



# 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*

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Wednesday, May 27, 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:** 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 for anyone wanting to address the Board. There were no comments.

### IV. Consent Applications

There were no Consent Applications.

### V. Old Business

#### [AHBR 26-101](#) **200 Laurel Lake Dr** [MAY](#) New House (Villas)

Ms. Coffman introduced the application and displayed the submitted materials. She noted that the project has already received site plan approval from both the Planning Commission and the Board of Zoning and Building Appeals, and that the item was continued from the April 8, 2026 AHBR meeting.

Mr. John Ducatman, RA of RDL Architects presented revised elevations prepared in response to staff comments. He addressed several items raised previously, including the treatment of the front-facing garages and the incorporation of transom windows. The Board had no comments regarding Villas 1 and 2.

For Villas 3, 4, 8, and 9, Mr. Ducatman noted that slight adjustments had been made to the building locations and that changes were incorporated into the roof structure. The Board's comments on these units focused on the size of the black vents, the combination of vinyl and stone at the front entrances, the dormer design on Villa 4, and the two dormers shown on Villa 1.

**Ms. Kenney made a motion, seconded by Mr. Workley, to approve the application with the understanding that an exception is granted for the front-facing garages, as the other buildings on the block also feature front-facing garages. The motion further included that staff shall have the authority to approve any dormer modifications to the villas. 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

[AHBR 26-274](#) **126 N. Main Street (Historic District)**

[MAY](#) Alteration (Window Replacement)

Ms. Coffman introduced the application by noting that it had been continued from the May 13, 2026 meeting, that a site visit occurred on May 19, 2026, and by reviewing the staff comments associated with the request.

Ms. Heather Davies of Davies Architecture was present for the meeting.

The Board, the applicant, and staff discussed the significant deterioration of the existing windows and considered whether any of them could reasonably be repaired. It was noted that even if some units were repairable, they would not match the proposed replacement windows. The applicant confirmed that Marvin Ultimate windows would be used for the replacements.

**A motion was made by Ms. Sredinski, seconded by Mr. Workley, 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

[AHBR 26-296](#) **150 Aurora Street (Historic District)**

[MAY](#) Addition (Office Space & Dormers)

Ms. Coffman introduced the application by displaying the site plan and noting that the proposal was previously reviewed at the May 13, 2026 meeting. She then reviewed the staff comments and elevation revisions submitted by the applicant.

Ms. Jenny Abernathy and Mr. Jacob Abernathy, owners, along with Mr. Eric Kuczek and Mr. Justin Kapela of Sojourn Architects, were present for the meeting. Ms. Abernathy presented information regarding the proposed changes to the rear gables, the front dormers, and the removal of the front east-facing window. She explained that these design adjustments were made with consideration for the home's Colonial Revival style. Mr. Abernathy provided additional background on the house, noting that it was built in 1953, and describing changes made over the past fifteen years, including new siding, a new roof, a redesigned window above the front entrance, and the installation of shutters. He then reviewed the renderings prepared by Sojourn Architects. The Abernathys also displayed photographs of other nearby homes featuring dormers and emphasized that Colonial Revival homes of the late 1940s and 1950s often included dormers, explaining that their intent was to maintain the architectural integrity of the house.

The Board, the applicants, and staff discussed several aspects of the proposal, including that the scaled-down rear elevation represented an improvement from earlier submissions and that the new framing would enhance the structural soundness of the garage. Additional discussion addressed the existing attic stairs, which are constructed from materials of varying dimensions, and the reversibility of the proposed change to the kitchen window, consistent with the Secretary of the Interior's Standards. Members expressed a preference for retaining the window rather than replacing it with closed shutters. The group also addressed the apparent variation in the dormers' placement depending on the viewing angle from the front, back, or side elevations, acknowledging that this may accurately reflect the roof geometry. The applicants noted that Pella Reserve windows would be used.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that this AHBR Application be approved as amended with the revised elevations. 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

### [AHBR 26-195](#) **48 College Street (Historic District)** Accessory Structure (Outdoor Fireplace)

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

Ms. Tanya McInerney of McInerney Landscape Design and Mr. Brian Wilmont of Wilmont Construction were present for the meeting. Ms. McInerney distributed photographs depicting the existing conditions of the subject area. Mr. Wilmont explained that a parged finish was being proposed because the new work will primarily use reclaimed materials and the existing foundation consists of various types of concrete block as well as some poured concrete. He noted that the new parging material would match, as closely as possible, the existing parge finish. He also stated that approximately forty feet of brick exists on the foundation compared to roughly two hundred feet of block, and that the chimney, located near the center of the roof, is constructed of a more modern brick. Ms. McInerney added that the intent was not to match the brick exactly but rather to coordinate the materials with the accent elements of the house.

The Board, the applicant, and staff discussed the relatively small portion of the chimney visible above the roof line and acknowledged that the proposed parging ties back to other elements of the house. They also noted that the predominant material on the structure appears to be brick and suggested that incorporating brick or parged brick into the proposed chimney design could help visually connect the new work to the existing architecture. The group discussed the proposed brick color, the plan for the parging tone to relate to the reclaimed sandstone, and the fact that the project area is located in the backyard and screened from the public right-of-way by landscaping. They further observed that landscaping would also limit visibility from the neighboring property. It was noted that the house has undergone numerous additions over its 120-year history. Board members expressed the view that the brick should be incorporated into the new fireplace design more prominently rather than relying solely on parging.

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

**Absent:** 1 - Ms. Manko

[AHBR 26-451](#) **5801 Ogilby Dr**  
Addition (Covered Deck)

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

Mr. Chuck Conway, WeatherSeal Home Service, Inc., and Stephen Araps, homeowner, were present for the meeting.

The Board, applicant, and staff discussed the style of the gable and requested that siding to match the house be used, and that the 6 x 6 inch beams will be wrapped with aluminum. Moving the new roof off the corner of the house by 4 to 6 inches was also discussed.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, to approve the AHBR application as amended, with staff-approved siding on the addition and with the condition that the proposed roof be moved four to six inches off the corner and include wing walls on both sides. 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

[AHBR 26-336](#) **7563 Sugarbush Tr**  
Addition (Bedroom, Dormers & Gable)

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

Mr. Chris Luker, homeowner, explained that the standing seam roof is being proposed due to the low slope of the existing roof, which has resulted in severe leaks. He noted that other homes in the neighborhood also feature standing seam roofs. Mr. Luker added that the garage roof has an 8/12 pitch, that the shake material will terminate at the pitched roof, and that the south-side window can be reinstalled to satisfy the fenestration requirement. He stated that the second-floor west dormer is intended to create additional interior space.

The Board, the applicant, and staff discussed reservations regarding the use of mixed roof materials and clarified that only the front dormer would be clad in shake shingle. They further discussed that the window required for fenestration could be moved back approximately eighteen inches.

**Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application with the condition that the side window be moved approximately eighteen inches to address the fenestration comment raised by staff, and noting that the exception for the metal roof is being granted to address issues created by the low-sloped roof. 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

[AHBR 26-135](#) **5 Thirty Acres Ln**

**Addition (3 Car-Garage, Bedrooms, Bathroom, Kitchen, & Laundry)**

Ms. Coffman introduced the application by displaying the proposed addition, noting that the Board previously held an informal review of the project, and reviewing the staff comments.

Mr. Matt Plecnik of Cleveland Draw and Ms. Allisa, homeowner, were present for the meeting. The applicants described several changes made since the informal review, including reducing the proposed addition by approximately ten feet and reapplying the parge coat around the entire building.

The Board, the applicant, and staff discussed their appreciation for the revised massing, noted that Wayne Dalton Long Panel garage doors would be used, and expressed disappointment that the Chippendale-style railing would be eliminated due to code requirements. The Board also discussed that demolition of the existing garage should be considered at a later date to allow staff sufficient time to prepare findings.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, 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

**[AHBR 26-527](#) 6799 Dana Ave****Addition (Master Bedroom & Bathroom)**

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

Mr. Eric Wright of Sojourn Architects addressed the staff comments and noted that the overall size of the addition had been reduced so that the addition is now lower than the main mass of the house. He explained that shutters were not included on the addition since there are no existing shutters on the side elevation and stated that the chimney is proposed to be removed.

The Board, staff, and the applicant discussed the possibility of stepping the second floor back to an acceptable point, which would result in a reduction of approximately five and a half feet from the addition. They also considered whether an exception might be granted to allow the addition as proposed, noting that a bearing wall is necessary to support the new construction. The discussion acknowledged that the house is already nonconforming and that an exception could potentially be granted to allow an increase in nonconformity. Board members further noted that the main body of the house already includes a sunroom and a rear-loaded garage, creating a practical difficulty that limits options for locating the addition at the rear of the property.

**Mr. Workley made a motion, seconded by Ms. Kenney, to approve the application and to note that the exception is being granted because the existing site includes a garage door that makes building in the rear impractical, and that the house is already forward on the lot and non compliant. 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

**[AHBR 26-253](#) 7541 Lakedge Ct****Addition (Great Room, Dining Room, & Covered Patio)**

Ms. Coffman introduced the application by noting that the applicant requested the application be tabled to the next meeting.

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

**Absent:** 1 - Ms. Manko

[AHBR 26-72](#) **130 N. Oviatt St (Historic District)**  
Addition (WRA - Wang Innovation Center)

Ms. Coffman introduced the application by noting that an informal review had previously been conducted by the AHBR, that a variance had been granted by the BZBA, and by reviewing the staff comments.

Mr. Jason Boltz of Wheeler Boltz Architects, LLC, along with Mr. Jeff Jacot and Ms. Suzanne Walker Buck of WRA, reviewed the staff comments. They presented views of the proposed building from various vantage points and discussed alternative methods for creating the curtain wall, noting that those alternatives were not acceptable to the applicant. They explained that the gable roof of the addition is approximately eighteen inches higher than the existing building and described the functional reasons for this increase, including the required entry height. Renderings depicting the proposed addition from multiple locations were shown to the Board.

The Board, the applicant, and staff discussed the need for exceptions related to the glass wall and the height of the building. Members noted that the design is tastefully executed, acknowledged that the windows proposed for removal are located below grade, and discussed that the proposed glass is a high-performance product with a gray tint intended to blend with the existing structure as much as possible.

**Mr. Workley made a motion, seconded by Ms. Marzulla, noting that an exception is being granted for the increased height of the addition due to the elevation of the land; that an exception is being granted for the removal of the windows because of the slope near the windows and the presence of numerous utilities in that area; and that an exception is being granted for the glass wall because it serves to separate the historic portion of the building from the new addition. 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

[AHBR 26-453](#) **750 W. Streetsboro St**  
Commercial Addition (Vestibule entrance and second story addition)

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

Mr. Eric Dalpiaz of Sol Harris Day Architecture reviewed the overall project, noting that the proposed addition comprises approximately 300 square feet of the larger building. He explained that the addition will not include a second floor but will have a high ceiling. He described the new children's entrance and the portion of the existing building to be removed and replaced as part of the proposal. Mr. Dalphais stated that all existing materials would be matched and that the proposed aluminum storefront entrance would be consistent with other entrances on the building.

The Board, the applicant, and staff discussed that the proposed entrance height would mimic that of another existing entrance and confirmed that the play area is approximately 1,500 square feet.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, 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

## VII. Other Business

### [AHBR 8688](#) **43 Wellgate Dr (Informal)** Addition (Attached Garage)

Ms. Coffman introduced the application by displaying the site plan, noting that a previous approval had been granted for a similar but smaller project, and reviewing the staff comments.

Ms. Bridget Tipton, architect, stated that some aspects of the previously approved project have already been completed. She explained that the purpose of this meeting was to understand the Board's perspective on the revised plan before further investment is made. Ms. Tipton noted that the proposed addition would include office space, storage, and a gym for the homeowner, who works from home, and she provided additional details regarding the design.

The Board, the applicant, and staff discussed the exception that had been granted during the previous approval, which was based on site constraints that made any rear addition difficult or impossible. Ms. Tipton explained that alternative designs, including the possibility of a second story, had been explored and dismissed. She noted that the house is located on a private drive, that it has a contemporary design with distinctive details, and that additional space is now needed.

Board members discussed that although the current proposal is larger than the previously approved addition, it remains reasonable and aligns with the overall composition of the house, following a pattern of large mass, small mass, large mass. They observed that the double-hip roof is intended to match the existing garage and the two primary masses of the home, and that the design effectively continues this pattern. It was also noted that the proposed addition does not move the structure any closer to the road. Board members reiterated the factors considered during the prior approval, including the lack of viable alternatives, the minimal impact on neighboring properties, and the fact that the addition does not encroach further toward the street.

Chair Caputo stated that the overall sentiment of the Board is that the exception will again be granted.

**This matter was discussed**

### [AHBR 8689](#) **278 W. Streetsboro Street (Informal)** Addition (Kitchen, Bedrooms, Bathrooms, Office, Mud Room & Porch)

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

Mr. Robert Shearer, applicant, stated that the proposed addition is not intended to create an additional living unit. He explained that the resulting home would be approximately 3,000 square feet, which is consistent with the character of the neighborhood. Mr. Shearer noted that the design attempts to bring symmetry to the existing house by creating a wing that mirrors the wing on the opposite side of the entrance. He explained that pushing the addition further back would create an asymmetrical condition in which one wing would extend forward and the other backward. He then described the purpose and function of the proposed addition.

The Board, the applicant, and staff discussed that the proposed wing projects forward by the same amount as the existing wing and that this is a design-driven decision rather than one based on functional constraints. They noted that symmetry is a key consideration within the Land Development Code and may support a request for an exception, along with evaluating the overall appearance of the completed home and whether the design is coherent. Discussion continued regarding the proportions of the shutters on oversized windows, the fact that the existing garage wing is nonconforming because it extends forward of the main mass, and difficulties in determining the true "front" of the house given that it is not parallel to the primary road. The Board acknowledged that an exception would be required and considered the possibility that it may or may not be granted, or that the plans might need to change if the addition is taller than the main mass. They further discussed whether the project would result in two kitchens, which would classify the structure as a dwelling with an independent dwelling unit. Board members stated that while the massing itself is not a concern for them, it will likely be addressed in staff comments.

**This matter was discussed**

[AHBR 25-1478](#)**Architectural and Historic Board of Review Findings of Fact for case #25-1478 Findings of Fact for the property located at 88 N Main Street, Hudson, OH 44236**

Ms. Coffman reviewed the staff provided Finding of Fact for Case 2025-1478.

The Board requested the Finding of Fact note that The Gap received approval for a metal door at this location. The Board also discussed number five on the Finding of Facts regarding the comment about if divides were part of the door, it would have been approved. Conversation about this centered on the Board's comments about being open to the proposed door if modifications were brought for consideration.

**A motion was made by Mr. Workley, seconded by Ms. Kenney, that the Findings of Fact approval be postponed to the Architectural & Historic Board of Review meeting on 6/10/2026. 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 noted that an intern has begun working with Community Development with a focus on the Landmark Expansion Program and site visits in coordination with the Hudson Historic Association.

Ms. Coffman noted a technical issue with the previous minutes, they will be presented at a future meeting with voting instructions.

**This matter was discussed**

**IX. Adjournment**

**A motion was made by Ms. Kenney, seconded by Ms. Marzulla, that the meeting be adjourned at 10:19 p.m.. 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

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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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