



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, March 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: 6 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley, Ms. Sredinski and Ms. Manko

Absent: 1 - Ms. Kenney

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

approved

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

A. [AHBR 25-155](#) 00 Bridgewater Blvd

Ground Sign (Residential Entrance Sign)

Sponsors: Board of Zoning & Building Appeals

Attachments: [00 Bridgewater AHBR Packet](#)

approved

**B. [AHBR 25-117](#) 46 Ravenna St. (The Poppy Shop & Hudson Plant Co.)
Sign (Wall Sign)**

Sponsors: Board of Zoning & Building Appeals

Attachments: [46 Ravenna AHBR Packet](#)

approved

V. Old Business

**A. [AHBR 25-65](#) 16 Owen Brown Street (Historic District)
Addition & Alterations (Bedroom, Dining room & Porches)**

Sponsors: Board of Zoning & Building Appeals

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 reviewing changes made to the application since the last AHBR meeting.

Mr. Mark Madar was present for the meeting.

The Board, applicant, and staff: Noted no cut sheet was submitted for the front door, a desire for cedar lap siding which the applicant noted is cost prohibitive and difficult to find, difficulty with the pitch of the roof over the front door, and the possibility of removing the pitch above the door,

approved as amended

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

Nay: 1 - Ms. Marzulla

**B. [AHBR 25-123](#) 145 Aurora Street (Historic District)
Demolition & Accessory Structure (Detached Garage)**

Sponsors: Board of Zoning & Building Appeals

Attachments: [145 Aurora AHBR Packet](#)
 [145 Aurora AHBR Packet 3.12 Meeting](#)

Ms. Krickovich introduced the application by noting a site visit was conducted on March 4th, for the Board to observe the garage.

Mr. Kody Kocias, Peninsula Architects, was present for the meeting.

The Board, applicant, and staff, discussed the demolition noting the structure is compromised. Regarding the proposed new structure, the Board and applicant discussed the door type.

approved

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

**C. [AHBR 25-79](#) 252 North Main Street (Historic District)
Addition & Alteration to Accessory Structure (Barn)**

Sponsors: Board of Zoning & Building Appeals

Attachments: [252 N. Main AHBR Packet](#)
 [252 N. Main AHBR Packet 3.12.25 Meeting](#)

Ms. Krickovich introduced the application by noting a site visit was conducted on March 4, 2025, and no changes were made to the application.

Ms. Bridget Williams, friend of the applicant, was present for the meeting.

The Board discussed the decking on the left side of the deck, which is under 20-inches high,
approved

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

VI. New Business

A. [AHBR 25-112](#) 225 W. Prospect Street

Demolition (Single-family dwelling)

Sponsors: Board of Zoning & Building Appeals

Attachments: [225 W. Prospect St. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the 1900 era house which is in deplorable condition.

Mr. Curt Van Blarcum noted the history of the property is difficult to find, and that the house is decrepit condition.

The Board discussed whether or not the structure has any historical significance.

approved

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

B. [AHBR 25-130](#) 180 W. Streetsboro Street (Bell's Barber Shop)

Sign (Wall Sign)

Sponsors: Board of Zoning & Building Appeals

Attachments: [180 W. Streetsboro AHBR Packet](#)

Ms. Krickovich introduced the application by displaying photos of the building and proposed sign, and reviewing the staff comments.

Mr. Falih gave the Board a revised sign plan, with a matt finish, boarder, and centered on the building.

approved

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

C. [AHBR 25-180](#) 82 First Street (Talbot's)

Alteration (Awnings)

Sponsors: Board of Zoning & Building Appeals

Attachments: [82 First St. AHBR Packet](#)

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

Mr. William Morse, Ohio Awning: Displayed a sample of the proposed fabric which has a satin finish, and described the existing material and proposed frame.

The Board, applicant, and staff discussed the LDC requirements for awning fabric,

approved as amended

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

D. [AHBR 25-133](#) 2732 Middleton Road**Accessory Structure & Alterations (Detached Garage)**

Sponsors: Board of Zoning & Building Appeals

Attachments: [2736 Middleton Rd AHBR Packet](#)

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

Mr. Nate Bailey, Hara Architects, noted the rear of the house has an existing bump-out and described the new additions and the homeowner's desire is to replace all the windows - however cost considerations may not allow a complete window replacement. Mr. Bailey also described the proposed materials, the types of siding to be used, and that the overhangs will match.

The Board, applicant, and staff, discussed: That the Board is responsible for approving or not approving the window design based on the plans before the Board at this meeting and that the Board may make an exception, the proposed contrasting color of the garage, the house in relation to the neighborhood, that the HOA will also need to approve an attached garage, a reconfiguration of the windows on the front of the addition to match the rest of the house, that from the design standards the proposed plan meets the LDC criteria, and the addition foundation will match the existing foundation.

approved as amended

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

E. [AHBR 25-163](#) 7706 Oxgate Court**Alteration (Siding)**

Sponsors: Board of Zoning & Building Appeals

Attachments: [7706 Oxgate Ct. AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the house, describing the proposed materials and reviewing the staff comments and recommendations.

The applicant displayed a rendering of the proposed finished project.

The Board, applicant, and staff, discussed the requirement for termination at an inside corner or wrapping around the entire house. The applicant agreed to the LDC requirement which may be administratively approved by staff.

discussed

F. [AHBR 25-170](#) 2425 Hudson Aurora Road

Addition (2nd Story Bed & Bath)

Sponsors: Board of Zoning & Building Appeals

Attachments: [2425 Hudson Aurora Rd AHBR Packet](#)

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

Mr. Jim Dombrowski, Brandywine Construction, agreed to comply with the staff comments.
approved

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

G. [AHBR 25-178](#) 6575 Dunbarton Drive

Addition (In-law suite)

Sponsors: Board of Zoning & Building Appeals

Attachments: [6575 Dunbarton AHBR Packet](#)

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

Mr. Brian Kuck, Sissel Architectural and Design, noted the brick veneer and foundation will continue around the entire house. Mr. Kuck also requested that he be allowed two skylights in the roof of the addition. The Board stated flat skylights may be administratively approved by staff.

approved

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

H. [AHBR 25-131](#) 549 West Streetsboro Street
New Construction (Single-family dwelling)

Sponsors: Board of Zoning & Building Appeals

Attachments: [549 W. Streetsboro AHBR Packet](#)

Ms. Krickovich introduced the application by displaying the site plan, describing the project, and reviewing the staff comments and recommendations.

Mr. John Russell, and Ms. Elaine Schmidt, Prestige Builder Group, described how they believe the LDC may allow the proposed design since the house sits 130 feet from the street, and the proposed house is on eight acres.

The Board, applicant, and staff discussed: How the 130-foot rule applies to forward facing garage doors, not wings, the homeowner's desire to have a larger setback, the inconsistency of the setbacks around the proposed house, the purpose of requesting two forward additions, the possibility of placing the wings in the back of the house, and the size of the property will allow other designs which do not violate the LDC.

Conversation took place regarding having only one wing forward and the Board's need to see this site plan in relation to other houses in the development.

The homeowner and the Board discussed whether or not the Board would allow any greater setback from the road with a general consensus that a greater setback could be favorably considered by the Board.

The applicant requested the application be continued.

continued

I. [AHBR 24-1346](#) Preserve of Hudson Townhomes

New Residential Construction (29 Townhome Units - District 3)

Submitted by Hanna Cohan, Knez Homes, Triban Investment

- a) *Staff notes this case was reviewed at the May 8, 2024 and April 9, 2025 meetings.*
- b) *The applicant has submitted revisions based on previous board discussions. Revisions include additional variety in dormer design, porch post design, gable end design, and front projection design.*
- c) *Staff has compiled the attached redline revisions documenting the observed changes; however, the applicant should present all changes to the board.*
- d) *Revise elevations to label exposed foundation material.*
- e) *Question the proposed porch width and if it is functional.*
- f) *Question if the shake siding along of lot 5 terminates at an inside corner along the left elevation.*
- g) *Submit the sign plan on a surveyed site plan. Staff notes the property boundary along Darrow Road is inaccurately depicted on the submitted sign plan.*

Sponsors: Board of Zoning & Building Appeals

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 the application was reviewed on an informal basis on May 8, 2024, describing the proposed project, and reviewing the staff comments and recommendations.

Ms. Hanna Cohan, Triban Investments, stated her goal for this meeting is to receive feedback from the Board in preparation for the next meeting. Ms. Cohan also distributed additional information to the Board, and noted she is open to providing more variety to the design of the buildings while maintaining a cohesive overall design.

The Board, applicant, and staff, discussed staff's comments regarding the Farmhouse, Cottage, and the Traditional style units, with Triban being open to make revisions to the designs as suggested by staff and AHBR.

The Board noted this property which will have little or no visibility from the street.

Ms. Cohan described the proposed monument sign which will be near the road with a matt finish, and will fit the commercial corridor where the sign will sit. The Board noted appreciation for the proposed brick as opposed to a poured sign and that the sign will not be near the proposed houses.

Ms. Cohan noted Triban's desire to get full approval in April 2025 because of time limits connected to the permits.

The Board continued the application at the request of the applicant.

continued

VII. Other Business

A. [AHBR 2-12-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: February 12, 2025.

Sponsors: Board of Zoning & Building Appeals

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

approved

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

B. [AHBR 2-26-25](#) Minutes of Previous Architectural & Historic Board of Review Meeting: February 26, 2025.

Sponsors: Board of Zoning & Building Appeals

Attachments: [February 26, 2025 AHBR Minutes - Draft](#)

approved as amended

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

VIII. Staff Update

Ms. Kirckovich reviewed:

1. The subcommittee meeting for Historical Landmarks.
2. City Council's ordinance regarding Public Comments at public meetings.

discussed

IX. Adjournment

adjourned

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

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