



City of Hudson, Ohio

Meeting Minutes - Draft 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, December 10, 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. Kenney, Ms. Marzulla, Mr. Workley and Ms. Sredinski

Absent: 2 - Mr. Brown 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. Kenney, Ms. Marzulla, Mr. Workley and Ms. Sredinski

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-1468](#) 85 Division Street (Historic District)

Fence (6ft Privacy)

Attachments: [85 Division Street - AHBR Packet 12.10.25 Meeting](#)

[AHBR 25-1476](#) 38 Church Street (Historic District)

Fence (6ft Privacy)

Attachments: [38 Church Street - AHBR Packet 12.10.2025 Meeting](#)

This AHBR agenda item was approved on the Consent Agenda.

[AHBR 25-1357](#) **2185 Weston Dr**

Accessory Structure (Pavilion)

Attachments: [2185 Weston Dr - AHBR Packet](#)

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business

[AHBR 25-1343](#) **95 Maple Drive (Historic District)**

Alterations (Window, Door replacement, & Rear Deck)

Attachments: [95 Maple Sr - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the design and describing the proposed project, which is located in the Historic District. She noted that the application was continued from the November 12, 2025 meeting and reviewed staff comments and recommendations.

Mr. Juliann Nathanson, the property owner, was present for the meeting. The Board, staff, and applicant discussed the desired modifications to the house. Ms. Nathanson explained that virtually all existing materials in the house are vinyl with steel doors and that many replacements, including windows and doors, have already been made due to structural damage. She described the house as being in disastrous condition when purchased and stated that she now proposes to replace all trim around the house.

The Board and applicant discussed the absence of photographs showing the condition of the house at the time of purchase, which were not submitted with the application. Ms. Nathanson noted that there are twelve existing vinyl windows on the house; however, the Board emphasized that vinyl windows have never been approved in the Historic District, regardless of circumstances. Ms. Nathanson stated that two neighboring houses also have vinyl windows.

Staff suggested that photographs taken during the inspection and sale of the house may assist in the staff review.

Ms. Nathanson requested that the application be continued to the following meeting.

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

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-1342](#) **49 Owen Brown Street (Historic District)**

Addition (Second Story)

Attachments: [49 Owen Brown St - Revised Elevations 12.10.2025 Meeting](#)
 [49 Owen Brown St - AHBR Packet 11.12.25](#)
 [49 Owen Brown Street - Consultant Report](#)
 [49 Owen Brown St - AHBR Packet](#)
 [Preservation Brief #14](#)

Ms. Coffman introduced the application by displaying elevations of the house, noting this

application is continued from the November 12, 2025, AHBR meeting, and reviewing the historic consultants comments and recommendations.

Mr. Bill Gotts, builder, distributed revised elevations and plans to the Board.

The Board, applicant, and staff, discussed: The rear of the house dropping down to ground level, that wood cedar shakes will be used above the porch to match the existing siding, and that wood post and railing will be installed. The Board noted page 3 and 4 of the newly submitted revision are the Board's preferred design, and that the dormer is not correct as drawn.

A motion was made by Mr. Workley and seconded by Ms. Marzulla to approve the application with specific conditions. The approved design shall correspond to pages 3 and 4 of the submitted plans, dated November 14, 2025. The exterior siding shall be wood cedar shake, the decking shall be Azek material, and the columns and trim shall be constructed of wood.

The motion carried by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-1375](#) **7542 Darrow Rd**

Sign (Ground Sign)

Attachments: [7542 Darrow Rd - AHBR Packet](#)

Mr. Sugar noted the rule that an application must be voted on after two meetings may be waived because the request to continue is at the applicant's request.

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

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-918](#) **2636 Sandstone Path**

New House (Single-Family Dwelling)

Attachments: [2636 Sandstone Path - AHBR Packet 12.10.2025](#)
[2636 Sandstone Path - Packet for AHBR 10.29.2025](#)

Ms. Coffman introduced the application by noting that it was informally reviewed at the November 12, 2025 AHBR meeting. She reviewed the changes to the elevations and summarized staff comments and recommendations.

Mr. Norman Saeger, the architect, was present for the meeting.

The Board, applicant, and staff discussed several aspects of the proposed design. Discussion included the transom window above the door, which was intended to improve the appearance of the entryway; the wall of large glass windows, none of which are typical windows, and the concern that this wall is in public view and does not align with the style of the other windows; the location of the man door into the garage; and the proposed stonework, which extends four feet around the house. The Board noted that only one type of special window is allowed on the main mass and suggested that if the picture windows on the bottom wall were replaced with double-hung windows, the design might comply with code. For this application, the Board agreed to allow four special windows instead of the usual three. The type, style, and

size of the trim and corner boards were also reviewed.

Further discussion addressed the need for the wings to be set back at least eighteen inches behind the main mass. Mr. Saeger expressed concern that a setback would result in a significant loss of square footage. Mr. Sugar presented examples of neighboring houses that do not have setback wings, and Mr. Saeger demonstrated that the surrounding front door material terminates at an inside corner.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application with the following conditions: The bottom windows on the wall of windows shall be changed to double-hung windows; since neighboring houses in this conservation subdivision do not have the required wing setbacks, the proposed design without setbacks shall be approved; the transom above the garage front door shall be removed; and the front door materials shall be submitted to staff for review.

The motion was approved by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 2024-60](#) **1101 Barlow Rd (Ellsworth Meadows Golf Course)**

New Construction (Clubhouse)

Attachments: [1101 Barlow Rd Changes - AHBR Packet 12.10.2025 Meeting](#)
[1101 Barlow Rd. AHBR Packet 12.13.2023 Meeting](#)

Mr. Sugar introduced the application by noting that it was originally approved on December 13, 2023. During construction, design changes were identified, which are indicated on the submitted redline plan.

Mr. Trent Wash, representing the City of Hudson, explained that the majority of the changes resulted from modifications to the project scope during three separate bidding processes. He described the reasons for these changes and outlined how staff can address some of the issues. Mr. Wash noted that the building is located approximately 350 feet off the road and that the horizontal siding is not visible from the public view.

The Board, applicant, and staff discussed several aspects of the revised design, including bringing the horizontal siding to an inside corner, painting the bump-out a color consistent with the surrounding area, and ensuring that the wall without fenestration presents a covered window appearance rather than a long, blank façade. It was noted that the architect who originally presented the design did not return to AHBR for approval of these changes. The Board also discussed that the windows are spaced 13 to 15 feet apart, which is close to the recommended 12-foot spacing, and that the vent in place of a window is often approved by AHBR. Additional concerns included the inconsistent application of foundation material around the building, the potential use of taller landscaping to break up the wall with windows, and the blank wall on the chimney side, which measures approximately 14 feet. The Board suggested that landscaping materials on the chimney wall might improve the appearance. On the wall with three windows, the changes were reviewed without further comment.

Seeing that the structure is 350 feet from the road, and it is more of a commercial industrial structure and not in a neighborhood, Mr. Workley made a motion, seconded by Ms. Marzulla, with the following conditions, On the front facade to take the material change to the inside corner and paint to match the surrounding siding, and landscaping added on the side with the chimney.

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

Nay: 1 - Ms. Kenney

Absent: 2 - Mr. Brown and Ms. Manko

VI. New Business

[AHBR 25-1405](#) **205 N Main Street (Historic District)**

Sign (Hanging and Wall sign)

Attachments: [205 N Main Street - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the location of the sign on the building and reviewing the staff comments.

The applicant, distributed updated drawings for the Board, stated the material was changed to HTU foam, with a matte finish, and the size of the lettering was reduced. The applicant also noted the revision has a rendering of how the hanging size will look.

The Board, applicant, and staff, discussed the large amount of small lettering on the sign.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved as amended in the revised drawings with a matte finish. The motion carried by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-1414](#) **134 N Main Street (Historic District)**

Sign (Signplate)

Attachments: [134 N Main St - AHBR Packet 12.10.25 Meeting](#)

Ms. Coffman introduced the application by displaying a rendering of the proposed sign and reviewing the staff comments and recommendations.

Mr. Jeff Clark, Easy Sign Group, stated the sign will have a matte finish. The Board and applicant discussed the pros and cons of using HDU as opposed to PVC, and that this is the rear of the building and not as in the public view.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with HDU material and matte finish. The motion carried by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 25-1417](#) **7599 Hudson Park Drive**

Addition (Front Porch & Dormer Window Trim)

Attachments: [7599 Hudson Park Drive - AHBR Packet](#)

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

Ms. Nicole Wurm, applicant, and Mr. Ken Dumbrowski, contractor, were present for the

meeting.

The Board, applicant, and staff, discussed: That the hip of the roof meets the garage roof in a saddle, that an additional drawing of the roof plan needs to be submitted to staff, that only the roof, porch and columns on the house are being changed, the number and placement of the gutters, that a full length porch is planned to eliminate existing water problems, the possibility of a column being added on the right, and the trim around the windows and door.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve with the following conditions: The addition of a sixth column on the right side of the porch, that a roof plan be submitted, that existing shingles be matched, that the trim on the porch be noted on the drawing, and the size of the rake materials be submitted to staff for approval. The motion was approved by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

VII. Other Business

[AHBR
11.12.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
November 12, 2025**

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

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the November 12, 2025, Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

[AHBR 8405](#)

2026 AHBR Meeting Schedule

Attachments: [2026 AHBR Meeting Schedule](#)

A motion was made by Ms. Kenney, seconded by Mr. Workley, that proposed 2026 meeting schedule be approved. The motion carried by the following vote:

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

Absent: 2 - Mr. Brown and Ms. Manko

VIII. Staff Update

The were no staff comments.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the meeting be adjourned at 9:29 p.m.. The motion carried by the following vote:

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

Absent: 2 - Mr. Brown 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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