



City of Hudson, Ohio

Meeting Minutes - Draft Architectural & Historic Board of Review

John Caputo, Chair
Allyn Marzulla, Vice Chair
John Workley, Secretary
Françoise Massardier-Kenney
William Ray
Jamie Sredinski
Karl Wetzel

Nicholas Sugar, City Planner
Amanda Krickovich, Associate Planner

Wednesday, July 24, 2024

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

Absent: 1 - Mr. Ray

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

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

A. [AHBR 24-792](#) 118 Elm St Roof replacement

Attachments: [118 Elm AHBR Packet](#)

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 24-814](#) 6524 Blackfriars Ln

Exterior Alterations, Porch

Attachments: [6524 Blackfriars Ln. AHBR Packet](#)

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

Ms. Rebecca Pantuso, Pantuso Architects, explained the design reasons for the windows, dormer, and shutters on the front of the house and a willingness to place a shutter on the arch shaped window on the side and the rear of the house.

The Board, applicant, and staff discussed; shutter placement, typical vs. special windows, the lack of a transom window above the triple window, and application of copper gutters around the entire house.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved as amended with transom windows above the triple window in the front and that copper gutters be used around the house. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

B. [AHBR 24-804](#) 3047 Mayapple Dr

Addition (3 Seasons Room)

Attachments: [3047 Mayapple Dr AHBR Packet](#)

Mr. Sugar introduced the application by displaying a diagram of the project and requesting information regarding the elevations and distributing the materials plan.

Mr. Shervan Mohan, applicant, discussed the skirting around the house with a recommendation for Hardi-Board.

The Board, applicant and staff discussed the screening, the trim around the house, the columns, and siding.

Mr. Workley made a motion, seconded by Ms. Marzulla, that the application be approved with the following conditions: That revised drawings be submitted to the administrative with the use of Hardi-Board for the below the siding, the screen proportions as shown in the elevations, the corner columns be full length, and the siding to be in filled. The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

C. [AHBR 24-818](#) 154 E. Streetsboro St

Addition

Attachments: [154 E Streetsboro AHBR Packet](#)

Mr. Sugar introduced the application by displaying and explaining the elevations for this addition on a corner lot and reviewing the staff comments and revisions made by the applicant.

Ms. Bridget Tipton, Point B Studios, noted the dormers are being moved in order to lower the height of the wing, that if the roof is lowered any more it will make the addition unusable, and noted photos have been uploaded to show the limited visibility of the addition from the street.

The Board, applicant and staff discussed: The size of the proposed addition which is smaller and lower than the main mass, the definition of a wing, the change of direction making this a new wing, the materials, window trim, size of the transom windows and the purpose of the new windows.

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

D. [AHBR 24-819](#) **2386 Danbury Ln**
Addition (Master Bedroom and Bathroom)
Attachments: [2386 Danbury Ln AHBR Packet](#)

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

Mr. Nate Bailey, Hara Architects, the Board and staff discussed the various possibilities for windows in the front addition of the house, including a feature window to allow more light to the foyer.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve with one window on the front facade and the possibility of a specialty window in the front to be coordinated with staff. The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

E. [AHBR 24-652](#) **5272 Preserve Ln**
New house
Attachments: [5272 Preserve Lane AHBR Packet](#)

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

Mr. Tony Lunardi, LDA Builders, the Board, and staff, discussed the floor plan which shows the front door is part of the main mass, the design of the exterior front door area, the consistent use of the stone on the mass of the house, the differing plains on the rear of the house, and that the top of the foundation will be level around the house.

Mr. Lunardi also inquired about using stone instead of siding on an inset on the rear of the house.

The Board, applicant and staff discussed the roof design and noted a line missing on the roof plan as presented to the Board.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application with the following conditions: The front entry be widened, the back porch area have stone to match the front stone facade, and the partial left elevation of the garage have a window added to meet the 12-foot facade requirement. The motion was approved by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

F. [AHBR 24-653](#) **5224 Preserve Ln**
New house

Attachments: [5224 Preserve Lane AHBR Packet](#)

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

Mr. Tony Lunardi, LDA Builders, and Mr. Ed Shankes, homeowner, discussed the 5-foot limit of the front porch design, the possibility of moving the back of the porch wall forward one foot, that materials will be used consistently around the house, the spacing of the windows in the rear to allow for the placement of a furniture piece - however this allows only 2-inches of siding between the window and corner, the possibility of different window sizes that are closer together, and adding a detail to the gable, and additional porch columns on either side of the door.

Mr. Workley made a motion to approve, seconded by Ms. Marzulla, with the following conditions: Modify the front projection from six-feet to five-feet, that the foundation be consistent around the elevations, that smaller windows be used on the back breakfast nook with possibly a transom, and a detail be added to the rear gable.

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

VII. Other Business

A. [AHBR 7-10-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: July 10, 2024

Attachments: [July 10 AHBR meeting minutes - DRAFT](#)

A motion was made by Ms. Kenney, seconded by Mr. Workley, that the July 10, 2024, Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

B. [AHBR 6-26-24](#) Minutes of Previous Architectural & Historic Board of Review Meeting: June 26, 2024

Attachments: [June 26th 2024 AHBR meeting minutes - DRAFT](#)

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the June 26, 2024, Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Wetzel, Mr. Workley and Ms. Sredinski

VIII. Staff Update

Mr. Sugar noted an appeal of the AHBR decision on 56 College Street will take place at the BZBA meeting on August 14, 2024, and welcomed Ms. Jamie Sredinski to the Board.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:15 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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