



City of Hudson, Ohio

Meeting Minutes - Draft 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 9, 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.

Roll Call

Present: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, 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 Ms. Marzulla, seconded by Mr. Workley, that the Consent Agenda be approved. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

A. [AHBR 25-234](#) **5787 Timberline Trail** Addition (Screen Room)

Attachments: [5787 Timberline Tr. AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

B. [AHBR 25-286](#) **2081 Edgeview Drive** Addition (screened porch)

Attachments: [2081 Edgeview Drive Packet for AHBR](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 24-1346](#) **Preserve of Hudson Townhomes** (contd) New Residential Construction (20 Townhome Units - District 3)

Attachments: [Elevations - Revised](#)
[Elevations - Staff mark up of changes](#)
[Elevations - Previous](#)
[Presentation - Revised](#)
[Sign and Pavilion](#)
[Product Specification Sheets](#)

Ms. Krickovich introduced the application by noting revisions were made based on previous Board comments.

Ms. Hanna Cohan, Triban Investments, described how the Cottage style, Farmhouse style, and the Traditional style designs were revised to give more variety using combinations of: Shake shingles, columns, dormers, eliminating siding terminations at outside corners, gables, bump-outs, differing window configurations, and wrap around porches. Ms. Cohan also noted the sign will have a matte finish with the location detailed.

The Board, applicant, and staff discussed the needed shake adjustment on Unit 5 - which will be revised for staff,

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with a matte finish on the sign, and the shake on the Cottage style siding changed to metal which terminates at an inside corner. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

VI. New Business

A. [AHBR 25-292](#) **82 E Streetsboro St. (Historic District)** Alteration (roof shingle replacement)

Attachments: [82 E Streetsboro AHBR Packet](#)

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

Mr. Mike Zelesco noted that six-feet of ice guard will be used according to the standards with the front of the house having 100 percent ice guard, and that a soffit will be repaired.

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: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

B. [AHBR 25-279](#) **449-499 W Streetsboro St.**

Sign (Ground Sign)

Attachments: [449 W Streetsboro AHBR Packet](#)

Ms. Krickovich introduced the application by reviewing the staff comments.

Mr. Chris Brown, representing GBI and Hudson West Condominiums, described: The scope of the work and that the new sign will go where the existing sign is. The Board questioned why a wooden sign is being used when the buildings are brick. Mr. Brown noted the wear and tear on the existing brick and his desire to lessen the maintenance on the sign, and the Hudson West residents who like the proposed design.

The Board, applicant, and staff discussed, matching the brick of the building, that the existing brick wall is beyond repair, that the sign is approximately 100-feet from the closest building, and the style of the proposed stone is a common element with the buildings.

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that this AHBR Application be approved with the understanding that the brick wall will be removed and the actual materials are in a brick shape and not random on the sign. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

C. [AHBR 25-186](#) **2180 Hudson Aurora Rd.**

Addition (Primary Suite & Pergola)

Attachments: [2180 Hudson Aurora Rd. AHBR Packet](#)

Ms. Krickovich displayed and described the application and reviewed the staff comments.

Mr. Quinn Miller, Peninsula Architects, noted the brick will match the size, style and color of the existing brick, that existing brick may be used following the demolition of one wall, and that the covered grill area does not have fenestration because it is intended to be a grill area.

The Board, applicant, and staff discussed, understanding not wanting a window above the grill, the possibility of a transom window, the possibility of a faux bricked-in window that matches one of the house windows, and the brick will be blended in with the existing brick.

Ms. Kenney made a motion, seconded by Mr. Workley, that a faux window, which matches the existing windows, be installed on the elevation that lack appropriate fenestration and the new or reused bricks be toothed in with the existing bricks. The motion was approved by the following vote.

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

D. [AHBR 25-284](#) **27 College St. (Historic District)**

Alteration (Windows)

Attachments: [27 College Street AHBR Packet](#)

Ms. Krickovich displayed and described the application and reviewed the staff comment.

Mr. Nate Bailey, Hara Architects, described: The proposed window as being like the Pella Reserve window, the clients desire to eventually replace all the windows - which are vinyl, with more appropriate windows, and that the proposed redesigned windows will match other windows in the house.

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: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

**E. [AHBR 24-1046](#) 84 N. Oviatt St. (Historic District)
Alteration (Bay Window)**

Attachments: [84 N. Oviatt AHBR Packet](#)

Ms. Krickovich displayed and described the elevations, the project, and reviewed the staff comments.

Ms. Jessica Skimin, applicant, noted the siding and shingles will match the existing and that wood windows are proposed.

The Board, applicant, and staff discussed, the need for a foundation under the proposed window, the way the steps will look when sitting under a window, how the siding will be installed, that the foundation was not discussed with the client, that the proposed window style replacing the French doors is not a historic look, the detail of the window grids, the need for more detail on the window, and that the proposed plan does not follow the Secretary of the Interior's guidelines.

The applicant requested the application be continued.

This matter was continued

**F. [AHBR 25-274](#) 85 Division St. (Historic District)
Alteration (Garage)**

Attachments: [85 Division Street Packet](#)

Ms. Krickovich displayed and described the application by: Noting the existing garage is a contributing structure to the historic district, however, a build date has not been determined, that the proposal will alter the roof design, and reviewing the staff comments and recommendations.

Mr. Jonathan Paul Fleming, Architect, stated wood can be used on the dormer, that the proposed garage is more consistent with the design of the house, that standing seam roof materials will be used, that the shed dormer and straight gable are consistent with the house style, that the roof will be changed to match other roofs in the neighborhood, that the dormer is to allow additional storage and head clearance, that the existing unique batten siding will be replicated, and that portions of many walls will need to be replaced.

The Board, applicant, and staff discussed: That the dormer going to the ridge is not a desirable look but an understandable desire, whether one or two garage doors should be used, that the redesign may be more appealing than the existing look, that the gable height will move from 13-feet to 18-feet, that seven windows will be used across the shed, that the proposed shed will overwhelm the house, that the dormer on the existing house goes to the peak of the roof, that the dormer will not be very visible from the street, a desire to have a site visit, and that the footprint of the proposed garage does not change from the existing,

Mr. Workley made a motion, seconded by Mr. Ray, to approve the application noting that the new siding will have the distinct design as the existing siding. The motion was approved by the following vote:

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

Nay: 2 - Ms. Kenney and Ms. Marzulla

G. [AHBR 25-198](#) **2274 Wellington Cir.**

Alterations (Windows)

Attachments: [2274 Wellington Cir. AHBR Packet](#)

The applicant was not present for the meeting. The application was not reviewed.

H. [AHBR 25-39](#) **7563 Lakedge Ct.**

Alterations & Addition (Bedroom & Porch)

Attachments: [7563 Lakedge Ct. AHBR Packet](#)

Ms. Krickovich displayed and described the elevations, the project, and reviewed the staff comments.

Mr. Peter and Ms. Monica Havens, homeowners, stated the materials will all match the existing materials, described the rounded windows on each side of the fireplace, agreed that a faux window could be installed where the lack of fenestration is a problem, and that the windows are different colors because of the back windows not needing to be replaced yet.

The Board, applicant, and staff discussed: That two different types of windows are not generally approved, the options for the fenestration or faux fenestration, that the circular windows are not consistent with the rest of the house or the farmhouse look, and the possibility of using rectangular transom windows instead of the half circle.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application with the following conditions: Change the circular windows to rectangles, the north wall achieve a window to resolve the fenestration issue, and the windows be of a consistent color around the house. The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

I. [AHBR 25-203](#) **363 Oldham Way**

Addition (Sunroom)

Submitted by Robert Cogdeill, Robert's Remodeling & Construction Co.

a) *Revise the roof design to eliminate the triangular glass connection to the main house.*

b) *Submit a photo of the rear elevation, straight on the house mass, showing the entire rear façade.*

Attachments: [363 Oldham Way AHBR Packet](#)

Ms. Krickovich displayed and described the project and reviewed the staff comments.

Mr. Robert Cogdeill, Robert's Remodeling & Construction Co., noted a willingness to remove the triangular window which will allow a steeper roofline.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as submitted with the removal of the triangular window and the 6 / 12 pitched roofline. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

J. [AHBR 25-32](#) **7593 Lakedge Ct.**
Addition (Living Room)

Attachments: [7593 Lakedge Ct. AHBR Packet](#)

Ms. Krickovich displayed and described the application, the project, and reviewing the staff comment.

Mr. Samuel Schroeder, applicant, noted the siding to the right of the chimney will be replaced and it will match the existing siding.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved with the siding going to the chimney. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

K. [AHBR 24-1207](#) **7738 Oxgate Ct.**
Addition (Screened Porch)

Attachments: [7738 Oxgate Court AHBR Packet](#)

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

Mr. Dan Testa, Pence Bros, stated the siding on the left elevation will be removed and replaced with new from top to bottom, on the opposite side new siding will match the existing siding, and the shingles will match the existing.

The Board, applicant, and staff discussed, the new deck which will match the old deck and the 18-inch knee wall which will have siding to match the house.

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: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

L. [AHBR 25-238](#) **1980 Christine Drive**
New Construction (Single-Family Dwelling)
Submitted by Tony Lunardi, LDA Builders

- a) *Staff notes this case was reviewed at the April 9th AHBR meeting.*
- b) *The Board requested the applicant revise the plans to depict the walk-in closet wing be behind the main mass or be a projection of maximum of 5 feet. The applicant did revise plans to show the 5-foot projection.*
- c) *The Board also requested the applicant explore aligning the windows on the left elevation as this side is in the public view. The applicant did submit revised plan depicting this change.*
- d) *Question how the front windows will meet the porch roof.*

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

Ms. Krickovich displayed and described the application and reviewed the staff comments and recommendations.

Mr. Tony Lunardi, LDA Builders, discussed the 18-inch projection. Mr. Lunardi questioned if the house could be reviewed as an "L" shaped house, staff described why this is not an "L" shaped design. Discussion also took place regarding that the house projects 8-feet from the main mass, while only a 5-foot projection is allowable, and that if the walls are adjusted a column will be needed.

The Board, applicant, and staff discussed, that if the wall adjustments are redrawn, the Board will want to review the application, that the hip roof is driven by the porch style, that the window pattern be redesigned, and the rear windows trim be made wider.

The application was continued.

This matter was continued

VII. Other Business

A. [AHBR 7538](#) **41 E Main St. (Informal - Historic District)** Addition

Attachments: [41 E Main AHBR Packet - Informal](#)
[Preservation Brief #14 - Additions](#)

Ms. Krickovich displayed and described photos of the proposed application.

Mr. Joseph Matava, Peninsula Architects, described the project, noted the location is setback 5-feet from the existing building, and the proposed materials.

Mr. Workley and staff discussed the need to / or not to recuse himself from the meeting because this is his dentist. It was determined that since there will be no vote at this meeting and he is not employed by the applicant, he is not required to recuse himself from the discussion.

The Board, applicant, and staff discussed, the use of the connector, that the addition overwhelms the main building, that water management is being discussed with the City, that the setbacks will require variances, that the neighbors have been contacted with a landscaping plan, that the addition may detract from the main building, that the gable ends may need to be reduced, that the addition should be differentiated from the original building, a preference that the windows be closer in design to the original, that the garage door have more of a carriage house look, that the south elevation mirrors the north elevation, that the transom window style on the original building be used on the proposed addition, that the arched eyebrow window may not be needed, and that the proposed addition be made to look more like a carriage house.

This matter was discussed

B. [AHBR 3-12-25](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: March 12, 2025**

Attachments: [March 12, 2025 AHBR Meeting Minutes - Draft](#)

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

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

VIII. Staff Update

Mr. Sugar informed the Board that no requirements can be found for AHBR submittals and requested permission for staff to begin developing a draft for AHBR's consideration.

Ms. Kenney reported that the Historic Homes list has addresses with no houses. Ms. Krickovich described the work done to date.

This matter was discussed

IX. Adjournment

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

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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