



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Amy Manko
Françoise Massardier-Kenney
Jamie Sredinski

Nicholas Sugar, City Planner
Lauren Coffman, Associate Planner

Wednesday, August 13, 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

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

[AHBR 25-763](#) **5641 Abbyshire Dr**

Addition (Roof over patio)

Attachments: [5641 Abbyshire Dr - AHBR Packet](#)

This AHBR application was approved on the Consent Agenda.

[AHBR 25-994](#) **134 N Main St (Historic District)**

Sign (Projecting, Rear entrance)

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

This AHBR application was approved on the Consent Agenda

V. Old Business

[AHBR 25-11](#) 44 Owen Brown St (Historic District)

Accessory Structure (Detached Garage)

Attachments: [44 Owen Brown St - AHBR Packet 8.13.25](#)
[44 Owen Brown Packet for AHBR](#)

Ms. Coffman introduced the application by reviewing the project, noting the Secretary of the Interior's Standards, and displaying the site plan and staff comments.

Mr. Trevor Stewart, homeowner, described the items from the garage that will match the house, noted that much of the garage will not be seen from the street view, and stated there is no upper level to the structure, it is just a tall front wall.

The Board, applicant, and staff discussed, the 10 to 12 feet from the property line to the project, reviewed the front elevation design, discussed the utility pole and large old tree in front of the garage, the Board's discomfort with the height of the garage in relation to the house, the added windows were complemented, that massing is concerned with the total size of the garage - not just height, the comparison of the proposed garage with other neighboring structures, that the garage is not part of the historic structure - it was built in 1984, that the proposed structure overpowers the existing structure, that the height of the addition will be about 8-feet lower than the house, the applicant noted that cedar plank siding will be used and that the windows will match the type of windows on the house,

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the materials list submitted to and approved by staff for the Historical District. The motion carried by the following vote:

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

Nay: 1 - Ms. Marzulla

VI. New Business

[AHBR 2023-657](#) 1532 Callander Dr

Alteration (Shutters)

Attachments: [1532 Callander Dr - AHBR Packet](#)

Ms. Coffman introduced the application by displaying and describing the revisions, noting that the original approval for the project was in July of 2023, and reviewing the staff comments.

Mr. Mike Miller, homeowner, was present for the meeting.

The Board discussed if shutters are needed on the house.

A motion was made by Mr. Workley, 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, Mr. Workley and Ms. Sredinski

[AHBR 25-637](#) 2690 Middleton Rd

Alteration (Siding Replacement)

Attachments: [2690 Middleton Rd - AHBR Packet 8.13.2025](#)

Chair Caputo informed the Board that this application will be continued because of the homeowner not being available for this 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

[AHBR 25-881](#) **21 Baldwin St (Historic District)**
Alteration (Front Door and Window Replacement)

Attachments: [25-881 21 Baldwin - AHBR Packet](#)

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

Ms. Julie Pratt, homeowner, noted pictures and a description of the garage windows were submitted to staff, and that the grids are applied wood.

The Board, staff, and the applicant, discussed: The type of windows to be used, that the current door is a replacement steel door, that the original door went to the top of the opening without a transom, the historic photos of the front door that shows no transom, that the proposal is for a full-height door, and that three broken windows will be replaced on the garage.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved and that staff verify that approved windows are being used.. The motion carried by the following vote:

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

[AHBR 25-953](#) **90 Aurora St (Historic District)**
Addition, Alteration (3 Seasons Room & Windows)

Attachments: [90 Aurora St - AHBR Packet 8.13.2025](#)

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

Mr. Eric Kuczek, applicant, noted the vertical siding is existing, that three sides of the screened porch will be replaced, the windows will be wood with aluminum cladding and will match the existing house windows. Mr. Kuczek stated he will submit the window specifications as soon as the homeowner decides which window to use. Chair Caputo informed the applicant which window brands and types are acceptable in the Historic District. The Board and applicant discussed the requirement for a foundation, or the appearance of a foundation, when a screen window is replaced with windows. The Board also noted that near the door the siding must be feathered into the existing siding.

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

[AHBR 25-982](#) **5457 Stow Rd**

Addition (3 Seasons Room)

Submitted by Bill Mavrakis

Staff notes this application was tabled at the August 13, 2025, AHBR meeting. Section IV-4 of the Architectural Design Standards state that Additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. Question the proposed applied block foundation and how it relates to the main structure.

The applicant has submitted revised elevations for the Board to review.

Attachments: [5457 Stow Rd - AHBR Packet 9.10.25](#)
[5457 Stow Rd - AHBR Packet](#)

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

Mr. Bill Mavrakis, applicant, described the front steps and was informed that the drawings will need to be revised to show the details of the steps. Mr. Mavrakis also noted: The hip roof was designed to accommodate the height of the windows which are not included on the drawings because he plans to reuse the existing windows. The Board and Mr. Mavrakis also discussed the need for a matching foundation on the proposed four-season room.

The Board, applicant, and staff, discussed: That when the entire house is resided, the siding will go down to the grade, the location of the sunroom, and replacing the hip roofs with shed roofs..

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

[AHBR 25-990](#) **750 W Streetsboro St**
Commercial Addition (Office)

Attachments: [750 W Streetsboro St - AHBR Packet](#)
[Photos](#)

Mr. Sugar introduced the application for a 7500 square foot addition, displaced the site plan, renderings, and reviewed the staff comments.

Mr. Eric Dalpiaz, Sol Harris/Day Architecture, distributed information regarding the staff comments, described the project and materials, the effort to match existing materials and the height of the pitched roof. Mr. Dalpiaz then walked through the staff comments, including: the exact match of the brick, the white window frames, that the shingles will be a close match with efforts underway to get the exact match, and that the windows will be matched including the black frames. Mr. Dalpiaz noted the overhang will have white panels, with 2-inch trim at each corner. The Board noted that an interior courtyard is being created and that the consistent use of brick around the building is favored.

Regarding staff comment "b", the reason for using metal is that the wall cannot be seen unless walking between the buildings, which should not take place, this is a cost savings measure. The brick termination will be around a corner, to give a pilaster effect, and that no windows look into the courtyard area. Regarding staff comment "c", and the header above the windows, the applicant described the attempt to mimic the current panelized look of the gymnasium, and that the use of soldier brick courses will assist in a consistent facade, Regarding staff comment "d", the applicant reviewed the heights around the building and noted the proposed

roof is lower than the sanctuary roof. The Board and applicant discussed the number of downspouts and windows on the end elevation.

The Board and applicant discussed the use of black fencing on the first and second levels.

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with: 1) Removing the metal in the inner courtyard area and replacing it with brick. 2) The soldier course on the windows be either stone or a color that gives the appearance of brick - to be coordinated with staff. 3) And that the final fence style and color be coordinated with staff. The motion carried by the following vote:

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

[AHBR 25-902](#) **430 Barlow Rd**

Single-Family Dwelling (New House)

Attachments: [430 Barlow Rd - AHBR Packet](#)

Mr. Sugar introduced the application by describing the property and reviewing the staff comments.

Mr. Brian Kuntz, Sonoma Homes, noted the stone on the front porch will terminate on inside corners, that the grade will have a 12-inch exposure and is accurately depicted on the plans, and that the foundation material will match around the building.

The Board, applicant, and staff, discussed: Reducing the size of the projection to 5-feet to satisfy the staff comment, increasing the size of the front porch. and the possibility of replacing the hip roof on the rear elevation with a shed roof,

A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with: 1) The stone on the front porch terminating at inside corners. 2) The foundations be a consistent height around the structure. 3) The stone elements match. 4) The front projection will be reduced to 5-feet and the porch enlarged. The motion carried by the following vote:

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

VII. Other Business

[AHBR 7.09.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: July 9, 2025**

Attachments: [July 9, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that the July 23, 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

[AHBR 7.23.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: July 23, 2025**

Attachments: [July 23, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Kenney, seconded by Ms. Sredinski, that the July 23, 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

VIII. Staff Update

Mr. Sugar noted that Council will be briefed regarding the AHBR budget, that AHBR may request revisions to the Architectural Design Standards, and the possibility of a workshop where the standards are discussed.

Chair Caputo noted that when applications are reviewed, major changes should take place through drawings instead of informal discussion. This will lead to more open meetings with transparency emphasized

Ms. Coffman stated that submittals will need to be more complete going forward.

The Board discussed using the workshop to discuss the types of windows which may be used in the Historic District and other items that might help applicants with submittals. The Board and staff discussed the types of applications staff may administratively approve.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Kenney, that the meeting be adjourned at 9:18 p.m.. The motion carried by an unanimous vote.

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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