



# City of Hudson, Ohio

## Meeting Minutes - Draft Architectural & Historic Board of Review

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

*Nicholas Sugar, City Planner*  
*Amanda Krickovich, Associate Planner*

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Wednesday, October 9, 2024

7:30 PM

Town Hall  
27 East Main Street

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### 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, Mr. Workley and Ms. Sredinski

**Absent:** 1 - Mr. Wetzel

### 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. Kenney, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:**

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

#### A. [AHBR 24-1108](#) 233 Aurora St (Historic District)

Fence

**Attachments:** [233 Aurora St. AHBR Packet](#)

**This AHBR Application was approved on the Consent Agenda.**

### V. Old Business

**A. [AHBR 24-1043](#) 33 Roslyn Ave (Historic District)**

Fence (3-foot & 6-foot gate)

**Attachments:**     [33 Roslyn AHBR Packet](#)

Ms. Krickovich introduced the application by noting it was continued from the September 25, 2024, AHBR meeting, reviewed the staff comments, and reviewed the project and site.

Ms. Ann Blechman, 33 Roslyn, homeowner, described the fence project and purpose of the project, which is to keep their dog in the yard by closing the gap between the neighbor's new fence and their 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. Ray, Mr. Workley and Ms. Sredinski

**B. [AHBR 24-1039](#) 5 Baldwin St (Historic District)**

Addition, Alterations (Mud Room, Siding, Patio)

**Attachments:**     [5 Baldwin St AHBR Packet](#)  
                              [5 Baldwin St AHBR Packet 9.25.14](#)

Ms. Krickovich introduced the application by noting: This was reviewed by AHBR on September 25, 2024, that a site visit was conducted to examine the condition of the siding, the Secretary of the Interior's Standards, the applicant's submittals, and the staff comments.

Ms. Madelyn Midgley, Peninsula Architects, reviewed the proposed window materials which will look historically correct while requiring less upkeep, and described the standing seam roofing which will go over the existing roofing.

Board members who attended the site visit noted the roof is not very visible from the street, discussed the portions of the house where the siding has been replaced and the need for the east side siding to be replaced, and were told the shutters will be operable and look like wood.

**A motion was made by Mr. Ray, 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. Ray, Mr. Workley and Ms. Sredinski

**C. [AHBR 24- 849](#) 264 E. Streetsboro St.**

Addition (Front Porch)

**Attachments:**     [264 E Streetsboro AHBR Packet](#)  
[AHBR Packet 9.11.24.](#)

Ms. Krickovich introduced the application by noting it was reviewed by the AHBR at the August 12, 2024, and September 11, 2024, meetings, and noted the design revisions and an alternative.

Mr. Shawn Hook, contractor, and Mr. Paul Khacherian, homeowner, were present for the meeting.

The Board, applicant and staff discussed the shed and hip roof alternatives, the proposed 5 x 5 inch composite posts and the details of the columns, the Board also discussed alternative columns and the used of Azek instead of wood.

**Ms. Marzulla made a motion, seconded by Mr. Ray, to approve the application with: A shed roof and six by six inch columns, one by six inch top and bottom trim - which is to be submitted to staff for approval, the railing detail as submitted, and 1 inch by 4 inch Azek panels for the side elevations. The Board noted the hip roof, as required by the LDC, was not required because it would have created a valley which is not permitted by the standards. The motion was approved by the following vote:**

**Aye:** 5 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray and Ms. Sredinski

**Nay:** 1 - Mr. Workley

**VI. New Business****B. [AHBR 24-1072](#) 1510 Hines Hill Rd**

Addition (Dining Room, Rec Room, Bathroom, and Office)

**Attachments:**     [1510 Hines Hill Rd. AHBR Packet](#)

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

Ms. Hallie Bowie, New Leaf Home Design, was present for the meeting.

The Board, applicant and staff discussed, allowing the gable roof since another section of the house has a gable roof, and the proposed elimination of the dormer.

**A motion was made by Mr. Ray, 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, Mr. Workley and Ms. Sredinski

**C. [AHBR 24-1100](#) 2250 Victoria Pkwy**

Addition (Screened in Porch)

**Attachments:** [2250 Victoria Pkwy AHBR Packet](#)

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

Mr. Gordon Costlow, Costlow and Associates, and Mr. Anthony Gallo, homeowner, stated the proposed foundation will match the existing, and that a trim board will separate the addition from the existing house.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved with trim board and the foundation to match the existing foundation. The motion carried by the following vote:**

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

**E. [AHBR 24-1061](#) 95 E. Streetsboro (Historic District)**

Addition (Porch)

**Attachments:** [95 E. Streetsboro AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the elevations, reviewing the project, the materials specifications, and staff comments.

Mr. Greg Chaplin, architect, and Mr. Bob Elish, noted the siding plan under the west window was submitted and alternatives to the siding.

The Board, applicant and staff discussed: The patio roof and shingles matching the existing, that siding under the window is a better alternative than the frame, that the proposal is that attic windows will be replaced with the same style of windows, however, the need for replacement has not been verified and documented as of this AHBR meeting, the need for the specification sheet on the wood railing, and that the replacement window(s) will be the same size as the existing.

**Mr. Workley made a motion, seconded by Mr. Ray, that the porch design being resubmitted, that staff review the cut sheet for the windows, and the siding be blended in. The motion was approved by the following vote:**

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

**VII. Other Business**

A. [AHBR 7537](#) **61 Sussex (Informal)**  
Addition (Attached Garage)

Attachments: [61 Sussex AHBR Packet - Informal](#)

Mr. Sugar recused himself from this informal discussion because of a relationship with the homeowner.

Ms. Krickovich introduced the application by displaying the elevations, describing the project, and reviewing the staff report.

Mr. Steve Hanna, designer, and Mr. Eric Long, property owner, described the history of the property and purpose of the project including a disabled child who needs an ADA suite, and noted the proposed application fits the financial needs of the family and ADA needs of the child. Mr. Long also expressed his appreciation of Hudson Building Codes including the diversity of homes and the prohibition of front facing garages, however, in this neighborhood front facing garages are common.

The Board, applicant and staff discussed: If a rear entry garage was considered - which is a possibility, however, the financial burden is significant as well as the loss of the backyard space, the number of houses with front facing garages in the neighborhood, the extenuating circumstances of this situation, the difficulties presented by a detached garage with wheelchair access into the house, whether the circumstances are significant enough to violate the LDC, that the difficulties of using a rear entrance may be the compelling reason for allowing the front facing garage, that the unique situation warrants the exception, and the possibility of a more decorative garage door - which the AHBR would prefer.

Also discussed was whether this is a wing house or an intersecting mass house, Mr. Long presented his opinion that this is an intersecting mass house which will not violate the LDC. The Board stated that if the front facing door is permitted this will be a moot issue.

Chair Caputo noted he sensed no strong opposition from the Board for allowing the front facing garage door.

**This matter was discussed.**

## VIII. Staff Update

Ms. Krickovich noted the minutes will be presented at the next meeting.

The Board and staff discussed the possibility of a workshop, this will be a discussion item on the next agenda.

**This matter was discussed.**

## IX. Adjournment

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the meeting be adjourned at 8:44 p.m.. The motion carried by the following vote:**

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

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**John Caputo, Chair**

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**John Workley, Secretary**

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**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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