



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, January 14, 2026

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. Marzulla, Mr. Workley, Ms. Sredinski, Mr. Brown and Ms. Manko

Absent: 1 - Ms. Kenney

III. Election of Officers: Chairman, Vice Chairman, Secretary, & Industrial Design Subcommittee

A motion was made by Ms. Marzulla, seconded by Ms. Manko, that Mr. Workley be elected as Secretary of AHBR. The motion carried by the following vote:

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

Absent: 1 - Ms. Kenney

Election of Officers: Chairman, Vice Chairman, Secretary, & Industrial Design Subcommittee

A motion was made by Ms. Manko, seconded by Ms. Sredinski, that Ms. Marzulla be elected as Vice-Chair of AHBR. The motion carried by the following vote:

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

Absent: 1 - Ms. Kenney

Election of Officers: Chairman, Vice Chairman, Secretary, & Industrial Design Subcommittee

A motion was made by Ms. Marzulla, seconded by Ms. Manko, that Mr. Caputo be elected as AHBR Chair. The motion carried by the following vote:

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

Absent: 1 - Ms. Kenney

Election of Officers: Chairman, Vice Chairman, Secretary, & Industrial Design Subcommittee

Chair Workley appointed Ms. Marzulla and Mr. Workley as representatives to the Industrial Design Subcommittee.

This matter was appointed

III. Public Comment

Chair Caputo opened the meeting to public comments for anyone wanting to address the Board. There were no comments.

This matter was discussed

IV. Consent Applications

There were no Consent Applications on the agenda.

V. Old Business

A. AHBR 25-1375 7542 Darrow Rd

Sign (Ground Sign)

Ms. Coffman introduced the application by stating that the applicant is not able to be at the meetings and requested a continuance.

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

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

Absent: 1 - Ms. Kenney

VI. New Business

A. AHBR 26-1 516 W Streetsboro Street

Sign (Wall and Ground Sign)

Ms. Coffman introduced the application by displaying the location of the business and reviewing the staff comments and recommendations.

Mr. Kevin Holiday of A-Sign-Above informed the Board that he had not reviewed the staff's comments prior to the session. The Board, staff, and applicant discussed centering the proposed wall sign between the windows and the vent, the Board noted the sign's size is

currently too large and the existing (non permitted) sign was never formally approved. The group debated the appropriate width and lettering size necessary for both regulatory compliance and roadside readability. To clarify these requirements, Ms. Coffman read the official facade sign area calculations and committed to emailing that data to the applicant. The discussion then turned to the ground sign, with Mr. Holiday stating the proposal involves replacing both the sign and its posts. However, the Board clarified that city code requires the sign to be mounted on a solid base. The applicant expressed concerns regarding the affordability of this installation, leading to a deliberation on the necessity of meeting Land Development Code (LDC) requirements.

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

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

Absent: 1 - Ms. Kenney

B. AHBR 25-1252191 Elm Street (Historic District)

Alteration (Door Replacement)

Ms. Coffman introduced the application by displaying the specifications for the proposed door, noting the Board has additional photos, and reviewing the staff comments and recommendations.

Ms. Ashley Ressler, homeowner, was present for the meeting.

The Board, applicant, and staff, discussed: The proposed door is a like-for-like replacement of an AHBR previously approved door, and when the garage was built in 2003, the house was not in the Historic District.

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

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

Absent: 1 - Ms. Kenney

C. AHBR 25-14306290 Stone Road

Accessory Structure (Detached Garage)

Ms. Coffman introduced the application by stating the applicant is not able to be at the AHBR meeting.

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

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

Absent: 1 - Ms. Kenney

VII. Other Business

AHBR 8425 229 N Hayden Pkwy (Informal)

Addition (3 Seasons Room)

Ms. Coffman introduced the application by displaying photos of the house, describing the work to be done, and reviewing the staff comments and recommendations.

Mr. Nick Boka, Anthony Slabaugh Remodeling & Design, described the three-season addition off the rear of the main mass of the house, noted the roof plan will be supplied to staff, and that the plan will change so the new block matches the existing block as AHBR directs. Regarding the siding, the house siding is unique and no longer manufactured; the closest match will be used, with the belief that the trim details will help this not be as noticeable. The Board questioned how the two places the proposed roof will meet the old will look? Mr. Boka described the valleys and noted his description will be shown on the roof plan. Mr. Boka also noted limitations with the design software and explained a few problem areas. Overall, the Board was positive towards the design.

This matter was discussed

[AHBR](#)
[12.10.2025](#)

**Minutes of Previous Architectural & Historic Board of Review Meeting:
December 10, 2025.**

A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the December 10, 2025, Minutes be approved. The motion carried by the following vote:

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

Absent: 1 - Ms. Kenney

[AHBR 8445](#)

Review of AHBR Historic Materials - General Practices

Ms. Coffman reviewed the Historic Materials draft, she and the Board then discussed the following: That no specific type of window should be referred to as the Board's choice, how an applicant needs to measure for a window replacement, and how to include the trim features. Ms. Coffman welcomed further comments and suggestions via email or at the next meeting.

This matter was postponed to a date certain Architectural & Historic Board of Review , due back on 1/28/2026

VIII. Staff Update

Ms. Coffman stated that a second letter has been mailed to historic homeowners, and that six or seven have responded with interest.

This matter was discussed

IX. Adjournment

A motion was made by Ms. Marzulla, seconded by Ms. Sredinski, that the meeting be adjourned at 8:18 P.M. The motion carried by the following vote:

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

Absent: 1 - Ms. Kenney

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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