



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, August 27, 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: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

Absent: 1 - Ms. Kenney

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

A. [AHBR 25-1045](#)

Attachments: [134 N Main St - AHBR Packet](#)

This matter was approved on the consent agenda.

B. [AHBR 25-1007](#) 85 S Main St

Sign (Wall)

Attachments: [85 S Main St - AHBR Packet](#)

This matter was approved on the consent agenda.

C. [AHBR 25-1040](#) 7511 Lascala Dr

Sign (Ground Sign)

Submitted by Brian Becker, Becker Signs

a) Staff recommends approval as submitted.

Attachments: [7511 Lascala Dr - AHBR Packet](#)

This matter was approved on the consent agenda.

D. [AHBR 25-1053](#) 2408 Glen Echo Dr

Accessory Structure (Pavilion)

Attachments: [2408 Glenn Echo Dr - AHBR Packet](#)

This matter was approved on the consent agenda.

V. Old Business

There was no old business.

VI. New Business**A. [AHBR 25-1057](#) 220 N Main St (Historic District)**

Sign - Building

Attachments: [220 N Main - AHBR Packet](#)

Mr. Sugar introduced the application by displaying photos of the building, noting the applicant is not able to be present and reviewed the agreement by the applicant to meet the staff comments.

Ms. Marzulla made a motion, seconded by Mr. Workley, to approve the application, with the following conditions: A matte finish, the no routed edges, a MDO panel which is the same material as the existing sign, a border, and using the existing lighting. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

B. [AHBR 2024-197](#) 7030 Saint Ives Blvd

Accessory Structure (Detached Garage)

Attachments: [7030 St. Ives Blvd - AHBR Packet](#)

[7030 Saint Ives Blvd - Previously approved plans](#)

Ms. Coffman introduced the application by displaying the site plan, noting a slight change was administratively approved, and reviewing the staff comments.

Mr. Brian Szczepanski, applicant, noted, the increased size from 12 feet to 18 feet, the additional 6 inches above and below the windows, and that six windows will not be installed.

The Board, applicant, and staff discussed: The large size of the dormer, and the added siding on the top instead of board and batten.

Mr. Workley mad a motion, seconded by Ms. Stredinski, to approve as submitted. The

motion was approved by the following vote:

Aye: 4 - Mr. Caputo, Mr. Workley, Ms. Sredinski and Mr. Brown

Nay: 1 - Ms. Marzulla

C. [AHBR 25-1055](#) 16 Owen Brown St (Historic District)

Accessory Structure (Detached Garage)

Attachments: [16 Owen Brown St - AHBR Packet](#)

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

Mr. Mark Madar, applicant, distributed updated plans to the Board, explained the work to be done, noted that a recent survey was completed, a window was installed, and stated that the garage size was reduced from the previous plans.

The Board, applicant, and staff, discussed: The foundation being done in the same way as the house, the side setback, that the siding, shingles, and windows will match the house siding. Discussion followed regarding Pella Reserve or Lifestyle windows, staff confirmed that Pella Lifestyle are appropriate for this new structure.

Mr. Workley made a motion, seconded by Ms. Sredinski, to approve as submitted with the revised plans. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

D. [AHBR 25-552](#)

Attachments: [439 N Main St - AHBR Packet 9.10.25](#)
[439 N Main St - AHBR Packet](#)

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

Mr. Greg Chaplin, architect, and Mr. Carry McNight, McNight Construction, were present for the meeting.

The Board, applicant, and staff, discussed, the height of the proposed structure - which will be lower than the house, that the siding will match the house, that doors and windows have been added to meet the fenestration requirements on one side, however, fenestration is lacking on the west and south sides, that the shake siding does not match the house, the possibility of using a window or other architectural element to meet the fenestration requirement and relate to the house, the purpose of having two doors on the north elevation, that elevations with measurements are needed, and that materials specifications need to be submitted.

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

E. [AHBR 25-637](#) 2690 Middleton Rd

Alteration (Siding Replacement)

Attachments: [2690 Middleton Rd - AHBR Packet 8.13.2025](#)

Ms. Coffman introduced the application by reviewing the staff comments.

Mr. Michael Gaffney, homeowner, noted the application was previously denied. Mr. Gaffney also stated his insurance company will only replace the damaged portion of the siding and requested leaving the application open until an agreement with the insurance company can be reached.

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

F. [AHBR 25-1021](#) 176 Elm St (Historic District)

Alterations (Siding, Window Trim & Shutters)

Attachments: [176 Elm St - AHBR Packet](#)
 [176 Elm St - Consultant Report](#)

Mr. Sugar introduced the application by noting the building is primarily aluminum siding; however, the proposal is to use vinyl siding for this project. Staff recommended a site visit with the Historic Consultant.

Mr. Reuben Yoder, contractor, noted that under the siding, fiberboard is on the house, and wood on the breezeway and garage.

The Board, staff, and the applicant discussed the siding types and sizes of the existing siding.

Mr. Workley made a motion, seconded by Ms. Marzulla, to continue the application to a later date to allow for a site visit with the Historic Consultant. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

G. [AHBR 25-1042](#) 2160 Bristol Ct

Alterations (Stone and Siding Replacement)

Attachments: [2160 Bristol Ct - AHBR Packet](#)
 [Waiver Petition Memo](#)

Ms. Coffman introduced the application by displaying the site plan, noting a stop work order was issued, and reviewed the staff comments.

Mr. Jeshua Arlia, applicant, and the homeowner, were present for the meeting.

The Board, applicant, and staff, reviewed photos of the work to date, noted the intent is to use stone on the north face of the facade and garage, discussed the compatible homes with stone and siding that were done before the LDC, and noted that stone is on one side of the garage. The general consensus of the Board was that the stone would need to go around the house.

Chair Caputo noted he does not recall giving a waiver for stone on only one side of a structure, and the Board unanimously agrees that a waiver will not be granted in this instance.

Mr. Workley made a motion to Deny the application, the motion was seconded by Ms. Marzulla. The motion to Deny was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

H. [AHBR 25-791](#) 182 Bersham Dr

Addition (3 Seasons Room and Covered Deck)

Attachments: [182 Bersham Dr - AHBR Packet](#)

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

Mr. Holden Rodney, Impact Landscaping, noted all the materials will match.

The Board, applicant, and staff, discussed block and skirting being used around the bottom, and that horizontal railings will be used between the columns.

Ms. Stredinski made a motion, seconded by Mr. Workley, to approve as submitted with matching materials. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

I. [AHBR 25-1025](#)2827 Hudson Aurora Rd******Addition (Mudroom, Laundry Room & Covered Porch)**

Attachments: [2827 Hudson Aurora Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying photos of the site, and reviewing the staff comments.

Mr. Joe Matava, Peninsula Architects, and Mr. Blake Pauley, homeowner, noted he believes the back of the house as is, does not match the rest of the house, and this project is to increase the overall look of the house. Mr. Matava displayed photos of the back of the house which he described as too deep and long. The proposal is to design an east/west addition to improve on the existing north/south design.

Regarding the elevations, Mr. Matava noted a mixture of siding and shakes on the existing house. The Board discussed the change of materials on an outside corner, Mr. Matava's agreed not to change materials on the outside corner, that a ridge is proposed for the roof, not a valley, and the use of a hip roof.

The Board, applicant, and staff, discussed: The standing seam roof on the visible portion of the back, and a rubber roof on the not visible portion of the roof, and that vertical siding is permitted in the gable.

Mr. Workley made a motion, seconded by Ms. Stredinski, to approve with consistent siding on the second story area. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

J. [AHBR 25-1062](#)200 Laurel Lake Dr, Villa #2******Addition (2 Car Garage)**

Attachments: [200 Laurel Lake Dr Villa 2 - AHBR Packet](#)

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

Ms. Donna Anderson, Laurel Lake, and Mr. Jeremy Hill, contractor, were present for the meeting.

The Board, applicant, and staff, discussed: The 18-inch offset from the house, which should be included on the drawings, and that the foundation will match the existing.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve as submitted. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

K. [AHBR 25-1064](#) 3193 Hudson Aurora Rd

Addition (Bedrooms and Bathrooms)

Attachments: [3193 Hudson Aurora Rd - AHBR Packet](#)

Ms. Coffman introduced the application by displaying renderings of the project, and reviewing the staff comments.

Mr. Mark Zwolinski, applicant, and Mr. Dan Pozar, planner, noted, that awning windows were used to stop headlights from entering the rooms, the stone on the front of the house is intended to give positive elements to this block house, and that all materials will match the existing house.

The Board, applicant, and staff, discussed whether stone can be removed from the front of the house, and whether the chimney stone and accent stone flowing from the chimney meets the LDC, and recognize this is an exceptional design. The size of the proposed stone was compared to the existing stone, with the Board noting an accent material may differ from the existing material.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the foundation to match the existing masonry house and the block and detail to go below grade. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

L. [AHBR 25-1068](#) 6582 Ebury Cir

Addition (Covered Porch)

Attachments: [6582 Ebury Cir - AHBR Packet](#)

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

Mr. Brian Kuck, architect, noted: The foundation area without stone can be in filled for consistency, that the proposed stone will match the existing stone, regarding the grid pattern on the windows, the homeowner intends over time to replace all the windows - at that time all the grids will match, that the smoker vent on the top of the house will be reduced in size with the second vent not installed, and there are already metal vents on the back of the house .

The Board, applicant, and staff, discussed: The side elevation vertical columns, which are wrapped posts on a four-inch slab with stone veneer underneath; the smoker area is open on three sides; the Board's discussed all the windows be replaced at the same time, and a revised elevation showing the reduced smoker area.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with all the rear windows having consistent grids, and the foundation be consistent around the structure. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

M. [AHBR 2025-4813](#) N Oviatt St (Historic District)

New Home (Single-Family Dwelling)

Attachments:[13 North Oviatt - Revised Drawings](#)[13 N Oviatt St - AHBR Packet 6.25.2025](#)

Ms. Coffman introduced the application by displaying a rendering of the proposed house, and reviewing the staff comments.

Mr. Nate Bailey, Hara Architects, noted that due to higher-than-expected costs, the size of the house has been reduced.

The Board, applicant, and staff, had no comments or questions.

Mr. Workley made a motion, seconded by Ms. Sredinski, that the application be approved. The motion carried by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

N. [AHBR 25-1002](#) 6040 Pine Ridge Trl

Single Family Dwelling (New House)

Attachments:[6040 Pine Ridge - AHBR Packet](#)

Mr. Sugar introduced the application by reviewing the site plan and staff comments, especially the setback.

Ms. Robyn Jones, and Mr. John Russell, Prestige Builder Group, were present for the meeting.

The Board, applicants, and staff discussed: A new site plan, which was shown to the Board with Mr. Russell describing the proposed plan with staggered setbacks. The Board noted there is no look-alike issue to consider. Regarding dominant materials, the LDC requires one style of siding. Mr. Russell will consult with his client and choose one style which may then be approved by staff. Regarding the window styles, Mr. Russell stated that grids on the rear of the house are not desired, staff noted the typical window is 2 over 2 - and stated more of the non-typical should become 2 over 2, which the applicant agreed to. Regarding the six-foot front projection, the applicant showed three homes he with larger projections that were approved, and noted that the one foot over the LDC seems insignificant.

Mr Workley made a motion, seconded by Ms. Sredinski, to approve with the following conditions, The applicant will make a decision whether to use horizontal or vertical siding - which may then be approved by staff, that three, two over two windows will be added to the left elevation, that the front door will be moved forward one-foot so the projection is only five-feet forward of the door, that the ten percent setback of the structure placement is granted a variance, that it be confirmed the driveway has a three-foot setback, that updated grade information be submitted so that only stone is showing, and that materials specifications be submitted to staff. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

O. [AHBR 25-986](#) 6050 Pine Ridge Trl

Single-Family Dwelling (New House)

Submitted by Robyn Jones, Prestige Builder Group

Staff notes the request was discussed and tabled at the August 27th AHBR meeting.

The applicant has submitted updated elevations reducing the front projections to 8 ft, depicting a consistent wall material (shake), and enlarging the left elevation windows.

Staff notes Section IV-4-3(g)(2) only allows projections to extend a maximum 5 ft from the main mass. At the August 27th meeting, the board discussed allowing the front projections if reduced from the previously proposed 12 ft based on the proposed setback of the home. Staff notes the AHBR may waive requirements per Section II-1 based on the unique conditions of the property (increased setback from the street).

Attachments: [6050 Pine Ridge - AHBR Packet 9.10.25](#)
[6050 Pine Ridge - AHBR Packet](#)

Mr. Sugar introduced the application by

Mr. John Russell, and Ms. Robyn Jones, Prestige Builder Group, were present for the meeting.

The Board, applicant, and staff discussed: The look-alike comment not applying, the use of transom windows and or larger windows on the rear of the house, the large size of the two projections in front of the front door, and Mr. Russell's opinion that this variance has been granted numerous times in the past and showed examples, some of which were over 200-feet off the street, Mr. Russell noted this house is 136-feet off the road, staff noted the distance from the road does not change the requirement, Chair Caputo informed the Board the setback rule could be granted an exception, the Board felt that because this is part of a development, granting an exception is more difficult. Mr. Russell and staff discussed how the projection might be reduced and agreed to re-examine the design in an attempt to minimize the projection to eight feet across the front - which is the same as the porch.

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

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

VII. Other Business

VIII. Staff Update

There was no staff update.

IX. Adjournment

Ms. Marzulla made a motion, seconded by Mr. Workley, to adjourn the meeting at 9:48 p.m. The motion was approved by the following vote:

Aye: 5 - Mr. Caputo, Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

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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