



# 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*  
*Karl Wetzal*

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

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Wednesday, August 28, 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. Wetzal and Ms. Sredinski

**Absent:** 1 - Mr. Workley

### 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

#### A. [AHBR 24-862](#) 241 Ravenna St New Single-Family House

**Attachments:** [241 Ravenna St AHBR Packet Revised for 8.28.24 Meeting](#)  
[241 Ravenna St AHBR Packet](#)

Mr. Sugar introduced the application by reviewing the Board's requested changes.

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

**B.**      [AHBR 24-872](#) **39 Church Street (Historic District)**  
[CONTD](#)

Window Replacement

Attachments:      [39 Church Street AHBR Packet](#)

Mr. Sugar introduced the application by noting a site visit was conducted to verify the condition of the window in question.

Donna Devine, Gunton Corporation, was present for the meeting.

The Board members who visited the site agreed the window was beyond repair.

**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. Wetzel and Ms. Sredinski

**C.**      [AHBR 24-898](#) **33 E Streetsboro (Historic District)**

Garage renovation and addition

Attachments:      [33 E Streetsboro AHBR Packet](#)

Mr. Sugar introduced the application by noting a site visit was conducted and reviewed the staff comment.

Mr. Allan Sveda, and Ms. Candace Sveta, noted the garage doors will be wood.

**A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved with both garage doors being wood. The motion carried by the following vote:**

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

**VI. New Business**

**A.**      [AHBR 24-897](#) **5910 Stow Road**

Barn (24 ft x 40 ft)

Attachments:      [5910 Stow Road AHBR Packet](#)

Mr. Sugar introduced the application by reviewing the site plan on a uniquely shaped lot and reviewed the staff comments.

Mr. Brett Hagen, and Ms. Jennifer Hagen, homeowners, stated the closest neighbor has expressed no objection to the barn as proposed.

The Board, staff and applicants discussed: The existing path from the driveway to the proposed barn, that the distance from the barn to the neighbors house is approximately 230-feet, that additional screening landscaping is desired, the existing landscaping that is not shown on the older photo, and the possibility of using windows to tie into the house design.

**A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR application be approved as amended, based on the findings of the unique lot and the separation from the street. The amendments are: That windows to match the house are used, and additional screening is installed. The motion carried by the following vote:**

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

**B.        [AHBR 24-901](#) 24 Manor Drive  
Addition**

**Attachments:**        [24 Manor Dr AHBR Packet](#)

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

Ms. Bridget Tipton, Point B Studio, noted designs were created which centered the exterior front door but the interior stairway location made those designs cost prohibitive, and the elevation without a window on the side of the house has a series of smaller rooms which make a window not practical.

The Board, applicant, and staff discussed: The off centered door in relation to the interior stairway, the possibility of a facade door, and a possible small window to the top right of the door area which would help center the doorway but present safety concerns.

**Ms. Kenney made a motion, seconded by Mr. Ray, to approve with the condition that a small window be installed near the front door to balance the off-centered front door. The motion was approved by the following vote:**

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

**C.        [AHBR 24-949](#) 7652 Winding Way  
Garage rebuild with addition and front porch**

**Attachments:**        [7652 Winding Way AHBR Packet](#)

Mr. Sugar introduced the application by describing the staff comments and displaying the revised drawings.

Mr. Samuel Schroeder, Sojourn Architects, agreed to shift the window so as to be aligned with the window above.

The Board, applicant, and staff discussed the possibility of two windows being installed to bring greater balance.

**A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended by moving the window to be in alignment with the window above. The motion carried by the following vote:**

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

**D.        [AHBR 24-972](#) 2361 Glenn Echo Drive  
Shed (14 ft x 24 ft)**

**Attachments:**        [2361 Glenn Echo Drive Packet](#)

Mr. Sugar introduced the application by reviewing the staff comment.

Mr. Justin Flack, homeowner, noted the similar colors, and matching window styles of the house and proposed shed.

The Board, staff, and applicant discussed the shed being behind the house and pool and not visible from the street and that white corner boards will be used.

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

## **VII. Other Business**

The Board discussed the reasoning behind one of the decisions made at the meeting.

### **A. [AHBR 8-14-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: August 14, 2024**

**Attachments:** [August 14 AHBR Meeting Minutes - DRAFT](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the August 14, 2024, Minutes be approved. The motion carried by the following vote:**

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

**Abstain:** 1 - Ms. Kenney

## **VIII. Staff Update**

Mr. Sugar discussed:

1. A possible site visit the day before the next AHBR meeting after receiving the revised plans the previous day. The Board was agreeable to this short review timeline.
2. That the 56 College Street appeal to the BZBA was continued to the September 19, 2024 meeting.
3. That at the August 27, 2024, City Council meeting the anticipated LDC changes including the qualifications for the Historic Preservation Consultant was discussed.

## **IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Wetzel, that the meeting be adjourned at 8:13 p.m.. The motion carried unanimously.**

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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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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