



# 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*

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Wednesday, March 11, 2026

7:30 PM

Town Hall  
27 East Main Street

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### 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. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski 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

There were no application on the Consent Agenda.

### V. Old Business

#### [AHBR 2025-3633 E Streetsboro Street \(Historic District\)](#) [Windows](#)

Alteration (Windows)

**Attachments:** [33 E Streetsboro St - AHBR Packet 3.11.2026](#)

Ms. Coffman introduced the application by displaying photos of the house located within the Historic District. She noted that Pella Reserve Series windows were approved at the May 14, 2025 AHBR meeting, while Anderson 200 Series windows were not approved at the February 11, 2026 meeting. She further explained that the current application proposes the use of Renewal by Andersen E Series windows for new construction.

Ms. Tracey Crawford, Anderson Windows, presented a sample of the proposed window,

describing it as an aluminum clad wood product.

The Board, applicants, and staff engaged in a detailed discussion regarding the reasons the previously approved Pella Reserve window is no longer being used, as well as the applicants' assertion that the proposed Andersen window is commonly used in many historic districts. The conversation included how the window's design is appropriate for a historic project, the applicants' position that it is comparable to the Pella Reserve product, and the Board's request for a written statement identifying the historic towns where the proposed window is in use. The Board also discussed how the proposed windows achieve a depth of profile consistent with that of traditional historic windows.

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

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

[AHBR 26-1](#) **516 W Streetsboro Street**  
Sign (Ground and Building) Deeper Life Bible Church  
Attachments: [516 W Streetsboro St - AHBR Packet 3.11.2026](#)  
[516 Streetsboro St - AHBR Packet](#)

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

Mr. Kevin Holiday, A Sign Above, was present for the meeting.

The Board, staff, and applicant, discussed the design of the sign noting it will be flush mounted to the existing posts.

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

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

[AHBR 2025-1478](#) **88 N Main Street (Historic District)**  
Alterations (Door Replacement)  
Attachments: [88 N Main St - AHBR Packet \(1\)](#)

Ms. Coffman introduced the application by noting the applicant has requesting the application be continued.

**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:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

[AHBR 2024-1917](#) **72 Aurora Street (Historic District)**  
Alteration (Door and Railings)

**Attachments:**     [172 Aurora Street - AHBR Packet](#)  
[172 Aurora St - Previously Final Approved Plans](#)

Ms. Coffman introduced the application by displaying the elevations and describing the alteration requested by the applicant. She also reviewed the staff comments and recommendations for the project.

Mr. Justin Kapela of Sojourn Architects and the property owner, Mr. Dave Moorehouse, outlined the proposed revisions, which include modifications to the back door and the installation of a railing intended to enhance safety.

The Board, the applicants, and staff discussed several aspects of the proposal, including alternative railing designs that would be more compatible with the architectural style of the house. The discussion also noted that the backyard is enclosed by a six-foot-high fence, that a railing is not required in this location and is being added solely for safety and convenience, that the fence in question is not visible from the front of the house, and that the existing black fence surrounding the yard is consistent with the appearance of the proposed railing.

**Mr. Workley made a motion, seconded by Ms. Kenney, to approve with a modification of the railing on the back of the house to be coordinated with staff. The motion was approved by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

## VI. New Business

### [AHBR 25-1487](#) 33 Roslyn Ave (Historic District)

Accessory Structure (Garage Renovation and Detached Garage)

**Attachments:**     [33 Roslyn Ave - AHBR Packet](#)

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

Mr. Stephen Cochran, builder, and Mr. Kevin Blackman, owner, confirmed their agreement to remove the shutters, noting that the remainder of the house currently features shutters. The Board discussed this change. Regarding the gable returns, it was noted that the proposed detail was more elaborate than what exists on the house. The applicant agreed to remove the gable return and to add windows at the rear elevation to address the fenestration concern. The applicant also stated that the man door will be centered under the peak and that all materials will match those of the existing house.

**A motion was made by Ms. Kenney, seconded by Mr. Workley, to approve this AHBR application with the conditions that the shutters on the wing be removed, that the gable returns be removed, that one or two double-hung windows be added to the rear elevation to satisfy the fenestration requirements, that the man door be centered, and that all materials match those of the existing house. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

### [AHBR 26-75](#) 170 Elm Street (Historic District)

**Alteration (Door replacement)**

**Attachments:**     [170 Elm Street - AHBR Packet](#)

Ms. Coffman introduced the application by describing and displaying information related to the proposed door replacement, along with a review of the staff comments and recommendations.

Mr. Dave Cahn of Renewal by Andersen described the existing door and explained the applicant's interest in replacing the interiorswing door with a sliding door.

The Board, the applicant, and staff discussed that sliding doors are not typically approved as replacements for swinging doors in the Historic District, although one already exists on this property. The discussion also addressed the proportions of the proposed door compared with the existing, concerns that the proposed door appears too modern for a home in the Historic District, and that the proposed trim is narrower than the current trim. It was further noted that a French door option is available and would be more suitable and more likely to be accepted by the Board.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with the Anderson A Series window as coordinated with staff. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

**[AHBR 26-124](#) 1731 Norton Rd****Demolition (Single-Family Dwelling)**

**Attachments:**     [1731 Norton Rd - AHBR Packet](#)

Ms. Coffman introduced the application by describing the demolition of a house, garage, and shed, which were built in 1953.

Mr. Tony Lunardi, LDA Builders, stated he is not willing to keep the structures on the property.

**Ms. Kenney moved to find that the structures at 1731 Norton Road does not have historical or architectural significance. Further, she moved to find that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of these buildings, Mr. Workle seconded the finding. The finding was approved by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

**[AHBR 26-60](#) 22 Essex Circle****Addition (Kitchen, Master Bedroom, Great Room, & Screened Porch)**

**Attachments:**     [22 Essex Cir - AHBR Packet](#)

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

Mr. Nate Bailey of Hara Architects outlined the revisions made since the informal review. These included the elimination of the brick near the front door, the replacement of all windows, the use of brick at the foundation with siding above, the confirmation that the roof

pitches match, and the plan for the screened porch to feature wood posts with Azek trim to maintain continuity with the surrounding roof forms.

The Board, the applicant, and staff discussed the flat roof, noting that the Board had indicated its acceptability during the informal review, that similar designs have been approved in the past, and that the flat roof will be largely invisible from most vantage points.

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

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

## VII. Other Business

### [AHBR 8537](#) **258 N. Main Street (Historic District) (Informal)**

Addition (Bedroom, Bathroom, Office, and 2-Car Garage)

Submitted by Nate Bailey, Hara Architects

- a) *Staff notes this proposal received informal AHBR review at the March 11, 2026 AHBR meeting.*
- b) *Staff notes that the Board previously provided comments regarding the overall size of the proposed addition and suggested reducing the footprint to lessen its overall impact. The applicant has submitted revised elevations for the Board's consideration in response to the Boards feedback.*

**Attachments:**

[258 N. Main Street - AHBR Informal Packet 4.8.2026 Meeting](#)

[258 N Main Street - AHBR Informal Submittal](#)

[258 N Main - Photos](#)

[Preservation Brief #14- exterior additions](#)

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

Mr. Nate Bailey of Hara Architects explained that the historic house has undergone several additions over the years, and that the current proposal involves constructing an addition onto an existing addition. He described the various foundation materials present on the different additions and noted that the downward slope of the driveway results in increasing amounts of exposed foundation. Mr. Bailey then reviewed potential work that may be proposed around the house, including decisions regarding parging or othr materials for the foundation, window and trim details, roof lines, and the manner in which the proposed garage would attach to the existing structure.

The Board, the applicant, and staff discussed the current use of the existing barn as a garage and expressed concern that the proposed structure appears large in proportion to the historic house. The Board also discussed the importance of preserving the character of the historic barn and considered whether eliminating the third bay of the proposed garage might help address scale concerns.

Additional discussion involved the possibility of installing a bay door on the front of the barn, reducing the retaining wall, and replacing the existing barn door with carriage-style doors that would be more historically appropriate. The Board shared its ongoing concern about the cumulative impact of multiple additions and how many additions are appropriate for a historic

structure. It was noted that the house is visible from Owen Brown, and that using stone rather than parging material could improve the view from that vantage point. The Board also discussed giving the proposed garage more of a carriage-house appearance with a connector, the dormers intended for the second-floor office space, interior layout considerations, and the challenges posed by the site's sloping topography. It was further noted that an exception would be required for the use of stone or siding on the addition foundation, that parging the new foundation would not be ideal, and that a site visit may be appropriate before the next informal review.

**This matter was discussed**

**[AHBR 2.25.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 25, 2026.**

**Attachments:** [February 25, 2026 AHBR Meeting Minutes - Draft](#)

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

## VIII. Staff Update

Ms. Coffman reported that twenty-one residences are currently considering participation in the Historic House Program, which would bring the total number of enrolled properties to 115.

The Board discussed the broader issue of multiple additions to historic structures and the challenge of determining "how much is too much." The Board acknowledged the difficulty of establishing rules that govern when an application may be submitted and considered the value of conducting a survey of downtown historic houses to better understand neighborhood context. The discussion also included the potential requirement for applicants to provide photographs of the full house and surrounding properties to help the Board evaluate the public view and overall impact of proposed additions.

Ms. Coffman stated that staff will review the possibility of requiring additional photographs and supporting information as part of future applications.

The Board also discussed AHBR's authority regarding the pavilion improvement project, and Mr. Sugar will report back to the Board on this matter.

**This matter was discussed**

## IX. Adjournment

**A motion was made by Ms. Kenney, seconded by Mr. Workley, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 4 - Mr. Caputo, Ms. Kenney, Mr. Workley and Ms. Manko

**Absent:** 3 - Ms. Marzulla, Ms. Sredinski and Mr. Brown

**John Caputo, Chair**

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**John Workley, Secretary**

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**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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