

Law Office of
Joseph M. Kernan, Esq.

PO Box 1456, Norton, OH 44203
(330) 607-9318
josephkernanlaw@yahoo.com

April 16, 2026

Architectural and Historic Board of Review, Hudson, Ohio
Via e-mail: lcoffman@hudson.oh.us; nsugar@hudson.oh.us

Re: 88 North Main

Dear Board Members:

After consulting with architects and others, the owners of Kepner's have decided that, due to the difficulty of "adding to the door or around the door" replacing the front door is a better option. Even so, it will cost thousands of dollars to do so. Accompanying this letter there are four potential design concepts for discussion at the next meeting.

I did, however, wish to make the Board aware of some other information as this review continues. First, we believe that the current door is appropriate for the building because of its secure, metal construction. This is especially important for the type of business Kepner's is, a tavern. We also wanted the Board to be aware that the doors were replaced quickly out of necessity due to the fact that the old doors were no longer safe or secure and were never appropriate. Kepner's chose a door that was substantially the same as most of the doors on Main Street, including the ones on either side; and, while the design is not the exactly the same, they are all metal construction doors.

Additionally, as you may or may not know, Kepner's is a locally owned business, with the owners living in the city, and sending their children to school in the city. The owners also have plans for further improvements to the building, some of which have been informally discussed with the city, but, of course, it all takes money and time. To date, the owners have invested tens of thousands of dollars in upgrading the HVAC, the flooring in the front portion of the tavern, outdoor patio improvements, storage and other improvements. Police calls have also dropped from two hundred to zero per year. We believe Kepner's is a better establishment than I was when it first changed hands.

Having said all of that we look forward to discussing this matter further at the next meeting of the Architectural and Historic Board of Review.

Very Truly Yours,

/s/ Joseph M. Kernan

JOSEPH M. KERNAN
Attorney at Law

cc: Kevin Arnold
Samantha Arnold
Prosecutor Sara Fagnilli



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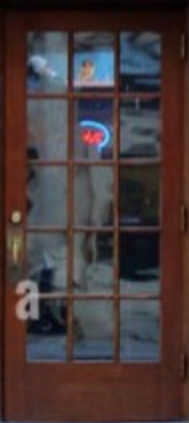
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