



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

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, January 22, 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: 5 - Mr. Caputo, Ms. Marzulla, Mr. Ray, Mr. Workley and Ms. Sredinski

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

A motion was made by Mr. Workley, seconded by Ms. Marzulla, to approve the Consent Agenda. The motion carried by the following vote:

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

A. [AHBR 24-1352](#) 56 College Street (Historic District)

Fence (Wood 4' & 6')

Attachments: [56 College AHBR Packet](#)

This AHBR item was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 24-1244](#) 333 Aurora Street

Addition (Attached Garage)

Attachments: [333 Aurora AHBR Packet 1.22.25 Meeting](#)
 [333 Aurora AHBR Packet](#)

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

Mr. Joe Franzee, architect, and Ms. Loren Marshall Flynn, homeowner, described the project with a five car garage and master suite. Mr. Franzee noted: The side setback requirements are met, that traditional carriage style doors will be used, that the vertical band is for the optics of the design, and that a roof plan was not part of the submittals.

The Board, applicant, and staff discussed: That the addition is a larger mass than the existing house, that the Board is willing to make an exception to the massing because of the distance of the house from the road, that from the road the addition does not seem larger than the house, that the cupolas are not as dominant in the revised drawings, that the casement windows have the same grid type as the existing windows, that the vertical siding at the garage doors is on a different plain than the rest of the mass, and the consistent use of vertical pilasters at the garage doors.

Ms. Flynn and the Board discussed using a standing seam metal roof on the two-story portion of the addition, after the discussion the Board agreed asphalt shingles should be used, as submitted on the plan.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application because: The project has shown exceptional design based on the architectural character, the location of the house in proximity to the neighborhood, the quality of the neighborhood, and the distance of the house from the street. The approval is conditioned on a satisfactory roof plan being submitted to staff.

The motion was approved by the following vote:

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

B. [AHBR 25-12](#) 171 Brentwood Drive

Alteration (Siding Replacement)

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

The applicant was not present for the meeting.

The Board decided to continue the application to the next meeting.

This matter was continued

VII. Other Business

A. [AHBR 1-8-25](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: January 8, 2025.**

Attachments: [January 8, 2025 AHBR Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that January 8, 2025, Minutes be approved. The motion carried by the following vote:

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

B. [AHBR 12-3-24](#) **Minutes of Previous Architectural & Historic Board of Review Workshop Meeting: December 3, 2024.**

Attachments: [December 3, 2025 AHBR Workshop Minutes - Draft](#)

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the December 3, 2024, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

Ms. Krickovich reminded the Board that Chair Caputo will discuss AHBR with City Council AHBR on February 11, 2025.

That a new member was appointed to the Board by City Council and should be at the next Board meeting.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the meeting be adjourned at 7:54 p.m.. The motion carried by the following vote:

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

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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