



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, June 11, 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: 2 - Ms. Kenney 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 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 25-636](#) 136 Elm St. (Historic District)

Alterations - Shingle replacement and deck stair rebuild

Attachments: [136 Elm Street Packet for AHBR](#)

This AHBR item was approved on the Consent Agenda.

B. [AHBR 2024-136](#) 1727 Mayflower Ln.

Addition

Attachments: [1727 Mayflower Packet for AHBR](#)

This AHBR item was approved on the Consent Agenda.

V. Old Business

A. [AHBR 25-417](#) 7 College St. (Historic District)

Accessory Structure - Fence (6 foot privacy)

Attachments: [7 College Street Packet for AHBR](#)
 [7 College Street - AHBR Packet 5.28.25](#)

This AHBR item was continued to the next meeting.

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

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

B. [AHBR 25-493](#) 80 N Oviatt St (Historic District)

Accessory Structure - Fence (6 ft privacy)

Attachments: [80 N Oviatt St - AHBR Packet](#)

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

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

VI. New Business

A. [AHBR 25-616](#) 272 N Main St. (Historic District)

Shingle Replacement

Attachments: [272 N Main St. Packet For AHBR](#)

Mr. Sugar introduced the application by reviewing the staff comments, displaying a site overview, and photos of the property.

Mr. Mike Patterson, Patterson Roofing Company, noted the existing shingles will be replaced with architectural shingles and described the other work to be done.

The Board, applicant, and staff, discussed: That only the roof on the front section of the historical part of the structure will be replaced, and that the new shingles will match the shingles on the rear of the structure.

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

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

B. [AHBR 25-564](#) 21 Baldwin St. (Historic District)

Alteration - Window Replacement

Attachments: [21 Baldwin St Packet for AHBR](#)

Mr. Sugar stated the applicant is not able to attend the meeting and noted the applicant would like the case voted on at this meeting.

Mr. Sugar and the Board noted: This is a window replacement of an attached garage in the historical district, that he is unsure of the window type(s) on the house, that the existing windows on the garage are vinyl, that typically vinyl windows are not approved in the Historic District, and the garage build date is unknown but is at least 60 to 70 years old.

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

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

C. [AHBR 25-526](#) 60 E Case Dr.

Alteration (Siding replacement)

Attachments: [60 E Case Packet for AHBR](#)

Mr. Sugar introduced the application by stating stonework was observed being applied to the house without a permit, that the stonework partially terminates at an inside corner, that differing sidings are typical in the neighborhood, and that staff recommends approval but not termination at an inside corner.

Mr. Steve Reed, contractor, stated the homeowners would agree to limit the stonework to the area around the front door, and that the stone will have a mixture of colors.

The Board, applicant, and staff, discussed approval since this work is typical of the neighborhood.

Mr. Workley made a motion to approve, seconded by Ms. Stredinski, noting the neighborhood vernacular matching the detail from the left outside corner to the right inside corner. The motion was approved by the following vote:

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

D. [AHBR 25-551](#) 65 Owen Brown St.

Accessory Structure

Attachments: [65 Owen Brown St - AHBR Packet](#)

Mr. Sugar introduced the application by describing the project, displaying the site, noting the height of the garage is lower than the main mass, and reviewing the staff comments.

Mr. Darren Hopkins, representing the owners, noted the garage will be 15-feet from the property line, described the siding and trim, described which architectural elements of the new structure were in common with the existing structure, noted the size of the building and porch, stated the soffit returns are flat like many others in the neighborhood, and that an 8 / 12 pitched roof will be common to the existing house and new structure,

The Board, applicant, and staff, discussed: The possibility of windows on the left elevation - which is next to the woods and will not be seen, and are not planned because of budgeting, the possibility of faux windows, that the 5-foot height of the wall in question makes larger windows more difficult and more expensive, that four different size windows are proposed and the board would like to see more consistency in window size, that the roof material on the garage will match the existing house roof materials, the reasons for the various size windows was explained, that a slider door is proposed in order to have a screen door, that the windows and slider on the front are in the shadow of the overhang and will not be easily seen, that the lots to the west and north will not be developed, and that the heights of the existing garage

and proposed structure be documented on the plans.

Mr. Workley made a motion, seconded by Mr. Ray, to approve the application with the addition of a balanced window on the rear elevation, and that the height of the proposed garage and existing house be documented on the plans. The motion was approved by the following vote:

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

E. [AHBR 25-604](#) 5839 Williamsburg Cir
Addition

Attachments: [5839 Williamsburg Cir Packet for AHBR](#)

Mr. Sugar introduced the application by describing and displaying the proposed project, and reviewing the staff comments and revised elevations.

Mr. Tyler Rickenbacher, Hartman Carpentry and Construction, and Ms. Valarie Hooper, homeowner, stated the fenestration on the Nickelson Road side is not desired by the owners because of security issues, that no additional concrete will be added, that existing siding - which is removed for the project - will be reused, that differing foundation materials exist on the structure, how the foundation transition will be made, that the proposed foundation will allow even sides and entry into the garage without building a ramp, and that the wall without fenestration is between 12 and 14 feet,

The Board, applicant, and staff discussed: The look of the house without the required fenestration, that large evergreen trees block the view of the garage from the street, that the Board has allowed the 12-foot fenestration rule to be stretched in the past, and that the foundation transition to brick should be at the porch instead of the proposed location,

Mr. Workley made a motion, seconded by Ms. Sredinski, to approve the application with the conditions that the foundation be a consistent height, and the brick joint be at the edge of the structure between the sided component and the infill shed / porch area. The motion was approved by the following vote:

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

F. [AHBR 25-482](#) 13 N. Oviatt St
New Construction (Single-family dwelling)

Attachments: [13 N Oviatt Packet for AHBR](#)

The applicant was not present for the meeting.

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

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

G. [AHBR 25-409](#) 5247 Preserve Ln.
New Residential Development (Single-family dwelling)

Attachments: [5247 Preserve Lane Packet for AHBR](#)

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

Mr. Tony Lunardi, LDA Builders Inc., and Mr. Chuck Hummel, responded to the staff comments by questioning what constitutes the front mass of the house, and distributing additional elevations to the Board.

The Board, applicant, and staff, discussed the unusual design of the house and roof, that the front door is attached to the main mass, the possibility of moving the front wall forward which will reduce the size of the porch, the orientation of the house in relation to the street and the possibility of rotating the house counterclockwise, the difficulties rotating the house creates, how the proposed house differs from the house on sub lot #3, and that the Board feels enough variation exists between the houses if the colors are not matched.

The Board and applicant discussed how the front projection issue can be solved and allowed staff to administratively this issue.

Mr. Workley made a motion, seconded by Ms. Sredinski, to approve the application with the following conditions: 1) A modification to the front porch to meet the 5-foot projection rule - which may be administratively approved by staff. 2) That the look-alike standard is met if the stone and the siding do not match the subject house. 3) That the house will be rotated to me more parallel to the road - subject to staff approval. The motion was approved by the following vote:

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

H. [AHBR 25-567](#) 5260 Preserve Ln.

New Residential Development, (Single-family dwelling)

Attachments: [5260 Preserve Lane Packet for AHBR](#)

Mr. Sugar introduced the application by displaying the project elevations, noting revised drawings were submitted, and reviewing the staff comments.

Mr. Tony Lunardi, LDA Construction, discussed: The hip roof on the front porch, how the porch and mud room interact, the knee wall which must be consistently applied around the house, the adjustment of the projection, that the roof over the garage door was made as proposed so the entire door was covered and the possibility of extending it over the second garage door or across the entire side.

The Board, applicant, and staff, discussed: The hip roof over the porch, alternatives to how the stone is used, and the roof overlap of the garage door.

A motion was made by Mr. Ray, seconded by Ms. Marzulla, that this AHBR Application be approved as amended by removing the stone along the front porch. The motion carried by the following vote:

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

VII. Other Business

[AHBR 5.28.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: May 28, 2025.**

Attachments: [May 28, 2025 - AHBR Meeting Minutes DRAFT](#)

A motion was made by Ms. Marzulla, seconded by Mr. Ray, that the May 28, 2025, Minutes be approved. The motion carried by the following vote:

Aye: 4 - Mr. Caputo, Ms. Marzulla, Mr. Ray and Mr. Workley

Abstain: 1 - Ms. Sredinski

VIII. Staff Update

Mr. Sugar noted there will be cases for the next AHBR meeting.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:13 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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