing within the proposed fireplace design.

Attachments: [48 College Street - AHBR Packet 6.10.2026](#)

B. [AHBR 26-253](#) 7541 Lakedge Ct

Addition (Great Room, Dining Room, & Covered Patio)

Submitted by Tracy Corpus

- a) *Section III-1 (g)(2) of the Architectural Design Standards state that all chimneys must match the foundation material. Fireplace vents, when incorporated, shall be located at the rear elevation. Revise proposed chimney material to match existing chimney and foundational material.*
- b) *Section IV-3(e)(4) states “the building shall have a typical window used for most window. Question proposed fixed windows on the rear elevation, as well as the proposed transom windows on right and left elevations.*

Attachments: [7541 Lakedge Ct - AHBR Packet](#)

Legislative History

5/27/26 Architectural & Historic Board continued
of Review

VI. New Business**A. [AHBR 26-644](#) 179 Elm Street (Historic District)**

Demolition (Single Family Dwelling)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes the proposed scope of work is to demolish a 1952 home located within the Historic District in order to construct a new single-family dwelling on the property.*
- b) *Staff notes Elm Street was incorporated into both the local and national historic districts in 2022.*
- c) *Staff notes the boundary increase application included 179 Elm Street as a contributing building based on its age. The historic district period of significance extends to 1960. 179 Elm Street was categorized within a sub-period identified as 1940-1960. It is described follows: “The one-story Minimal Traditional Side-Gabled house with aluminum siding is asymmetrical in design. The 6/6 double hung windows are flanked with shutters. The attached Gable Front one car garage projects forward from the main façade.”*
- d) *The boundary increase application further states “The Boundary Increase exhibits the established architectural styles and types of residential buildings and expands the period of significance from 1940 to 1960 exhibiting Colonial Revival, Cape Cod and Minimal Traditional styles with a strong predilection for Colonial Revival styles.*
- e) *Staff suggests the Board utilize this meeting for questions for the applicant and to set a time for a site visit.*

Attachments: [179 Elm Street - AHBR Packet](#)

B. [AHBR 26-546](#) 180 W Streetsboro Street

Commercial Sign (Wall Sign)

Submitted by Mandi Wise

- a) *Staff notes the existing sign plan for this plaza states that wall signs are to be constructed of carved wood or polyurethane resin, be rectangular in shape with a raised 1¼-inch perimeter border, incorporate raised lettering, a black boarder, and a relief-carved background. Revise design to better meet these requirements.*
- b) *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.*
- c) *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Verify a matte finish.*

Attachments: [180 W Streetsboro St - AHBR Packet](#)

C. [AHBR 26-647](#) 5133 Darrow Rd

Sign (Ground, Tower, and Wall Sign)

Submitted by Shon Barris, Atlas Sign Group

- a) *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Verify a matte finish is proposed for the ground sign panel.*

Attachments: [5133 Darrow Rd - AHBR Packet](#)

D. [AHBR 26-613](#) 19 E Main Street (Historic District)

Sign (Ground and Hanging Sign)

Submitted by John Benedict, Brilliant Electric Sign Co., Ltd.

- a) *Section V-5(c)(3) states “Signs should have a matte finish, not have a glossy or reflective finish.” Verify a matte finish is proposed.*

Attachments: [19 E Main St - AHBR Packet](#)

E. [AHBR](#) 7936 Winterberry Dr[25-1081](#)[JUNE](#)

Addition (Front Porch)

Submitted by Stephen Rhodes

- a) *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 that a metal roofing material is proposed, while the house has a shingled roof and a hip roof is proposed while the house has gable roofs.*

Attachments: [7936 Winterberry Dr - AHBR Packet](#)

F. [AHBR 26-487](#) 5706 Londonairy Blvd

Addition (Front Porch)

Submitted by Jim Dombroski

- a) *Question if proposed 6x6 posts would be wrapped.*
- b) *Revise elevations to depict a consistent roof overhang on front porch elevation. Suggest proposed porch is expanded across the entire main mass.*

Attachments: [5706 Londonairy Blvd - AHBR Packet](#)

G. [AHBR 26-584](#) 6592 Westpoint Dr

Addition (Screened Porch)

Submitted by Stephen Detzel

- a) *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 that a metal roofing material is proposed.*
- b) *Section III-1 (g)(2) of the Architectural Design Standards state that all chimneys must match the foundational material. Fireplace vents, when incorporated, shall be located at the rear elevation. Revise proposed chimney material to meet this requirement.*
- c) *Submit a roof plan.*

Attachments: [6592 Westpoint Dr - AHBR Packet](#)

H. [AHBR 26-511](#) 2782 Stonebridge Ct

Addition (Covered Rear Porch)

Submitted by Greg Moomaw

- 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, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the hip roof on the proposed addition, as the main mass has a gable roof.*
- b) *Question how the new proposed roof will connect to the existing house.*

Attachments: [2782 Stonebridge Ct - AHBR Packet](#)

I. [AHBR 26-276](#) 2250 Wellington Circle

Addition (Bedroom, Bathroom, Screen Porch)

Submitted by Bridget Tipton, Studio Inlay

- a) *Section IV-4 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 to match existing house.*

Attachments: [2250 Wellington Circle - AHBR Packet](#)

J. [AHBR 26-372](#) 322 Simon Rd

Addition (Sunroom, Stair Tower, and Front Porch)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *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 that a metal roofing material is proposed on front and rear elevations.*
- b) *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, but they may have a different pitch or orientation. Roofs shall not intersect a wall so as to cause a valley. Question the proposed flat, shed, and hip roofs, as the main mass has a gable roof.*
- c) *Section IV-4 (e)(4) of the Architectural Design Standards state that the building shall have a typical window used for most windows. Question proposed rear sunroom windows and how they relate to the main mass.*
- d) *Section III-1 (g)(2) of the Architectural Design Standards states that all chimneys must match the foundation material. Verify proposed chimney material to match existing foundation material.*
- e) *Section III-1 (g)(4) of the Architectural Design Standards states that all skylights are to be flat, no bubble type. Revise rear sunroom elevation to meet this requirement.*
- f) *Section III-1(g)(3) of the Architectural Design Standards states exposed foundations and tie courses shall be of a consistent material on all elevations. Verify proposed foundation material to be consistently applied around the entire structure.*
- g) *Question proposed front porch projection material.*
- h) *Question proposed rear sunroom and stair tower material.*
- i) *Submit product spec sheets for all proposed exterior materials.*

Attachments: [322 Simon Rd - AHBR Packet](#)

VII. Other Business

A. [AHBR 8711](#) 1957 Norton Rd (Informal)

New House (Single-Family Dwelling)

Submitted by Matthew Neff

- a) *Staff notes this application was reviewed informally at the January 28, 2026, AHBR meeting*
- b) *The applicant has submitted revised elevations for the Boards consideration that depict a proposed gable roof and a more prominent front entryway to be more compatible with the surrounding neighborhood.*
- c) *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 front yard setbacks of the two properties immediately adjacent to the subject property, unless approved by the AHBR. Staff notes the proposed house would have a front setback of 190 ft. The property to the west has a front yard setback of approximately 300 ft. The property to the east has a front yard setback of 840 ft; however, this is a flag lot with only 60 ft of frontage. The next home to the east has a setback of 35 ft.*
- d) *Section IV-4(c) of the Architectural Design Standards state “all roofs in all the wings must be of the same shape as the main body”. Staff notes that a flat roof is proposed for the garage wing while the main house has a gable roof.*
- e) *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 minimum of approximately every 12 ft.” Incorporate additional fenestration placement on front and rear elevations to meet this requirement.*
- f) *Section IV-4 (e)(3) of the Architectural Design Standards states that doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Revise elevations to better meet this requirement.*
- g) *Verify exposed foundational material.*

Attachments: [1957 Norton Rd - AHBR Informal Packet 6.10.2026](#)

B. [AHBR 8712](#) 2200 Middleton Rd (Informal)

Addition (Living Room, Gym, Bathroom, & Garage)

Submitted by Quinn Miller, Peninsula Architects

a) *Staff notes the following conflict with the Land Development Code:*

- a. *Revise site plan to comply with Land Development Code accessory structure placement standards. Staff notes the proposed detached accessory structure connected to the main mass by an open breezeway is located within the side yard.*

b) *Staff notes the proposed additions meet all applicable Land Development Code Standards.*c) *Section IV-4 (a) of the Architectural Design Standards identifies the Two-Story Wing Type to have a main body and subordinate wings. The main body is two stories tall and centrally located in the structure and the front door is located in the main body. There are one or two wings which are smaller in size. Wings may be one or two stories. In most cases, there are no significant recesses in the masses of the main body or wings, but there can be projections from these masses.*d) *Section IV-4 (b) of the Architectural Design Standards states that the main body must be the largest visible mass. Revise elevations and overall design to better meet this requirement.*e) *Section IV-4 (b) of the Architectural Design Standards states that the front face of the main body must sit forward at least 18" from the front face of the wings. Staff notes the proposed garage wing sits forward of the main mass.*f) *Section IV-4 (h)(1) of the Architectural Design Standards states that an additional wing may be added to any mass of the building. This wing must be attached at the rear or side of the building and may not extend forward of the main body. Staff notes a substantial conflict with this requirements as the elevations depict a garage wing considerably forward of the main body. Revise elevations to meet this requirement.*g) *Section III-1(g)(3) of the Architectural Design Standards states 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.*h) *Section IV-4 (e)(4) of the Architectural Design Standards states that the building shall have a typical window used for most windows. Revise elevations to better meet this requirement.***Attachments:** [2200 Middleton Rd - AHBR Informal Review Packet 6.10.2026](#)**C. [AHBR 25-1478](#)
[Findings of Fact](#)****Architectural and Historic Board of Review Findings of Fact for case #25-1478 for the property located at 88 N Main Street, Hudson, OH 44236****Attachments:** [88 N Main Street - Findings of Fact Final 6.10.2026](#)**Legislative History**

5/27/26 Architectural & Historic Board postponed to a date certain to the Architectural & Historic Board of Review

D. [AHBR](#) [3.11.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2026

Attachments: [March 11, 2026 AHBR Meeting Minutes - Draft](#)

Legislative History

4/8/26 Architectural & Historic Board postponed to a date certain to the Architectural & Historic Board of Review

E. [AHBR](#) [4.27.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 27, 2026

Attachments: [April 27, 2026 Joint Meeting - AHBR Meeting Minutes - Draft](#)

F. [AHBR](#) [5.27.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: May 27, 2026.

Attachments: [May 27, 2026 AHBR 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.