



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Andrew Brown
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, July 22, 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: 4 - Mr. Caputo, Ms. Marzulla, Ms. Sredinski and Mr. Brown

Absent: 2 - Ms. Kenney and Mr. Workley

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

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

Absent: 2 - Ms. Kenney and Mr. Workley

[AHBR 26-940](#) **356 N. Main Street (Historic District)**

Alteration (Roof Replacement)

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business

[AHBR 26-526](#) **7400 Valerie Ln**

[JULY](#)

Addition (Sunroom)

For lack of a quorum this application was continued.

The AHBR application was continued.

VI. New Business

[AHBR 26-917](#) **150 Aurora Street (Historic District)**

Accessory Structure (Detached Garage)

Ms. Coffman introduced the application by presenting the building elevations, outlining the scope of the project, and summarizing staff comments. Mr. Eric Kuzeck of Sourjourn Architects described the proposed siding materials and confirmed his willingness to use Hardie-Board siding. He also explained that the height of the dormer was designed to provide additional interior headroom.

The Board, applicant, and staff discussed the design and agreed that the end dormer is compatible with the architectural context of the house. They noted that although the front dormer heights would be more visually appropriate if slightly lower, the proposed height does not conflict with the Land Development Code. They also observed that the change in material on the gable end constitutes a distinct variation from the main mass of the structure and that horizontal siding on the gable end would better complement the existing character of the home. Finally, the Board stated that the dormer height should be reduced by approximately four inches so that it sits just below the cap of the shingles.

A motion was made by Ms. Sredinski, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with the dormer lowered by approximately three to four inches and replace the boral panel on the left side elevation with Hardi-Board. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Workley

[AHBR 26-919](#) **1405 Hines Hill Road**

Addition (Bedrooms, Bathrooms, Laundry Room & 2-Car Garage)

Ms. Coffman introduced the application by displaying photos of the structure, describing the project, and reviewing staff comments.

Mr. Joe Matava of Peninsula Architects explained that the existing structure features a gable and a small, shed-style roofed porch with a metal roof. He stated that this configuration influenced the new design, resulting in a lower-pitched roof on the rear of the structure and allowing for a back addition that remains hidden from the street. Mr. Matava added that while a shingled roof is an option, a metal roof is more consistent with the structure's architectural character. He also noted that the existing materials will be replaced with cedar shingles and HardieBoard siding. Key Improvements Made

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that this AHBR Application be approved as submitted and detailed in the meeting. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Workley

**AHBR 26-830 1280 Connecticut Woods Drive
New House (Single-Family Dwelling)**

Coffman introduced the application by displaying the elevations and reviewing the staff comments. Mr. Chris Coblenz of Coblenz Homes, along with project manager Mr. Bill Markowski, explained that the customer prefers the windows as shown on the plans but is willing to revise them if required by the Board. They stated that the side transom windows are included at the customer's request, adding that a third transom could be incorporated if necessary to satisfy fenestration requirements. They noted that metal roofs are common in Hudson and reported that the fenestration on the rear elevation has been resolved through a design change.

The Board explained that the proposed water table does not wrap around the building and therefore fails to meet the design standard. They suggested that removing the water table at the front might resolve the issue, though they acknowledged this would create additional design complications. The Board noted that a differentiated foundation may be used on a projection but not on the main mass, and they agreed that the metal roof is acceptable. They stated that a change in window grids may be permitted on the rear elevation but must remain consistent on the other two sides, excluding the specialized window on the side elevation. They also noted that the remainder of the house features a shingled roof, except for the shed roof and metal roof sections, both of which appear appropriate.

Furthermore, the Board agreed that the transom windows are acceptable given the home's 500-foot setback from the road, and determined that a 13-foot wall expanse without fenestration is permissible. The Board concluded by discussing whether to grant staff the authority to approve the revised water table, and Ms. Coffman confirmed that staff is capable of reviewing and finalizing the revision.

Ms. Sredinski made a motion, seconded by Ms. Marzulla, to approve the application with the following conditions: that a setback exception be granted due to the unique shape of the lot, that grids be added to the window on the right side elevation, that the revised elevations be resubmitted to staff showing the stone changes and a consistent water table wrapping around the house, and that the lack of fenestration on the left side elevation be permitted. The motion was approved by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Workley

VII. Other Business

**AHBR 26-878 263 N Main Street (Historic District) (Informal)
Alteration (Front Porch Repair)**

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

comments, noting that the purpose of this meeting was to understand the scope of the project and schedule a site visit.

Mr. David Schnear, applicant, explained that the porch floor, handrails, and balustrades are to be replaced, and noted that the floor has undergone several inadequate repairs over time. He also described the proposed replacement materials.

The Board, applicants, and staff discussed the repair approach for the columns, clarifying that while the columns will be repaired, all decorative elements above them will remain unchanged. Mr. Schnear stated that he does not yet know the condition of the wood inside the columns. It was also discussed that portions of the lattice were likely added after the porch's original construction, that the ceiling will only be fastened with no other replacement work, and that the pattern of the floor will depend on the condition of the framing in that area.

The Board determined that a site visit will be conducted.

This matter was discussed

[AHBR 8779](#)

86 Owen Brown Street (Informal)

Ms. Coffman introduced the application by displaying photos of the proposed townhomes.

Mr. Brice Hammel, Vice President of Design for Fairmont Properties, and Ms. Suzanne Meltzer of RDL Architects were present for the meeting. Mr. Hammel presented a site plan showing 18 townhomes, described the entry points into the courtyard, and highlighted the emphasis on designing a development that complements the surrounding neighborhood.

Ms. Meltzer then presented a slideshow beginning with elevations intended to evoke the appearance of single-family homes, and described the purpose and design methods used, noting that each building is uniquely designed to enhance the streetscape.

This matter was discussed.

[AHBR 8756](#)

Historic Window Proposal - Sierra Pacific Windows Westchester Window Series

Ms. Coffman introduced a request from Sierra Pacific Windows to permit the Westchester Window Series for replacement projects within the Historic District. Mr. Dennis Cukon of Sierra Pacific Windows was present for the meeting.

The Board, applicant, and staff discussed the National Park Service's approval of the product, as noted in the staff report. They reviewed the unit's jamb and wall depth, its accuracy as a historic replica, and the specific design features that contribute to its historic appearance. They also noted that the Westchester line is Sierra Pacific's primary historic series. The Board expressed general approval of the product line for use in the Historic District, and Mr. Cukon stated he could supply any additional reference materials required by the Board or staff. Mr. Cukon also noted that Sierra Pacific Windows is capable of manufacturing all-wood units in six different wood species, should that specification ever be required for a historic project.

Staff stated that no formal motion is required to approve the Westchester Window Series for the Historic District, noting also that there is no existing notification system to inform local contractors of the newly approved product.

The Westchester Window style was approved for use in the Historic District.

[AHBR 7.8.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 8, 2026

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the July 8, 2026, Minutes be approved. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Workley

VIII. Staff Update

Mr. Sugar noted at the Clinton Crossing meeting three concept plans were presented, and after the discussion at the meeting, these will be combined into one plan for the next meeting.

Mr. Sugar also noted that an appeal of the Kepner's AHBR ruling will take place at the August BZBA meeting.

Mr. Sugar also noted that the house on Stonecreek appealed the AHBR decision, and that BZBA upheld the AHBR decision.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the meeting be adjourned at 9:13 p.m.. The motion carried by the following vote:

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

Absent: 2 - Ms. Kenney and Mr. Workley

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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