



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, November 12, 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: 6 - Mr. Caputo, Ms. Kenney, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

Absent: 1 - Ms. Manko

III. Public Comment

Chair Caputo opened the meeting to public comments from anyone wanting to address the Board.

Ms. Coffman noted that an error exists in the agenda, and an informal review of parcel 301 0630 will take place at the prior to the staff report.

Seeing no one else coming forward to make a public comment, Chair Caputo closed Public Comments.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

A. [AHBR 25-1409](#) 198 Aurora St (Historic District) Alteration (Roof Replacement)

Attachments: [198 Aurora Street - AHBR Packet](#)

This AHBR agenda item was approved on the Consent Agenda.

V. Old Business

A. [AHBR 25-1083](#)**2608 Brunswick Ln**

Accessory Structure (Detached Garage)

Attachments: [2608 Brunswick Dr - AHBR Packet 11.12.25](#)
 [2608 Brunswick Dr - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the elevations, noting the application was tabled at the previous meeting, describing the revisions, and reviewing the staff comments.

Mr. Dennis Reminder, homeowner, described the revisions and noted there is not a foundation under the building. Mr. Reminder also described the house foundation as painted block.

The Board, applicant, and staff, discussed the pressure treated board which will be seen below the siding and is typical to a pole barn. The Board and applicant discussed ways to make pole barn foundation match the house block foundation, and that this may be a block facade. Mr. Reminder also stated the trim elements will match the trim on the house, and that these details need to be added to the elevations.

Mr. Workley made a motion, seconded by Ms. Kenney, to approve contingent on staff approval that the trim and foundation match the house. The motion was approved by the following vote:

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

Absent: 1 - Ms. Manko

B. [AHBR 25-1342](#)**49 Owen Brown Street (Historic District)**

Addition (Second Story)

Submitted by WC Gotts

- a) *Staff notes that the AHBR reviewed this proposal at the November 12, 2025, AHBR meeting*
- b) *The applicant has submitted revised elevations for the Boards consideration.*

Attachments: [49 Owen Brown St - Revised Elevations 12.10.2025 Meeting](#)
 [49 Owen Brown St - AHBR Packet 11.12.25](#)
 [49 Owen Brown Street - Consultant Report](#)
 [49 Owen Brown St - AHBR Packet](#)
 [Preservation Brief #14](#)

Ms. Coffman introduced the application by noting the Board reviewed the proposal at the October 29, 2025, meeting, that a subsequent site visit took place, and the historic consultant's review is in the provided information.

Mr. Bill Gotts, architect, described the elevation revisions including: A six-inch lowered

dormer, fewer and larger windows, and cedar shakes to match the existing.

The Board, applicant, and staff discussed: The enlarged windows in the dormer, the height of the porch, that the front elevation is not being changed, but repairs will be made to the front, the roof connector between the dormer and the existing structure which appears flat in the drawings but will not be in reality, how to demarcate the addition from the original structure, that footers are planned for the two columns on the porch, and the Board's desire for a revision of the drawings showing the bump out of the addition. Staff will also research if a full foundation is needed under the open porch.

A motion was made by Ms. Sredinski, seconded by Mr. Workley, that this AHBR Application be continued to allow the applicant to revise the drawings as discussed and for staff to research if a full foundation is needed. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

C. [AHBR 2025-4778](#) **78 Aurora Street (Historic District)**

Addition (Kitchen, Laundry Room, Elevator, & Garage)

Attachments: [78 Aurora St - AHBR Packet 10.8.2025](#)
[78 Aurora Street - Consultant Report](#)
[Previous approval - 5.28.25 meeting](#)
[Consultant Report from 5.28.25 meeting](#)
[Preservation Brief 14 - Additions](#)

Ms. Coffman introduced the application by: Displaying the site plan for an addition, noting the application was continued from a previous meeting to allow for a site visit, and that the historic consultant's report has been provided to the Board.

Ms. Rebecca Pantuso, Pantuso Architecture, and Mr. Derek Eberson, architect, noted the staff comments were taken into account in the revised elevations, and questioned if the garage is required to have a tile roof that matches the tile on the house? The Board answered yes.

The Board, applicant, and staff, noted the garage does not significantly contribute to the historic district, that the front door may be replaced and the specifications will be supplied, if it is replaced. Boral siding was discussed and approved.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the roof tiles to match across the project, and the use of Boral siding. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

VI. New Business

A. [AHBR 25-1353](#) **34 Ravenna St, Unit 2**

Sign (Wall Sign)

Attachments: [34 Ravenna St - AHBR Packet](#)

Ms. Coffman introduced the application by displaying the elevation the rendering of the sign on the structure, and reviewing the staff comment.

Mr. Eric Kuczek, Sojourn Architects, was present for the meeting.

The Board, applicant, and staff, discussed the size and location of the sign on the building. The applicant stated the proposed location of the sign allows for use of existing lighting and is centered above the window on the rented portion of the building.

The Board, applicant, and staff, discussed: That the location seems appropriate for the building and visibility, questions regarding the size of the trim and sign, and lettering size,

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the perimeter modified to match the trim below, as approved by staff. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

B. [AHBR 25-1375](#)7542 Darrow Rd

Sign (Ground Sign)

Attachments: [7542 Darrow Rd - AHBR Packet](#)

No one was present for this application.

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

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

Absent: 1 - Ms. Manko

C. [AHBR 25-1407](#)91 N Oviatt St (Historic District)

Accessory Structure (Roof Overhang)

Attachments: [91 N. Oviatt St - AHBR Packet](#)

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

Mr. Jim Rodstorm, homeowner, stated the proposed shed roof matches the front porch of the house, that the shed roof is centered (within one-foot) on the wall, and that the shed roof will tie into the existing roof at the supporting wall.

The Board, applicant, and staff, discussed: That the proposed pitch is sufficient, that the proposed shed roof is not in public view, that the proposed siding will match the existing, and that the detail on the columns will match the detail on the house shed roof columns.

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

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

Absent: 1 - Ms. Manko

D. [AHBR 25-1343](#) 95 Maple Drive (Historic District)

Alterations (Window & Door replacement)

Submitted by Juliann Nathanson

- a) *Staff notes that the AHBR reviewed this proposal at the November 12, 2025, AHBR meeting. The AHBR continued the application to schedule a site visit.*
- b) *A site visit occurred on November 25, 2025.*
- c) *Staff notes vinyl windows are proposed, as well as metal doors. These materials have not been deemed appropriate for this historic district. Revise to wood or an aluminum clad wood door and windows.*

Attachments: [95 Maple Sr - AHBR Packet](#)

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

Mr. Casey Lepeck, designer, stated the existing doors are steel and that only a portion of the house is historic.

The Board, applicant, and staff, discussed: That a permit for steel doors or vinyl windows is not filed with the city.

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

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

Absent: 1 - Ms. Manko

E. [AHBR 25-1403](#) 6662 Regal Woods Dr

Addition (Rear Porch)

Attachments: [6662 Regal Woods Dr - AHBR Packet](#)

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

Mr. Scott Dohner, Dohner Landscaping, noted this is phase one of a two phase project, with phase two being a swimming pool, for which there is a landscape design. Staff noted that either a skirting or a landscape plan may be provided.

The Board, applicant, and staff, discussed: The types of material that may be used for skirting or landscaping.

A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that this AHBR Application be approved as amended, and that staff may approve the landscaping or skirting plan around the deck. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

F. [AHBR 25-1373](#) 5210 Preserve Ln

New House (Single-Family Dwelling)

Attachments: [5210 Preserve Ln -AHBR Packet](#)

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

Mr. Tony Lunardi, LDA Builders, provided the Board with revised drawings, noted that some of the windows and grid patterns were revised, stated the proposed siding around the front door is vinyl which he is willing to change to stone, reviewed the windows and grid patterns, and noted that gable returns on the side were added, that the stone returns to inside corners but does not go around the entire mass, and that louvers were added to the gables with four-inch trim.

The Board, applicant, and staff, discussed: Using stone around the front door and that the revisions address numerous staff comments. Regarding the stone not being applied around the mass - the Board approved the revised plan and discussed the possibility of a distinguishing line to differentiate the foundation from the stone wall. The Board also discussed that the front - left and right gables with vertical siding, and the awnings as drawn are acceptable.

Mr. Workley made a motion, seconded by Ms. Sredinski, to approve with the condition to modify the front door area as shown on the revised plans. The motion was approved by the following vote:

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

Absent: 1 - Ms. Manko

VII. Other Business

Ms. Coffman introduced the informal discussion by questioning the overall compatibility of the proposed structure with the surrounding neighborhood, and that the Comprehensive Plan describes this area as a Gateway into Hudson. Ms. Coffman oriented the Board to the location of the proposed building.

Ms. & Mr. Dave _____, stated: The project is proposed for Landmark Drive, that a large facility is needed for their business model, that the area does not have a consistent type of building, and they would like this AHBR review prior to hiring construction professionals.

The Board, applicant, and staff, discussed: The nature of the business and how the space will be used, that the building will begin with a 3000 square foot facility, and then be enlarged by a 5000 to 8000 square foot facility in a phase two, that the project is at a very early stage with no drawings or design of the future building, that this is not in a historic district, that Darrowville - in the Comprehensive Plan - is to become a more neighborly area, that the question to be asked is, "Does this building fit the context of the surrounding area", that a barn type structure exists between the property in question and Darrow Road, that the envisioned structure might be up to 24-feet tall, that a building with a pitched roof will fit the neighborhood better than a block building with a flat roof, that the two phases of the plan will be developed even though the building will take place in separate phases, and that consistency of materials, fenestration, and a building that fits in this neighborhood are important to the AHBR.

The Board also noted that the stone as pictured on the bottom of the presented rendering would be favored, that Hardi Board would be of a higher quality than a metal siding, and that staff will need to research the types of allowable parking lot surfaces.

The Board discussed this issue.

[AHBR 10.8.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
October 8, 2025**

Attachments: [October 8, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Mr. Workley, seconded by Ms. Marzulla, that the October 8, 2025, Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

[AHBR 10.29.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:
October 29, 2025**

Attachments: [October 29, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Sredinski, seconded by Mr. Workley, that the October 29, 2025, Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 1 - Ms. Manko

VIII. Staff Update

Ms. Coffman informed the Board of the workshop date and requested members email potential goals to herself. The Board decided to submit questions to the historic consultant ahead of time, and discussed an agenda for the meeting.

Ms. Coffman also discussed the Landmark program and the letters to citizens.

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned at 9:31 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.

* * *