



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, January 8, 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: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

Absent: 2 - Ms. Kenney and Mr. Workley

III. Election of Officers & Industrial Design Committee

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that Mr. Workley be elected as Secretary. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

Election of Officers & Industrial Design Committee

A motion was made by Mr. Ray, seconded by Ms. Sredinski, that Ms. Marzulla be elected Vice Chair. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

Election of Officers & Industrial Design Committee

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that Mr. Caputo be elected as Chair. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

Election of Officers & Industrial Design Committee

Chair Caputo appointed Mr. Workley and Ms. Marzullo to the Industrial Design Subcommittee.

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IV. Public Comment

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

V. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Ray, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

A. [AHBR 24-1324](#)1306 Meadowood Lane

Accessory Structure (Pool House)

Attachments: [1306 Meadowood Lane AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

VI. Old Business

A. [AHBR 24-426](#) **13 N. Oviatt (Historic District)**
Demolition (One-Story, Single-Family House)

Attachments: [13 N. Oviatt New Documents for 12.11 Meeting](#)
 [13 N. Oviatt AHBR Packet 11.13 Meeting](#)
 [Perspectus Consultant Report](#)
 [13 N. Oviatt AHBR Packet](#)

Ms. Krickovich introduced the application by reviewing the background of the application, and noting the Board requested staff write a recommendation which incorporates the Board's previous comments.

Ms. Marzulla made a motion, seconded by Mr. Ray, that the AHBR grant a certificate of appropriateness for the proposed demolition at 13 N. Oviatt street, case number 24-426 based on the following findings:

1. The house is technically contributing to the historic district based on the age of construction, but not historically significant. The Board notes the exact age of the house is undetermined, as the evidence provided by the applicant suggests the house was built later than the 1953 construction date on record with Summit County.
2. The house was constructed at a much later time than the surrounding late 1800s to early 1900s homes, making it an anomaly to the street.
3. The house has evolved over time to include non-historic materials and does not have the same architectural character as homes in the surrounding neighborhood. The house's incompatibility with the overall neighborhood is further emphasized by its uncharacteristic size.
4. Overall, the house does not display discernable architectural value fitting of the overall historic district.
5. The applicants testimony verified denial of such certificate would result in practical difficulty. Based on the practical difficulty the applicants testimony verified denial of such certificate would result in practical difficulty. Based on the practical difficulty review criteria the AHBR finds:
 - a. While the property in question would yield a reasonable return and there could be beneficial use of the property without the variance, the Board recognizes the applicant's predicament of renovating an approximate 800 sf house to accommodate a modern family.
 - b. The request is substantial as the entire home would be demolished, but not impactful due to the findings in this decision.
 - c. The essential character of the neighborhood would not be substantially altered.
 - d. The request would not adversely affect the delivery of governmental services.
 - e. The applicant has studied other methods such as additions, but those would not be practical.
 - f. The spirit and intent behind the requirements would be observed and substantial justice done by granting the certificate.

The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

B. [AHBR 24-12802 Bradley Drive](#)

New House (Single-Family Detached)

Attachments: [2 Bradley Drive AHBR Packet - 1.8.25 Meeting](#)
 [2 Bradley Drive AHBR Packet](#)

Ms. Krickovich introduced the application by: Displaying and describing the revised elevations, reviewing the previous AHBR meeting and staff comments.

Mr. Nate Bailey, Hara Architects, described the diversity of houses on Bradley Drive, stated the proposed house will be made to comply with the staff comments, noted the low sloped roofs are a design strategy and he is willing to use ice shield under the shingles, stated the siding will be horizontal painted Hardi-Board, and that the overhangs will be adjusted with trim being added.

The Board, staff, and the applicant discussed having a consistent foundation around the house, the window on the corner of the house which can be made to align with the window above, that low slope hip roofs are being used, that the gable roof has a 12 inch overhang, the types of windows to be used, and the lower front right window will have a trim piece to the corner.

Mr. Ray made a motion, seconded by Ms.Sredinski, that the elevations be revised to: Note smooth horizontal siding, asphalt shingles on the low sloped roof, show a consistent foundation around the house, the lower right front window be moved to align with the second story window and the adjoining back window be moved away from the corner. The motion passed by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

C. [AHBR 24-1049734 Barlow Road](#)

New House (Single-Family Detached)

Attachments: [734 Barlow Rd. AHBR Packet - 1.8.25 Meeting](#)
 [734 Barlow Rd. AHBR Packet](#)

Ms. Krickovich introduced the application by noting: The history of the application, the revised orientation of the house relative to the street, the revisions to the elevations from the previous AHBR meeting, and reviewed the staff comments.

Mr. Chris Brown, Prestige Builder Group, displayed a rendering of the proposed house with a metal shed roof.

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

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

VII. New Business

A. [AHBR 24-1337](#)53 First Street

Fence

Attachments: [53 First Street AHBR Packet](#)

Ms. Krickovich introduced the application by describing the proposed fence material and height, and the staff comments.

Mr. Quinn Miller, Peninsula Architects, described the fence materials, entrance piers, and the reason for using a swinging gate.

The Board, staff, and applicant discussed the contemporary design of the building matching the fence, that staff has no negative comments regarding the swing gate, and that an exception may be needed if steel is used.

A motion was made by Mr. Ray, seconded by Ms. Sredinski, that this AHBR Application be approved and noted the exceptional design makes the use of steel tubing acceptable. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

B. [AHBR 24-1322](#)7508 N. Marblehead Road

Addition (Garage & Living Space)

Attachments: [7508 N. Marblehead AHBR Packet](#)

Ms. Krickovich introduced the application by displaying and describing the site plan and elevations, and reviewing the staff comments.

The Board, Mr. Rick Loconti, homeowner, and staff discussed: The need for a larger house because of their five children, that according to the LDC - the proposed addition is creating a wing which is dominate over the existing main mass, ways to differentiate the wing from the main mass, that the entire roof will be redone, that matching siding is available, the possibility of adding a dormer to break up the roof, and the needed rear fenestration.

Mr. Loconti requested the application be continued.

This matter was continued.

C. [AHBR 24-1364](#) 2332 Red Coach Lane

Addition (Gym & garage expansion)

Attachments: [2332 Red Coach Lane AHBR Packet](#)

Ms. Krickovich introduced the application by describing and displaying the elevations and reviewing the staff comments.

Mr. Kevin Bowie, Architectural Options, stated he feels the design of the back of the existing house favors the use of brick and siding on the proposed addition and the owners requested the addition be a lighter color than the darker brick.

The Board, applicant, and staff discussed, the Board's consistent requirement for materials to match around the structure unless the change takes place at an inside corner. Mr. Bowie distributed drawing with the use of brick around the entire structure.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved with the use of brick all the way around the structure. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

VIII. Other Business**A. [AHBR 12-11-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: December 11, 2024.**

Attachments: [December 11, 2024 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the December 11, 2024, Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

IX. Staff Update

Mr. Sugar noted an Industrial Design Subcommittee meeting will take place on January 13, 2025.

A. [AHBR 7674](#) Discussion on the 2025 Council check-in

Attachments: [City Council Memo - 2025](#)
[2025 Council Check-in Staff Memo](#)

Ms. Krickovich discussed the Council check-in process.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, to approved the update for Council as prepared by staff. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

X. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the meeting be adjourned at 8:35 p.m.. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Ms. Sredinski

John Caputo, Chair

Allyn Marzulla, 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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