



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, February 12, 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: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and 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

There were no Consent Applications.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 25-12](#) **171 Brentwood Drive**
Alteration (Siding Replacement)

Attachments: [171 Brentwood Dr. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the house, describing the project, reviewing the applicable LDC, and staff comments.

Mr. Brad Hoder, manufacturer's representative and the Board discussed the areas on the front of the house the LDC would allow board and batten siding, and that if the siding terminates at an inside corner it could be administratively approved.

Mr. Hoder stated he will discuss this with the homeowners.

This matter was discussed

B. [AHBR 24-880](#) **1769 Edgar Drive**
Alterations (Windows)

Attachments: [1769 Edgar Dr. AHBR Packet 2.12.25 Meeting](#)
 [1769 Edgar Dr. Previously Approved Plans](#)

Ms. Krickovich introduced the application by noting the project was approved in August of 2021, reviewing the changes from the previous approval, and the design standards regarding fenestration every twelve feet.

Mr. John Bolovan, homeowner, stated a dormer will be added at a future time when finances allow, that a window on the east side will lessen security, that the rear western gable location will eventually have a chimney, and the eastern gable area will be for a workshop where a blank interior wall is desired, Mr. Bolovan also believes a trellis will look nicer than a window on this wall and stated that the house has been transformed from a run down not improved house to its present state with plans to become better and better.

The Board, applicant, and staff discussed: The chimney that was previously approved to be removed, the requirement that work must be completed within one year of permit issuance - with the possibility of a six-month extension, replacing the three windows with a trellis while noting the house is on a large property and there are no neighbors who will see the back of the house, the Board's concern over having areas that will have a trellis instead of windows, that if wood trim is placed around the trellises it will give a better look, faux windows in place of the trellises, that architectural details have been allowed in the past to satisfy the fenestration requirement, and that a minimum of 4-inch trim be used as the trellis picture frame trim.

Mr. Workley made a motion, seconded by Mr. Ray, to deny the removal of the dormer so as to allow a time frame to reinstall the dormer, and to approve the trellises at three locations, with a minimum of four-inch trim to picture frame the trellises. The motion was approved by the following vote:

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

Nay: 1 - Ms. Marzulla

C. [AHBR 25-65](#) **16 Owen Brown Street (Historic District)**
Addition & Alterations (Bedrooms, Dining room & porches)

Attachments: [16 Owen Brown AHBR Packet 3.12 Meeting](#)
 [16 Owen Brown AHBR Packet 2.26 Meeting](#)
 [16 Owen Brown Consultant Report](#)
 [16 Owen Brown AHBR Packet 2.12 Meeting](#)

Ms. Krickovich introduced the application by describing the project, displaying the proposed elevations, noting conflicts with the Secretary of the Interior's guidelines, and recommending a site visit be conducted.

Mr. Mark Madar, homeowner, and Mr. Gordon Costlow, architect, noted the Hudson Library has assisted with researching this house, that in the past thirty-years Mr. Madar has purchased and restored many homes in Hudson, that this building was originally on Clinton Street and owned as a utility structure by the Hudson Telephone Company, and it was moved by John Morris and moved to Owen Brown Street onto an open lot. The library staff believes this structure is from the 1940s and moved to this location in the 1950s. Additional history was given by Mr. Madar.

Mr. Madar displayed photos of the deteriorated windows and siding and stated his goal is to restore the house using the recommended materials, he then explained the need to enlarge the 1400 square foot house by 1000 square feet to make it livable for his daughter and her family.

Mr. Costlow discussed the deteriorated state of the house and the staff comments.

1. The desire to not have a front door with the possibility of building a front porch.
2. Mr. Madar noted that no pictures of the house in earlier days have been found, and the first floor design is not useful at present.
3. The full siding replacement is needed because of the poor condition of the existing shake shingles, and that a different siding, possibly board and batten, be used to differentiate the addition.
4. That the shingles on the new porch roof are to be determined and the applicant is flexible as to type.
5. The applicant is open to a wrap around porch.

The Board and applicant discussed the meaning of "distinguishing elements" on the house.

Mr. Madar noted the proposed larger windows are partly intended as escape windows and are more practical for use.

Mr. Madar asked the Board if this building, being a utility structure, changes the Board's view of allowing changes. The Board noted that since the structure was built prior to 1963 it is considered historical and the history of the house also leads to its historical value.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, to conduct a site visit with the historical consultant present. The motion carried by the following vote:

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

VII. Other Business

A. [AHBR 7753](#) Historic District Landmark Program Update

Attachments: [Historic Landmark Update Memo](#)
[Map of Properties by Year](#)

Staff discussed the Historic District Landmark Program which was part of the 2024 AHBR goals and envisioned for completion by the end of 2025. Ms. Krickovich then reviewed the staff memo, the Map of Properties by Year, the steps in the proposed project, and the need for a working group to assist staff.

The Board and staff discussed how many of the 100-year old houses have HHA plaques - which is unknown, that it is unknown how many of the properties have OHI forms, the advantages and disadvantages of being designated a Landmark and that this information must be transparent to homeowners.

The Board and staff discussed: Beginning contacting residents of houses that are 100-years old and older, that all the work by staff and Board member must be done in the public view, possible methods of determining HHA plaqued houses, and that any outside change to a house requires a permit which will assist in determining Landmark qualifying houses.

Ms. Krickovich noted that a Landmark qualifying checklist already exists and that the Historic Consultant can be used to modify the form if needed.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, to proceed with the Historic District Landmark Program Update. The motion carried by the following vote:

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

B. [AHBR 1-22-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 22, 2025.

Attachments: [January 22, 2025 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the January 22, 2025, Minutes be approved as amended. The motion carried by the following vote:

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

Abstain: 1 - Manko

VIII. Staff Update

The members of the Historic District Landmark Program Update working group were determined to be: Ms. Marzulla, Ms. Kenney, and Ms. Manko, with Mr. Workley as the alternate.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, to adjourn the meeting at 8:52 p.m.. The motion carried by the following vote:

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

* * *