



# 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*

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Wednesday, June 24, 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, Ms. Marzulla and Mr. Workley

**Absent:** 2 - 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

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-728](#) **43 N Oviatt Street (Historic District)**

Alteration (Roof Replacement)

**Approved on the Consent Agenda.**

[AHBR 26-533](#) **2537 Norton Rd**

Accessory Structure (Shed)

**Approved on the Consent Agenda.**

[AHBR 26-701](#) **1580 Callander Dr**

Accessory Structure (Pavilion)  
Approved on the Consent Agenda.

## V. Old Business

### [AHBR 26-546](#) 180 W Streetsboro Street

Commercial Sign (Wall Sign)

Ms. Coffman introduced the application and presented the site plans. She explained that updated plans had been submitted in response to staff comments and stated that, in staff's opinion, the sign meets the LDC requirements.

Mr. Mark Swartzwager of Kids United described the proposed wood sign, including its dimensions and finish.

The Board confirmed that the sign will be carved wood with a border.

**Ms. Marzulla made a motion, seconded by Ms. Kenney, to approve the application as revised. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

### [AHBR 26-644](#) 179 Elm Street (Historic District)

Demolition (Single Family Dwelling)

Ms. Coffman introduced the application by displaying the site plan, noting that the application was previously heard at the June 10, 2026 AHBR meeting and that a site visit was conducted on June 16, 2026.

Mr. Nate Bailey of Hara Architects commented on the ongoing projects taking place on Elm Street.

The Board, the applicant, and staff discussed the condition of the house, noting that it was in poor shape in 2011 when demolition was first approved and that no improvements have been made since. Mr. Bailey encouraged the Board to review the letters submitted by neighbors and described several interior and exterior elements of the house that are in disrepair. The Board also referenced the LDC's encouragement of preserving mature trees and discussed concerns about the 150-year-old tree proposed for removal, noting that a tree of this age is rare in the neighborhood. Chair Caputo added that, to his knowledge, a decision has never been based solely on this standard. Mr. Bailey stated that the grading for the new construction would not be excessive. He noted that the condition of the tree is unknown, but it is located very close to the existing house. Board members expressed concern that construction activities could result in significant disturbance to the tree's root system.

The Board reviewed the factors relevant to considering demolition approval, including the house's lack of architectural value, the fact that demolition was approved ten years ago and no improvements have been made since, the poor condition of the structure, and the belief that the proposed new house would better fit the context of the neighborhood. They also noted that the existing house includes a front-facing garage and that the prior demolition approval occurred before Elm Street was added to the Historic District.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application for demolition based on the following reasons: The request meets LDC Section 11.1(c)(2); the unique conditions of the property make continued preservation difficult; the house**

**lacks architectural integrity, including inconsistencies in the sizes of boards on the elevations and significant deterioration at the rear of the structure; the front-facing garage is the most defining feature of the house; and, compared to neighboring properties, the structure has no notable architectural features or identifiable style and does not reflect the characteristics of the Minimal Traditional style. The Board also noted that demolition was previously approved and no improvements have been made since that approval.**

**The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

## VI. New Business

### [AHBR 26-714](#) **2710 Ravenna Street**

**Demolition (Single-Family Dwelling & Detached Garage)**

Ms. Coffman introduced the application by outlining the scope of work and noting that the house was constructed in 1940 and the garage around 1970. Staff also stated that a permit for the new house must be approved before a demolition permit can be issued.

Mr. Fred Thaxton, the homeowner, was present for the meeting.

The Board discussed that the house does not possess historical significance.

**Ms. Kenney proposed a Finding, seconded by Mr. Workley, that the AHBR concludes the structure in question does not possess historic or architectural significance. Furthermore, the Board finds that the application for a demolition permit will not result in the voluntary retention of these buildings.**

**The Finding was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

### [AHBR 26-519](#) **7523 Stow Rd (Historic Landmark)**

**Fence (4ft Aluminum & 4ft Wood)**

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

Ms. Ann Marie Thompson, the homeowner, requested that the Board consider the use of two different fence materials, explaining that only the wood would be visible from the street, while the aluminum would allow the natural landscape to be visible from the backyard.

The Board, the applicant, and staff discussed alternatives to the proposed materials; the applicant's belief that using wood along the driveway preserves the historic character of the house; the presence of descriptive errors on the elevation presented at the meeting; and the possibility that the age of the home-approximately 317 years old-may warrant certain exceptions.

**Ms. Kenney made a motion, seconded by Mr. Workley, that the application be approved. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-747](#) **248 N Main Street (Historic District)**  
Alteration (Shake Siding Replacement)

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

Mr. Thomas Bellish, the homeowner, was present for the meeting.

The Board, the applicant, and staff discussed several points, including that three sides of the house remain shaded and are wearing well, while the proposed side has required repainting three times during the applicant's ownership. Mr. Bellish stated that he is willing to replace the siding on the entire structure and noted that Hardie-Board shakes can be made to match the existing shakes. It was also noted that the trim around the windows would be Hardie-Board. The Board requested elevations depicting the proposed changes to the house and asked whether the Hardie-Board materials would match the dimensions of the existing trim and shingles.

**Ms. Kenney made a motion, seconded by Mr. Workley, that a site visit take place to access the condition of the house. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-744](#) **333 Boston Mills Rd (Historic Landmark)**  
Accessory Structure (Gazebo Repair)

Ms. Coffman introduced the application by displaying the OHI form, describing the project, and reviewing staff comments and recommendations.

Mr. Kurt Kroger, the homeowner, was present for the meeting and explained that the 4x4 posts and other components of the gazebo are made up of various repairs and materials and are now in danger of collapsing. He also noted that Azek materials would be used only on the bottom eight inches, where the structure meets the garage and is most exposed to moisture.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to conduct a site visit. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-697](#) **5281 Sullivan Rd**  
Accessory Structure (Shed)

Ms. Coffman introduced the application by displaying the site plan and elevations, and by reviewing staff comments and recommendations.

Mr. Tyler Duffy, the homeowner, and the Board discussed the need for additional fenestration on the accessory structure to eliminate the large blank wall. The Board noted that two full-size windows may be required by code, though an additional transom window might also be sufficient to meet the fenestration requirement. Mr. Duffy added that the roof of the structure and the windows will match those of the house.

**Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application with**

**the condition that two separated or two together transom windows be on the back of the structure. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

### [AHBR 26-373](#) **2580 Brunswick Ln**

#### **Addition (Bedroom, Bathroom, & Office)**

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

Mr. Kevin Koogle of Koogle Design and Mr. Neff, the homeowner, were present for the meeting. Mr. Koogle noted that the current house contains bedrooms only on the second floor and that a key component of the project is the addition of a first-floor master bedroom. He also described the remaining elements of the proposed work.

The Board, the applicant, and staff discussed several items, including that the addition would be in the same plane with the existing house. Mr. Koogle explained that stepping the addition back from the existing wall would reduce its square footage. It was noted that the entire house will be re-roofed and re-sided, and that the new foundation will match the existing foundation. The Board discussed fenestration concerns across the rear elevation, with particular focus on the eleven-foot-wide bump-out, and that while the bump-out appears blank, it remains within the twelve-foot fenestration requirement. The Board also observed that the existing windows have a grid pattern and recommended that the proposed transom windows use the same style. They further noted that the grid patterns shown on the proposed double-hung windows do not match those on the existing double-hung windows. Additionally, the Board recommended revising the three proposed awning windows to two.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with modifying the awning windows to six or eight panel and staff reviewing the revised elevations for compliance. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

### [AHBR 26-209](#) **43 Wellgate Dr**

#### **Addition (Office Space, Garage, and Sauna)**

Ms. Coffman introduced the application by noting that it was informally reviewed on May 27, 2026, and by displaying and describing the site plan and project while reviewing staff comments.

Mr. Rick Hawksley, architect, was present for the meeting and stated that the foundation of the addition will match the existing house foundation.

The Board, the applicant, and staff noted that an exception is being granted because the garage is already located forward of the main mass of the house and there are significant practical difficulties associated with any other design.

**Mr. Workley made a motion, seconded by Ms. Marzulla, to approve the application as submitted, noting that the existing garage is already forward of the main mass of the house and that, while the proposal expands this condition, the practical difficulties associated with alternative designs are significant.**

**The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-738](#) **6761 Pheasants Ridge**

**Addition (Office, Bathroom & Recreation Room)**

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

Mr. Bill Gotts of WC Gotts stated that he believes the new addition may better complement the center mass of the house and that the brick will match the existing structure.

The Board, the applicant, and staff discussed Mr. Gotts' concern that altering the height of the addition would create problems with the gutters and soffits in relation to the ridgeline and drainage. The Board also expressed concern about the large expanse of brick becoming the dominant visual feature of the structure, the smaller upper-floor windows compared to those on the first floor, the possibility of stepping the addition back to reduce the visual mass, and the option of adding a false dormer to visually bridge the area between the main mass and the addition.

**Mr. Workley made a motion, seconded by Ms. Kenney, to continue the application. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

[AHBR 26-656](#) **5248 Preserve Ln**

**New House (Single-Family Dwelling)**

Ms. Coffman introduced the application by displaying the site plan, reviewing the staff comments and recommendations, and informing the Board that revised elevations had been submitted to staff.

Mr. Tony Lunarki of LDA Builders noted that a change in the board-and-batten siding had inadvertently been omitted from the revised drawings. He also stated that the stone veneer returns to the inside corners and matches the foundation material used elsewhere on the house.

The Board, the applicant, and staff discussed several items, including that the rear gables are acceptable; concerns that the three front gables with valleys between them may create water and snow issues; agreement that the smaller windows on the right elevation are acceptable; clarification that some windows were lowered to avoid contacting the frieze board; and concern that the foundation material appears to extend too far up the wall.

**Mr. Workley made a motion, seconded by Ms. Kenney, to continue the application. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Sredinski and Mr. Brown

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

**Addition (Sunroom)**

This application was withdrawn.

**This matter was withdrawn from further consideration**

## VII. Other Business

### [AHBR 8751](#) **1405 Hines Hill Road (Informal) Addition**

Ms. Coffman introduced the application by noting that although the structures was built beginning in 1845, they not classified as a Historic Landmark.

Mr. Joe Matava of Peninsula Architects described the structures, noting they had been neglected and affected by mold, mildew, and an accumulation of trash. He explained that the property has been cleared out and gutted to the studs to remove modern materials, and that the owner intends to make the building livable. Mr. Matava described the original style of the house and explained that Peninsula Architects intends to restore it to a more historically appropriate appearance. These plans include removing additions and reworking several areas of the structure. He then displayed photos showing that the aluminum siding will be removed to reveal the building's underlying historic form. Mr. Matava also described the barn, constructed of rough-sawn timber around 1910 with no crossbeams, noting that it is a significant structure the owner hopes to use as a party barn.

Mr. Matava then reviewed the proposed elevations, noting that Pella Reserve windows are planned and that matching the existing window style exactly would require custom fabrication. He proceeded to display and describe the portions of the plan referred to as the "adds."

The Board, the applicant, and staff discussed several points, including that the plan appropriately pays homage to the original house and appears to be on the right track; that much of the original timber will remain exposed; that the front shed porch may need to be converted to a flat roof to allow adequate head room; and that HHH may have historical information and photographs of the house from various periods.

**This matter was discussed**

### [AHBR 6.10.2026](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: June 10, 2026**

**Ms. Marzulla moved, seconded by Ms. Kenney, that the June 10, 2026, Minutes be approved as edited. The motion was approved by the following vote:**

## VIII. Staff Update

Ms. Coffman noted that staff has begun updating the administrative rules for informal reviews and requested the Board's comments via email. The Board discussed that informal reviews should be limited when the agenda is full, and that informal reviews focus on the issues which the applicant feels are important or exceptions.

## IX. Adjournment

**Ms. Marzulla made a motion, seconded by Ms. Kenney, that the meeting be adjourned at 9:56 p.m. By unanimous consent the Board adjourned.**

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**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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