



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, February 25, 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: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

III. Public Comment

Chair Caputo opened the meeting to public comments.

Mr. Kurt Van Blarcum (422 N. Main Street) spoke regarding the gazebo application. He encouraged the Board to consider the current lack of shade for audience members due to a shortage of trees and described some of the existing trees as inappropriate for the space. He recommended consulting a certified arborist to integrate new trees into the plan. Mr. Van Blarcum also expressed concern regarding the large size of the impervious concrete pad, noting that a bandstand is typically surrounded by greenery rather than concrete. He concluded by agreeing that the area requires general improvements and better drainage.

Seeing no one else come forward, Chair Caputo closed the public comment portion of the meeting.

IV. Consent Applications

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

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

A. [AHBR 25-1510](#) 50 W Streetsboro Street

Sign (Wall Sign)

This AHBR application was approved on the Consent Agenda.

V. Old Business

A. [AHBR 2025-1478](#) **88 N Main Street (Historic District)** Alterations (Door Replacement)

Ms. Coffman introduced the application by noting the application was continued from the February 11, 2025, AHBR meeting and a formal request that the application be continued to the March 11, 2025, AHBR meeting.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be continued to the March 11, 2025 AHBR meeting. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

VI. New Business

A. [AHBR 26-98](#) **201 N. Main Street (Historic District)** Demolition, Alteration and Re-build

Ms. Coffman introduced the application by displaying the plans and noting that the project had previously received approval at the October 25, 2023 meeting. She reviewed the associated conditions and stated that the prior approval has since expired.

Mr. Joe Matava and Ms. Elizabeth Swearingen of Peninsula Architects explained that all comments from the previous approval were incorporated into the updated plans, which were presented to the Board. They also requested permission to use a composite material-described in detail-for the replacement shutters.

The Board, staff, and applicant discussed that the existing wood shutters would be replaced with the proposed composite product. They reviewed the project scope, including termite and water damage, the intent to restore the building to its original condition, and the inability to reuse certain components due to structural deterioration. It was noted that demolition of affected areas is unavoidable because of the compromised floor system. The applicant described the materials proposed for the renovation and the challenges encountered in maintaining the northern portion of the house, which was not part of the original two-story structure. It was further noted that the frame and roof will be retained; however, the floor deck has been destroyed and will be replaced.

The Board discussed the need to examine the proposed composite shutters before granting approval and considered how the wing would be reconstructed given its close proximity to the neighboring building. The Board also reviewed the Secretary's Brief, which emphasizes in-kind replacement of materials.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve with Pella Reserve windows, a sandstone foundation, and wood shutters. The motion was approved by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

B. [AHBR 25-1022](#) 41 E Main Street (Historic District)

Commercial Addition (Office and Storage Space)

Ms. Coffman introduced the application by noting that it received informal comments at the April 9, 2025 AHBR meeting and that the applicant had requested a continuance to a subsequent meeting.

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that this AHBR Application be continued to the March 11, 2026, meeting. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

VII. Other Business

A. [AHBR 8424](#) 1957 Norton Rd (Informal)

New House (Single Family Dwelling)

Ms. Coffman introduced the application by presenting the site plan and elevations and summarizing comments from the January 28, 2026 meeting. The applicant explained the challenges of working on a heavily wooded wetlands site, which requires the contemporary-style home to be elevated 14 inches. The applicant also indicated that revised drawings showing the house rotated 90 degrees were prepared, though staff noted that these revised plans have not been received. Staff further explained that, because the home is set back 130 feet from the right-of-way, it is exempt from standard orientation requirements; however, variances for setbacks and wetlands impacts are still necessary.

The Board, staff, and applicants discussed several concerns. They noted that the contemporary architectural style conflicts with the Land Development Code standards for the neighborhood compatibility, and although other contemporary homes exist nearby, they were constructed before current regulations. They also discussed that the home will be visible during the winter months and that its design does not align with the character of the surrounding area. Additional discussion focused on the need for a more prominent entry feature and the number of code exceptions the project requires. Staff advised that even if all technical issues were resolved, a substantial change in architectural style might still be necessary for the project to meet approval standards.

This matter was discussed

B. [AHBR 26-69](#) 11 S Main Street (Gazebo Green - Historic District)

Alterations (Downtown Gazebo)

Mr. Sugar introduced the application by describing the revisions to the project and noting that the Board, along with staff, had conducted a site visit. He outlined how the scope of the project has changed from the previous design, including planned repairs and in-kind replacement of certain structural elements, updates to landscaping, and modifications to the stormwater system. He also explained that many public comments addressed the need for ADA-compliant access to the platform and provided an overview of the lift options being

considered.

Mr. Sugar further noted that City Council has requested AHBR's feedback on the revised design. He stated that a Board member familiar with the proposed lift style commented that it is visually acceptable, and explained that the lift would be available at all times, with built-in safety protections, including when children are present. The Board discussed the possibility of a passive ramp and the significant length that would be required to meet ADA standards. Additional discussion addressed City Council's desire for the project to be completed in time for summer public events.

The Board referenced the Secretary of the Interior's guidance, noting that the Green is considered an object of preservation, while the gazebo is classified as non-contributing. Concerns were raised about whether adding substantial concrete to the Green is appropriate. There was discussion regarding whether AHBR is the approving authority for the proposed concrete or whether its approval is required at all. The Board also noted the need for additional trees to improve accessibility (with added shade) and enhance the overall public experience.

Other topics included exploring whether a riser over the lift steps could improve safety, using landscaping to buffer the lift, increasing the concrete area on the south side to allow full-circle access around the structure, and the possibility of customizing the stair lift with wrought iron elements. Some Board members expressed concern that the ADA lift could detract from the historic character of the structure and requested renderings for further evaluation. It was also noted that the existing grass area is sometimes swampy, and the proposed concrete improvements may enhance ADA accessibility.

This matter was discussed

C. [AHBR 25-361](#) Architectural and Historic Board of Review Findings of Fact for case #25-361, Findings of Fact for the property located at 33 E. Streetsboro Street, Hudson, OH 44236

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the Findings of Facts as prepared by staff be approved. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

D. [AHBR 1.28.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: January 28, 2026.

A motion was made by Ms. Sredinski, seconded by Mr. Brown, that the January 28, 2026, Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

Abstain: 1 - Ms. Kenney

E. [AHBR 2.11.2026](#) Minutes of Previous Architectural & Historic Board of Review Meeting: February 11, 2026.

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

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Brown, that the meeting be adjourned at 8:52 p.m.. The motion carried by the following vote:

Aye: 7 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski, 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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