



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, June 10, 2026

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, Ms. Sredinski and Mr. Brown

Absent: 2 - Mr. Workley 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 Ms. Kenney, seconded by Ms. Sredinski, that the Consent Agenda be approved. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

A. [AHBR 26-595](#) 96 First Street Sign (Hanging Sign)

This AHBR application was approved on the Consent Agenda

V. Old Business

A. [AHBR 26-195](#) 48 College Street (Historic District) [JUNE](#) Accessory Structure (Outdoor Fireplace)

Ms. Coffman introduced the application by displaying the site plan, reviewing the project and revised plans.

Mr. Brian Wilmont, and Ms. Connie McInerney, Landscape Design, noted AHBR's request was for more brick which the revised plan uses.

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. Kenney, Ms. Marzulla, Ms. Sredinski and Mr. Brown

Absent: 2 - Mr. Workley and Ms. Manko

B. [AHBR 26-253](#) **7541 Lakedge Ct**

Addition (Great Room, Dining Room, & Covered Patio)

Ms. Coffman introduced the application by displaying the site, reviewing the applicable LDC Standards, and the staff comments and recommendations.

Ms. Tracy Corpus, Builder, and Dan Porsar, Designer, stated the homeowner believes the brick makes the house look dated and would like to explore other acceptable options, including stone.

The Board noted that past precedence is that a connected chimney must match the foundation. Regarding the requirement for a typical window, the applicant stated that the inside area where the proposed small window is proposed is small and the homeowner desires a countertop with sorting bins under the countertop. The Board noted the difficulty of one side of the chimney being stone and meeting the LDC requirement of materials terminating at an inside corner, as well as matching the foundation. Discussion took place on using stone on the interior face of the chimney. Ms. Corpus stated there are houses in Hudson that have a mixture of stone and brick. The applicant agreed that, aside from the great room window and the transom windows, the rear windows can be 6 over 6. Discussion took place on if the proposed number of transom windows should be permitted, the need to see the details of the chimney if stone is proposed, and what colors of brick would be permissible for the chimney.

Ms. Marzulla made a motion, seconded by Ms. Kenney, to approve as amended with the chimney brick matching the existing foundation brick, the proposed double-hung windows to have 6 x 6 grids, and the transom windows approved. The motion was approved by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

VI. New Business

A. [AHBR 26-644](#) **179 Elm Street (Historic District)**
Demolition (Single Family Dwelling)

Ms. Coffman introduced the application to demolish an existing house and provided the details of the house in the Historic District.

Mr. Nate Bailey, Hara Architects, and Ms. Christina Utrup, homeowner, were present for the meeting. Mr. Bailey noted an informal review was previously held and provided information regarding other houses on the street and the front of the new house. Ms. Utrup described growing up in Hudson and her desire to move back to Hudson to raise their family, and her dedication to the Hudson Community.

Mr. Bailey also noted that he has consulted with historic property architects regarding the seven exceptions provided to the Board (included in the Board report), he also expanded on the seven exceptions using neighboring houses and the architectural oddities of the subject house, and he noted a previous (prior to the house being included in the Historic District) demolition approval from the AHBR. Mr. Bailey then reviewed a high level plan of the proposed house and how it interacts with neighboring houses.

The Board, applicant, and staff discussed the helpfulness of pictures of the two houses on the street that were demolished and rebuilt.

A motion was made by Ms. Sredinski, seconded by Ms. Kenney, that this AHBR Application be continued to allow for a site visit. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

B. [AHBR 26-546](#) 180 W Streetsboro Street

Commercial Sign (Wall Sign)

Ms. Coffman stated the applicant requested the hearing be continued.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

C. [AHBR 26-647](#) 5133 Darrow Rd

Sign (Ground, Tower, and Wall Sign)

Ms. Coffman introduced the application by reviewing the staff comments.

The applicants agreed to use a matte finish on the sign.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

D. [AHBR 26-613](#) 19 E Main Street (Historic District)

Sign (Ground and Hanging Sign)

Ms. Coffman introduced the application displaying the site plan and reviewing the staff comments and noted there is also a very small hanging directional sign.

Mr. John Benedict, Brilliant Electric Sign Company, stated this is a like-for-like sign for the merged funeral homes and will have a matte finish.

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that this AHBR Application be approved with a matte finish. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

E. [AHBR 25-1081](#) **7936 Winterberry Dr**
[JUNE](#) Addition (Front Porch)

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

Mr. Stephen Rhodes, contractor, and the Board discussed: That the metal roof will outlast asphalt shingles, that the hip roof is also proposed for durability, that the roof is a 4 / 12 pitch, that the hip roof is used so as not to interfere with the two adjacent windows, and photos of a revised roof were distributed to the Board.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

F. [AHBR 26-487](#) **5706 Londonairy Blvd**
Addition (Front Porch)

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

Mr. Tim Dombroski, General Contractor, noted the posts will be wrapped with Azek material, that the left and right posts overhangs will be symmetrical in relation to the corners, and that the right two windows do not have a roof in order to have more light in the adjoining room.

The applicant, Board, and staff discussed: Not having the porch overhang the side of the house.

Ms. Kenney made a motion, seconded by Ms. Marzulla, to approve as amended with the posts wrapped with Azek, and the roof overhang on the front porch will be revised. The motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Ms. Kenney, Ms. Marzulla and Mr. Brown

Nay: 1 - Ms. Sredinski

Absent: 2 - Mr. Workley and Ms. Manko

G. [AHBR 26-584](#) **6592 Westpoint Dr**
Addition (Screened Porch)

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

Mr. Stephen Detzel, homeowner, and Mr. Joe Volitte, contractor, were present for the meeting.

The Board, applicant, and staff discussed: The need for the chimney to begin on grade with a footer, and that the material must match the foundation.

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the chimney at grade with a footer, and the material matching the foundation. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

H. [AHBR 26-511](#) **2782 Stonebridge Ct**
Addition (Covered Rear Porch)

Ms. Coffman introduced the application and reviewed the staff comments.

Mr. Brian Robb, homeowner, explained the addition will use the same siding and roofing materials as the existing house, with the addition located at the rear. He noted that using a gable roof would require the removal of a window and raised concerns about potential water issues. He also referenced the contractor's memo addressing the hip roof design, water concerns, and the points raised in the staff comments.

The Board, the applicant, and staff discussed the roof plan in detail, including how rainwater would be managed.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

I. [AHBR 26-276](#) **2250 Wellington Circle**
Addition (Bedroom, Bathroom, Screen Porch)

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

Ms. Bridget Tipton, Studio Inlay, displayed elevations of the house.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

J. [AHBR 26-372](#) **322 Simon Rd**
Addition (Sunroom, Stair Tower, and Front Porch)

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

Ms. Rebecca Pantuso, Pantuso Architecture, distributed revised drawings to the Board and explained the various changes to the submitted plan.

The Board, applicant, and staff discussed, changes that eliminate the arched windows and leaves an arch above the front door, the cut-limestone projections, that copper will be used for the standing seam roof, that the flat and hip roofs are not a concern to the Board, and that the revised drawings explained and brought into compliance the staff comments.

Ms. Pantuso asked if the project needs to return to an AHBR meeting if stone is used instead of the approved materials, she was told to submit any new plan to staff who will advise on any necessary next steps.

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

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

Absent: 2 - Mr. Workley and Ms. Manko

VII. Other Business

Chair Caputo stated that because the item was not on the agenda, no decision would be made at the meeting.

Mr. Dennis, representing Sierra Pacific Windows, described the window product and the extrusion process. He explained that the frame, sash, and grills can be manufactured in different colors within the same window, and that the exterior material is aluminum cladding with a 30-year powder-coating warranty. He noted that all-wood-frame windows are also available and that grids can be placed either inside or outside the glass. He added that the company offers a separate line of windows that are not intended for historical use, while the Westchester Window, the model he brought to the meeting, is specifically designed to be historically accurate.

Mr. Dennis further noted that Suix Conna windows have been used in historical buildings within U.S. National Parks. He stated he would provide a list of additional locations where the windows have been installed.

This matter was discussed

A. [AHBR 8711](#) **1957 Norton Rd (Informal)** New House (Single-Family Dwelling)

Ms. Coffman introduced the application by presenting the site plan, noting that the project received an informal review at the January 21, 2026, AHBR meeting, and that revised drawings have been submitted for this review.

Mr. Matthew Neff, architect, and the property owner, stated that major revisions were included in the new submission and briefly described several of the changes.

The Board, the applicant, and staff discussed the staff comments that still need to be addressed. Their discussion included concerns about fenestration, the vertical alignment of the windows, and the fact that the 195-foot setback permits a front-facing garage. They also noted that staff will review the flat roof over the garage during the formal application process and that an exception will be required for the flat roof. Additional points included the placement of some windows to support the interior design, concerns about the large gable area and the potential for using a larger sunburst with gable venting at the top, and the observation that the windows adjacent to the sidelights do not appear typical. Ms. Coffman introduced the

application by presenting the site plan, noting that the project received an informal review at the January 21, 2026, AHBR meeting, and that revised drawings have been submitted for this review.

Mr. Matthew Neff, architect, and the property owner, stated that major revisions were included in the new submission and briefly described several of the changes.

The Board, the applicant, and staff discussed the staff comments that still need to be addressed. Their discussion included concerns about fenestration, the vertical alignment of the windows, and the fact that the 195-foot setback permits a front-facing garage. They also noted that staff will review the flat roof over the garage during the formal application process and that an exception will be required for the flat roof. Additional points included the placement of some windows to support the interior design, concerns about the large gable area and the potential for using a larger sunburst with gable venting at the top, and the observation that the windows adjacent to the sidelights do not appear typical.

Chair Caputo commented that the revised plan meets the LDC to a much greater degree than the previous submission and encouraged the applicant to continue refining the fenestration issues.

This matter was discussed

B. [AHBR 8712](#) **2200 Middleton Rd (Informal)
Addition (Living Room, Gym, Bathroom, & Garage)**

Ms. Coffman introduced the application by displaying the site plan and project materials and by reviewing the staff comments, which included a recommendation to change the orientation of the house in relation to Middleton Road.

Mr. Joseph Matava of Peninsula Architects explained that he is requesting the Board consider the project as an Exceptional Design. He reviewed the five conditions required for such a designation and described how each one applies to the proposed house.

As the Board examined the property, Mr. Matava noted that the site functions as an island with a 650-foot driveway that ends in the woods, and that the proposed house location is approximately 500 feet from the nearest residence. It was also noted that the home is intended for a family of six with children ages zero to five, and that the owner is a world-class sculptor with a studio in Cleveland who plans to develop a sculpture garden on the property. Using renderings, Mr. Matava reviewed the proposed sculpture garden, the locations of the additions, the pool, and other features. He emphasized that the design is modern but remains connected to the existing structure. A revised set of photos was displayed to show the intent for the original house to remain the visual focal point, with high-quality window and wall materials used for the additions.

The Board, the applicant, and staff discussed several issues, including that the house was built in the 1960s and is not identified as historical, that an exceptional design determination can be based on the design as a whole, and that the proposal would not make substantial changes to the existing structure. They also noted that the LDC was written with traditional neighborhood contexts in mind, whereas this home is not situated within a neighborhood. It was further clarified that the original house will remain the tallest portion of the structure and will not be

altered, and that the design appears to meet most LDC requirements.

Mr. Matava explained that the home was constructed around the same time as other houses on Middleton Road, that its front door faces the woods, possibly due to requirements in place at the time. He stated that the existing garage is being removed because it sits only two feet from the pool and interferes with the intended layout for the new master suite. It was also noted that the owner's new studio will be located in the red building on the property.

The Board discussed the potential for granting Exceptional Design status, noting that the front and rear of the property do not offer significant additional setback area, that an exceptional design determination might be appropriate because of the site's unique constraints, and that it might also be justified because the project is not visible from the public realm. Concerns were raised about the proximity to the neighboring subdivision, and some Board members questioned whether the lot is suitable for the homeowner's intended use. They acknowledged the difficulty of having nine acres but still facing limitations due to the location of the nearest neighborhood. It was suggested that placing the detached structure on the opposite side of the house might offer a better solution.

This matter was discussed

C. [AHBR 25-1478](#) Architectural and Historic Board of Review Findings of Fact for case #25-1478 Findings of Fact for the property located at 88 N Main Street, Hudson, OH 44236

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the Findings of Facts for 88 North Main Street, be approved as submitted. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

D. [AHBR 3.11.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: March 11, 2026

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that the March 11, 2026, Minutes be approved. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

E. [AHBR 4.27.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: April 27, 2026

A motion was made by Ms. Sredinski, seconded by Ms. Marzulla, that the April 27, 2026, Special Joint Meeting Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

F. [AHBR 5.27.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: May 27, 2026.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the May 27, 2026,

Minutes be approved. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

VIII. Staff Update

There were no staff updates.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that this be adjourned at 10:36 pm.. The motion carried by the following vote:

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

Absent: 2 - Mr. Workley and Ms. Manko

John Caputo, Chair

Allyn Marzulla, Vice Chair

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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