



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, July 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.

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

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

A. [AHBR 25-751](#) 6782 Pheasants Ridge Addition (Covered Deck)

Attachments: [6782 Pheasants Ridge - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 25-131](#) 549 W Streetsboro St [Revision](#) New House (Eliminate Breezeway Connector)

Attachments: [Final Packet for AHBR](#)

Mr. Sugar introduced the application by displaying and describing the site plan and project, and noting the application was previously approved by AHBR.

Ms. Robyn Jones, Prestige Builder Group, was present for the meeting.

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 25-709](#) 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](#)

Mr. Sugar introduced the application by displaying and describing the site plan and changes from the previous design.

Ms. Donna Anderson, Laurel Lake, and Mr. Brian Harvey, Lewis Construction, were present for the meeting.

The Board, applicant, and staff, discussed, the front revised area which is the main design difference, and mimicking some of the revised details on the other front side of the house.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended by: The front dormer pitch and fenestration on the side be reflected on the front side that aligns with the end of the valley. The Board noted this change may be 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

VI. New Business

A. [AHBR 25-725](#) 116 W Streetsboro St
Sign (Building)

Attachments: [116 W Streetsboro St - AHBR Packet](#)

Mr. Sugar introduced the application by noting a revised sign plan was submitted which meet all the standards.

Ms. Amy Noble, Ellet Sign Company, described the lettering style.

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. Workley, Ms. Sredinski and Ms. Manko

B. [AHBR 25-705](#) 138 N. Main Street (Historic District)
Sign (Commercial Wall Sign)

Attachments: [138 N Main St - AHBR Packet](#)

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

Mr. David Ayers, The Agency, noted the revised sign plan, which has been submitted, meets the staff comments.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved with routed lettering and a matte finish. The motion carried by the following vote:

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

C. [AHBR 25-723](#) 5 E Main Street (Historic District)

Sign (Building, Tenant)

Attachments: [5 E Main Street - AHBR Packet](#)

Mr. Workley recused himself for this hearing.

Mr. Sugar introduced the application by displaying and describing the proposed replacement sign and noting there is a sign plan for this development, and that this is the only tenant who will have a wall sign.

Mr. Jeff Clark, Easy Sign Group, passed around a letter from the landlord which states Mr. Clark has full approval to install the proposed sign.

Mr. Sugar noted he will work with the owner to update the development sign plan.

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that this AHBR Application be approved with the condition the development sign plan be updated to reflect the proposed sign. The motion carried by the following vote:

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

Recused: 1 - Mr. Workley

D. [AHBR 25-714](#) 7511 N Marblehead Rd

Accessory Structure (Pool House)

Attachments: [7511 N Marblehead Rd- AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the revised elevations, which satisfy all the staff comments.

Ms. Shelby Johnson, Inner Design Company, representing the owners, was present for the meeting.

The Board, applicant, and staff, discussed if corner boards are needed.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved with the addition of corner boards 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

E. [AHBR 25-758](#) 226 Brentwood Dr

Addition/Exterior Alteration (Front and Side Porch Rebuild, Rear Wing Rebuild)

Attachments: [25-758 226 Brentwood Dr - AHBR Packet](#)

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

Mr. Dan Moreland, Young and Me Homes, stated the side porch is not being raised and it will be less than 24 inches high, which will not require a railing,

The Board, staff, and applicant, discussed the need for symmetrical trim on the top of the elevation, and the trim and header on the large window be like the trim and headers on the other windows and doors..

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with the left elevation outside corner board and trim to match the other large openings around the windows The motion carried by the following vote:

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

F. [AHBR 25-789](#) **7490 Andover Way
Addition (Mother-in-law suite)**

Attachments: [7490 Andover Way - AHBR Packet](#)

Mr. Sugar introduced the application by displaying and describing the elevations and updates which address the staff comments.

Mr. Thomas Germano, homeowner, stated the existing aluminum siding will be difficult and expensive to match, that if he cannot secure the matching siding at a reasonable price he will use matching vinyl siding, that within 24 months he will replace the siding on the rest of the house, that the roof tiles will match the existing, the foundation will match the existing foundation type and grade around the house, that the window trim will match the existing window trim, and that the window grids will match the existing.

The Board, applicant, and staff, noted the staff comments were satisfied, that the side elevation windows will match the front windows in design and trim, the rear new windows will match the existing rear windows, that a garage door replacement is not part of this project, that a roof valley that meets an existing a vertical wall is problematic - and may be a drawing error, and that a roof plan is needed for administrative approval.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the trim surrounding of the windows to match the existing, and a roof plan be submitted to staff or approval.. The motion carried by the following vote:

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

VII. Other Business

There was no other business.

VIII. Staff Update

There was no staff update.

IX. Adjournment

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the meeting be adjourned at 8:09 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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