



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Amy Manko
Françoise Massardier-Kenney
William Ray
Jamie Sredinski

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, April 23, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Caputo called to order the regularly scheduled meeting of the Architectural & Historic Board of Review of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

Absent: 1 - Mr. Workley

III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Ms. Kenney, that the Consent Agenda be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

- A. [AHBR 25-354](#) 72 Village Way
Alteration (Siding, Doors, Windows)
Attachments: [72 Village Way AHBR Packet](#)

This AHBR Application was approved on the Consent Agenda.

- B. [AHBR 25-301](#) 7490 Andover Way
Addition (In-law Suite)

Attachments: [7490 Andover Way AHBR Packet](#)

This AHBR Application was approved on the Consent Agenda.

- C. [AHBR 25-153](#) **7534 S. Vinemont Ct.**
Accessory Structure (Pavillion)

Attachments: [7534 S. Vinemont AHBR Packet](#)

This AHBR Application was approved on the Consent Agenda.

V. Old Business

- A. [AHBR 25-238](#) **1980 Christine Drive**
New Construction (Single-Family Dwelling)

Attachments: [1980 Christine Dr. AHBR Packet 4.23 Meeting](#)

[1980 Christine Dr. AHBR Packet](#)

Ms. Krickovich introduced the application by noting the project was discussed at the April 9, 2025 meeting, and reviewed the Board's and staff comments.

Mr. Tony Lunardi, LDA Builders, stated the new window are regular double hung window, that all the windows have four-inch aluminum trim, and the windows above the porch are close to the porch roof line because of the slope of the roof and the size of the windows.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

VI. New Business

- A. [AHBR 25-280](#) **219 N. Main Street (Denim & Design)**
Sign (Building)

Attachments: [219 N. Main Street AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the business, describing the sign, and reviewing the staff comments.

Ms. Marianne Minogue, applicant, verified the panel is a metal composite material with flush writing and a matte finish.

The Board, applicant, and staff, discussed an aluminum sign not fitting with the house even though the previous business used the same sign material, and that the proposed sign does meet the elements of the LDC.

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

- B. [AHBR 25-331](#) **13 S. Oviatt St. (Historic District)**

Alteration (Roof Replacement)

Attachments: [13 S. Oviatt AHBR Packet](#)

Ms. Krickovich introduced the application by displaying a photo of the roof and reviewing the staff comments .

Mr. Bill Buehl, applicant, was present for the meeting.

A motion was made by Ms. Kenney, seconded by Mr. Ray, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

C. [AHBR 25-368](#) **55 N Oviatt (Historic District)**

Addition (Enclosure of Existing Porch)

Submitted by Chris Lachman, CSL Consulting

a) Staff notes the AHBR held a site visit on April 29, 2025.

b) Staff recommends the AHBR review the submitted material and observations from the site visit to determine if the proposal is appropriate.

Attachments: [55 N. Ovatt AHBR Packet](#)

[Preservation Briefs on Wood Porches](#)

[55 N Oviatt Packet for AHBR 5.14.25](#)

Ms. Krickovich introduced the application by displaying photos of the house, describing the project, and reviewing the staff comments and recommendations including the location of the proposed enclosed porch .

Mr. Chris Lachman, CSL Consulting, and Mr. Rick Brown, architect, noted the porch presently has sliding glass doors and this project will enlarge the size of the porch. Mr. Brown reviewed: The history of the house, the owners love and care for the historic character of the house, the various additions to the house, and this proposed addition which attempts to be consistent with the existing house. Mr. Lachman stated the proposed Pella door as disappearing when opened because the handles can be removed.

The Board, applicant, and staff, discussed: The material cut sheets which will be sent to staff, that the proposal is a large change to the house in the historic district, how the door will function, that according to code a railing will not be needed, the type and style of the siding and trim above the windows and that the vertical siding introduces a new element to the design, that the natural vegetation screening effectively blocks the view of the addition, and the possibility of using larger windows, or a flat panel at the top.

The Board decided to conduct a site visit.

This matter was continued

D. [AHBR 25-353](#) **7487 Darrow Road**

Addition (Enclosed Porch)

Attachments: [7487 Darrow Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by noting: The unusual lot, that the standards describes this as a wing, and reviewing the staff comments and recommendations.

Mr. Robert Duber, homeowner, was present for the meeting.

The Board, applicant, and staff discussed: That the front door of the house faces Darrow Road, the large garage, that the applicant feels the proposed addition is more appealing than the existing screened area, that screens are

the side walls (which was not apparent to the Board or staff prior to this discussion), that the addition could be free standing, that shed roofs have been permitted in the past, and the size and height of the proposed addition .

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as submitted with the stipulation that it is all screened. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

**E. [AHBR 25-152](#) 148 West Prospect
Addition & Alteration**

Attachments: [148 W. Prospect AHBR Packet](#)

Ms. Krickovich introduced the application by displaying elevations, and photos of the house and project, describing the project and reviewing the staff comments and recommendations .

Mr. Lyle Miller, project manager, and Mike Ever, Kline Home Exteriors, were present for the meeting .

The Board, applicant, and staff, discussed: The screened room being framed on a concrete slab, and that one window will be added on the front side of the house near the chimney. Mr. Miller and the Board then: Described changing to the structure, stated that the stone skirting around the house will all be the same height, noted a drawing error is responsible for showing stone around the screen addition, that the front porch overhang is metal, that typical windows in style and grid pattern are required by the LDC, that some of the specification sheets need to be supplied, the type of Hardi-Board that will be used will be tongue-and-groove, and the dimensions of the screen with an aluminum single cross piece.

Ms. Kenney made a motion, seconded by Mr Ray, to approve with the following conditions: A specification sheet be submitted on the Hardi-Board, the grid pattern of the front windows match the typical house window, the stone foundation maintain the same elevation around the house, and the screened addition frame plan be submitted. The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Ms. Sredinski and Ms. Manko

VII. Other Business

**A. [AHBR- Submitted](#) Discussion of Planning Commission Subcommittee - Review of Appendix A -
[Requirements](#) Submittal Requirements**

Attachments: [Staff Memo - PC subcommittee - AHBR Submittal Requirements](#)

The Board discussed adding an area on the form regarding the fenestration twelve-foot rule, and an area for an explanation if the rule is exceeded; that at present there are no codified application requirements for a completed submittal, and that the requirement for photos of all four sides of the structure be clarified.

VIII. Staff Update

Ms. Krickovich explained the minutes were excluded from the agenda by mistake, and that she has resigned from her position and this will be her last meeting at AHBR.

IX. Adjournment

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that the meeting be adjourned

at 8:42 p.m.. The motion carried by an unanimous vote.

John Caputo, Chair

Allyn Marzula, Vice Chair

Joe Campbell, Executive Assistant

Upon approval by the Architectural & Historic Board of Review, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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