



City of Hudson, Ohio

Meeting Minutes - Final Architectural & Historic Board of Review

John Caputo, Chair

Allyn Marzulla, Vice Chair

John Workley, Secretary

Andrew Brown

Amy Manko

Françoise Massardier-Kenney

Jamie Sredinski

Nicholas Sugar, City Planner

Lauren Coffman, Associate Planner

Wednesday, October 8, 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. Workley, Ms. Sredinski and Ms. Manko

Absent: 2 - Ms. Kenney and Mr. Brown

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. Sredinski, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

AHBR 25-1281 5806 Timberline Trail

Addition (Covered Deck)

Attachments: [5806 Timberline Trail - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

AHBR 25-1298 64 Aurora Street (Historic District)

Fence (3.5 Ft Aluminum)

Attachments: [64 Aurora St - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

[AHBR 25-1236](#)**1751 Barlow Rd**

Addition (Bedroom & Bathroom)

Attachments: [1751 Barlow Rd - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

[AHBR 2025-13](#)**2732 Middleton Rd**

Addition (Laundry Room and Mud Room)

Attachments: [2732 Middleton Rd - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

[AHBR 25-1093](#)**358 Oldham Way**

Addition (3 Seasons Room)

Attachments: [358 Oldham Way - AHBR Packet 10.8.2025](#)

[358 Oldham Way - AHBR Packet](#)

Ms. Coffman introduced the application by displaying and describing the site and project, reviewing the discussion from the previous AHBR meeting, and reviewed the staff comment.

Mr. Brian Harris, homeowner, stated his architect modified the plans to reflect the Board's recommendations.

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that this AHBR Application be approved. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

[AHBR 2025-47](#)**78 Aurora Street (Historic District)**

Addition (Kitchen, Laundry Room, Elevator, & Garage)

Attachments: [78 Aurora St - AHBR Packet 10.8.2025](#)

[78 Aurora Street - Consultant Report](#)

[Previous approval - 5.28.25 meeting](#)

[Consultant Report from 5.28.25 meeting](#)

[Preservation Brief 14 - Additions](#)

Ms. Coffman introduced the application by displaying the site plan, reviewing the project and staff comments including that approval was given for this project on May 28, 2025, and these are revised plans, as well as comments from the historic consultant.

Ms. Rebecca Pantuso, Pantuso Architecture, stated a site plan with landscaping is being

prepared, that a non-conforming structure is being made less non-conforming through this work, that alternative sidings are being considered, that a paneling connector, that cost saving alternative roofing is proposed - but the applicant is will to use terra-cotta if the Board makes that decision, and that creative fenestrations may be used as needed.

Chair Caputo suggested conducting a site visit in light of the request to demolish the garage.

The Board, applicant, and staff discussed: The need for a site visit with the historic consultant, and if having two separate attached garages on this historic site was in violation of the LDC or the historic consultants recommendation.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be continued to allow for a site visit and request that the historic consultant be present. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

VI. New Business

AHBR 25-1075 6420 Lost Woods Ln

Addition (Bedroom & Bathroom)

Attachments: [6420 Lost Woods Ln - AHBR Packet](#)

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

Mr. Joe Matava, and Mr. Quinn Miller, Peninsula Architects, described the project and presented a revised elevation, noted the septic system prevents the projection from being moved back, and that if the projection is moved back it will impede the view of the rear of the house.

The Board, applicant, and staff, discussed: The location of the septic system in relation to the house, the Summit County requirements regarding septic system setbacks, the Board's desire for the projection to be further back, that this house is on a private drive, that if Summit County demands a larger setback the Board might reconsider the decision, Mr. Matava's opinion that the LDC requires a design that is not aesthetically optimal, that the bay window has been removed, options to the windows were considered, that the arched window is in proportion to the design, that shutters will be added to be consistent around the structure, and the work to be done on the out building was described.

Mr. Workley made a motion, seconded by Ms. Sredinski, to approve the application with the following conditions: The shutters be applied consistently around the elevations, changing the bay windows to standard windows in the back and bay windows on the front and both sides, and the front projection be made to be in compliance with the LDC as approved by staff. The motion was approved by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

AHBR 25-1245 5235 Preserve Ln

New House (Single Family Dwelling)

Attachments: [5235 Preserve Ln - AHBR Packet](#)

Chair Caputo noted that Mr. Brown arrived from a previous commitment and is now seated on the Board.

Ms. Coffman introduced the application by reviewing the staff comments, and displaying the elevations.

Mr. Tony Lunardi, LDA Builders, Inc., stated he will verify the grade line and impervious surface requirements, questioned the number of surface materials are on the house, noted that a roof plan has been submitted, discussed removing a siding material around the front door, noted the elevations have been revised so that the upper gable is not above the roof line, described the trim around the side door and the windows as all being 4-inch trim, noted the front door is inset by 28-inches, and that awnings around the front have been allowed previously.

The applicant distributed revised plans to the Board and staff.

The Board, applicant, and staff discussed: The siding materials and window colors and orientation, that the siding between the windows is the owner's preference and that it introduced a new material because of the orientation, the materials, their orientation around the front door and that they terminate on inside corners, the possibility of using more brick around the front door, that the front windows are placed to be in alignment, that the awnings have metal roofs-which the Board has generally approved as an accent material, that the side elevation transom windows are in the great room to allow for built-ins below, the possibility of eliminating the material around the front door and using board and batten siding, that slider windows are used around the dining area, the various roof pitches and types used on the structure, the vertical siding on the front and garage side not blending in with the horizontal siding, that all the brick on the house will be the same color, that three separate materials are proposed on the front of the main mass, that the Board feels the awning in the front will be approved, that the typical window is a double-hung - however there are a number of fixed and slider windows, and that the narrow windows on the right side elevation are problematic.

Chair Caputo recommended that the elevations be revised and resubmitted with the possibility of preferred and alternative plans.

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that this AHBR Application be continued to allow for revised plans to be submitted. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

[AHBR 25-1291](#) 130 Aurora Street (Historic District)

Accessory Structure (Detached Garage)

Attachments: [130 Aurora Street - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the site plans, and reviewing the staff comments.

Mr. Joe Matava, and Mr. Kody Kocias, Peninsula Architects, stated the date of build for the garage to be demolished is unknown, the details of the garage have no distinctive features, it is a typical wood frame, and is in poor condition. Staff noted the only known fact is that the garage is present in photos from 1970.

The Board, applicant, and staff, discussed: The lack of fenestration - the applicant belief that additional fenestration, will detract from the proposed design, the possibility of moving the windows closer together to resolve the fenestration problem, that a steel or fiberglass entry door is not allowed in the Historic District, design elements on the proposed garage are needed that relate to the house, the need for a site visit, that the proposed garage area be staked prior to a site visit, and that the windows on the proposed garage be made more vertical as the small house windows are.

A motion was made by Ms. Manko, seconded by Mr. Workley, that this AHBR Application be continued. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

AHBR 25-1252 191 Elm Street (Historic District)

Alteration (Door Replacement)

Attachments: [191 Elm Street - AHBR Packet](#)

At the request of the applicant, a motion was made by Ms. Sredinski, seconded by Ms. Marzulla, that this AHBR Application be continued. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

AHBR 25-554 670 Terex Rd

Addition (Living Room, Kitchen & Garage)

Attachments: [670 Terex Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the elevations, site plan, and reviewing the staff comments.

Mr. Andrew Heilmeier, homeowner, was present for the meeting.

The Board, applicant, and staff, noted staff's interpretation that the garage is counted as a wing, and that the LDC does not allow the main mass to become subordinate to a wing of this size. The applicant and Board discussed alternative designs and the difficulty of setting precedent if this design is allowed as well as the Board's opinion that it will be difficult to design an addition of this large size that the Board could approve.

A motion was made by Ms. Manko, seconded by Ms. Marzulla, that this AHBR Application be continued. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

VII. Other Business

Mr. Jonathan Paul Flemming, architect, asked to speak regarding the future review of 85 Division Street. Mr. Flemming asked the board the following: 1) If three-tab shingles will be permitted on the addition? The Board replied that in general the materials should match. 2) That a raw CMU foundation is on the house, will it be permitted for more raw CMU to be installed? The Board stated that matching the existing is preferred. 3) That the window details

are of different styles, what style should be used for future work? The Board stated that any new work should be subordinate to the original trim. 4) What the Board's preference is regarding eves, gutters, and downspouts? 5) That the Board will be more favorable to the front of the house if it, as well as the addition, are all sided as one. 6) That Pella Reserve windows will be used.

This matter was discussed

VIII. Staff Update

Ms. Coffman stated the yearly workshop availability schedule will be sent to the Board members, and that the historic consultant will be planned for part of the meeting.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the meeting be adjourned at 9:28 p.m. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Brown

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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