



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
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, June 25, 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. Workley, Ms. Sredinski and Ms. Manko

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 Mr. Workley, seconded by Ms. Marzulla, that the Consent Agenda be approved. The motion carried by the following vote:

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

A. [AHBR 25-650](#) 144 Hudson Street (Historic District)

Accessory Structure

Attachments: [144 Hudson St - AHBR Packet](#)

This AHBR agenda item was approved on the Consent Agenda.

B. [AHBR 25-633](#) 219 N. Main Street

Sign

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

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business**A. [AHBR 25-417](#) 7 College St. (Historic District)**

Accessory Structure - Fence (6 foot privacy)

Attachments: [7 College Street Packet for AHBR](#)
 [7 College Street - AHBR Packet 5.28.25](#)

Ms. Coffman introduced the application by describing the project and reviewing the staff comments.

Mr. Bruce Huffer, Northeast Ohio Fence was present for the meeting.

The Board, staff, and applicant, discussed: The location of the proposed wood fence - which the applicant described as behind the house with one gate, and the type of proposed fence .

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

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

B. [AHBR 25-493](#) 80 N Oviatt St (Historic District)

Accessory Structure - Fence (6 ft privacy)

Attachments: [80 N Oviatt St - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the site plan and reviewing the staff comments.

Mr. Bruce Huffer, Northeast Ohio Fence was present for the meeting.

The Board, applicant, and staff discussed: The design and location of the fence, that no connection with the neighbor's matching fence will take place,

Mr. Donald Harvey, homeowner, noted the proposed fence will match the neighbor's fence . the measurements on the drawings,

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

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

[AHBR 25-524](#) 72 Aurora Street (Historic District)

Addition (Guest Bathroom & Terrace)

Attachments: [72 Aurora St - AHBR Packet 6.25.2025](#)
 [72 Aurora Street - AHBR Packet](#)
 [Preservation Brief #14 Additions](#)

Ms. Coffman introduced the application by reviewing the elevations, describing the project, and reviewing the revised elevations.

Mr. Eric Kuczek, applicant, described the updated railings, showed samples of the proposed brick, and Anderson door and windows.

The Board, applicant, and staff discussed: The proposed wood Anderson door, the mullions which should be applied to the glass, and that an existing door may be reused,

Ms. Amy Ford, homeowner, stated an attempt was made to use an existing door, but because it is not weatherized it may not be used, and that all attempts will be made to stay close to the historic look and material.

A motion was made by Ms. Kenney, seconded by Mr. Workley, that this AHBR Application be approved as amended with applied mullions on the glass of the door. The motion carried by the following vote:

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

VI. New Business

H. [AHBR 25-507](#) **2500 Hudson Aurora Rd** Addition (Orchestra Room)

Attachments: [AHBR Packet - 2500 Hudson Aurora](#)

Mr. Sugar introduced the application by describing and displaying the addition, noting PC approved the site plan, and reviewing the staff comments.

Mr. John Peterson, GPD Group, and Mr. Tom Barone, Hudson Public Schools, described the project and location of the project on the campus, as fitting with the architecture of the high school, the window types, banding around the addition, and brick materials. Mr. Peterson also described elements of the design, and commented on: The new doors on the southwest side, that the mechanicals will be internal, and that the four trees which will be removed will be replaced with new trees.

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. Workley, Ms. Sredinski and Ms. Manko

A. [AHBR 25-579](#) **72 N Main Street (Historic District)** Sign

Attachments: [72 N Main St - AHBR Packet 6.25.25](#)

Ms. Coffman introduced the application by noting the location of the proposed sign and reviewing the staff comments.

Mr. Daxx Vedrin, business owner, stated none of the nearby signs have seven feet clearance, and the sign will be the same material and thickness as the adjoining sign.

The Board, applicant, and staff, noted the area is unique with the overhang and there is little danger of people walking under the signs, and the proposed design will meet the overall standards intent.

Staff noted the Board might require a high density urethane in place of the proposed PVC.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with the use of high density urethane or wood. The motion carried by the following vote:

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

B. [AHBR 2025-391](#) 139 Hudson Street

Accessory Structure

Attachments: [139 Hudson St - AHBR Packet 6.25.25](#)
[139 Hudson Street AHBR Packet 5.25.25](#)

Ms. Coffman introduced the application by noting it was previously approved and now the applicant is proposing a change in the siding material.

Mr. Tim Hopkins, homeowner, noted the change is at his request for personal preference.

The Board, applicant, and staff, noted the proposed siding color will be very similar to the approved color and that other houses on the street have the same type of siding. The Board also noted a preference for some shake elements to tie it to the house, staff pointed out the proposed gable returns match the house, and the possibility of the six-over-six windows matching.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with six-over-six windows and the requested siding change, subject to staff approval. The motion carried by the following vote:

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

C. [AHBR 25-102](#) 2507 Barlow Road

Accessory Structure (Agricultural Barn)

Attachments: [2507 Barlow Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the site plan, describing the project, noting the applicable LDCs, and reviewing the staff report.

Mr. Kevin Dravis, applicant, noted the fence will be four feet tall for the sake of animal containment, which is a permitted for agricultural use, and in place of windows the Board suggested others types of fenestration to break up the wide wall expanse.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with the addition of 3, 3 foot by 3 foot, fenestrations on the west side.. The motion carried by the following vote:

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

D. [AHBR 25-709](#) 200 Laurel Lake Drive (Villa 23)

Addition

Attachments: [200 Laurel Lake Dr -Packet for AHBR 7.9.25](#)
[200 Laurel Lake Dr - Villa 23 - AHBR Packet 6.25.25](#)

Ms. Coffman introduced the application by displaying the site plan, and reviewing the staff comments.

Ms. Donna Anderson, and Mr. Brian Harvey, Lewis Construction, were present for the meeting. Ms. Anderson noted she is speaking for Laurel Lake and the homeowner, and noted the one foot jog in the wall will not lead to good aesthetics in the bedroom.

The Board, applicant, and staff, noted the staff comment regarding the inset will affect the size of the room and the ability to place furniture on the wall, that the proposed wall has no precedence in Laurel Lake, and the possibility of a frieze board to assist with the facade change.

The applicant requested a continuance.

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

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

**E. [AHBR 25-287](#) 7593 E Partridge Meadows Dr.
Addition (Bedroom & Office)**

Attachments: [7593 E Partridge Meadows Dr - AHBR Packet 6.25.25](#)
[7593 E Partridge Meadows Drive - AHBR Packet 4.4.25](#)

Ms. Coffman introduced the application by displaying a rendering of the proposed house, the addition, the elevations, and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, stated the goal of the project is to provide a first floor suite for aging in place and other functionality, that an existing well is partially dictating the proposed layout of the addition, that at staff's suggestion the addition was moved, that the frieze boards are a value add to the design, and that the typical window size may be changed as AHBR wishes.

The Board, applicant, and staff discussed the window size and that shutters will not be added, the possibility of repeating the vertical siding somewhere else on the house, that the vertical siding color has not been decided, that the Board appreciates the proposed plan being built around the well, that some of the existing shutters would not be allowed because they could not close over the entire window, that several elements make the addition compatible with the main house, the possibility of placing the windows with greater symmetry, and that the fenestration meets the LDC.

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

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

**F. [AHBR 25-719](#) 20 Pinewood Ln
Addition (Kitchen, Family Room & Bedroom)**

Attachments: [20 Pinewood Ln - AHBR Packet 6.25.25](#)

Ms. Coffman introduced the application by describing the project and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, described the project which is intended to update the house with a larger kitchen and family room, replace the windows around the house, add a rear addition with casement windows, use a consistent brick on the addition, that the dormer will be reworked to match the addition, that the revised drawings show a hip roof as opposed to

the current flat roof, and that the addition steps back - so as not to violate the setback.

The Board, applicant, and staff discussed, that the dormer in the front is not part of this project, that the window grids around the house will match, the windows the neighbors can see, that the rear landscaping will have engineering approval, and that no grids in the front helps the look of the casement windows in the rear.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with the proposed changes to the foundation, and consistent window grids around the house, as approved by staff. The motion carried by the following vote:

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

G. [AHBR 25-482](#) 13 N. Oviatt St

New Construction (Single-family dwelling)

Attachments: [13 N Oviatt Packet for AHBR](#)

Mr. Sugar introduced the application by describing the project and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, Ms. Megan Brahm, and Mr. Clay Brahm, homeowners, were present for the meeting. Mr. Bailey noted the existing house was approved for demolition and displayed a rendering of the proposed house. He explained the inset entryway's function and that it fits well with the historic village, that shutters will be used around the house - aside for the small kitchen window, that PVC is proposed for the shutters, and the goal of his clients is for a family home that fits into it's historic context.

The Board, applicant, and staff, discussed, the inset entryway that additional columns which outline the doors and create three bays might be more fitting, that PVC shutters have not been approved in the historic district, the applicant's willingness to change to a wood or wood-like shutter material, the acceptable windows which will be submitted to staff for approval, and that a four or six inch reveal siding will be used.

Ms. Kenney made a motion, seconded by Ms. Srednski, that: additional columns be added to the inset to create three bays, that the reveal of the siding be four or six inch, that wood or wood-like shutters be used, and the window brand and type, all of the conditions are subject to staff approval. The motion was approved by the following vote:

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

VII. Other Business

[AHBR 6.11.2024](#) Minutes of Previous Architectural & Historic Board of Review Meeting: June 11, 2025.

Attachments: [June 11, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the June 11, 2025, Minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Ms. Manko

Abstain: 1 - Ms. Kenney

[AHBR -
Consultant](#)**Discussion of AHBR Consultant**

Mr. Sugar noted discussions with Naylor-Wellman are in process regarding the firm resuming as the historic consultants.

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that a contract be signed with Naylor - Wellman to work with AHBR as the consultant. The motion carried by the following vote:

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

VIII. Staff Update

There was no Other Business.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:34 p.m.. The motion carried by the following vote:

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

John Caputo, Chair

John Workley, Secretary

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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