



# 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, September 10, 2025

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:** 5 - Mr. Caputo, Ms. Marzulla, Ms. Sredinski, Mr. Brown and Manko

**Absent:** 2 - Ms. Kenney and Mr. Workley

### 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

**Ms. Marzulla made a motion, seconded by Ms. Sredinski, that the Consent Agenda be approved. The motion carried by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

#### A. [AHBR 25-1101](#) 214 N Main St (Historic District)

Alteration (Roof Replacement)

**Attachments:** [214 N Main St - AHBR Packet](#)

**This AHBR item was approved on the Consent Agenda.**

#### B. 25-148

**This AHBR item was approved on the Consent Agenda.**

## V. Old Business

### A. [AHBR 25-552](#) 439 N Main Street

#### Accessory Structure (Detached Garage)

**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, and describing the revisions to the project.

Mr. Greg Chapin, architect, noted: The garage is approximately 30-feet from the garage, and the orientation of the roofs are perpendicular to each other - which will lessen the visual impact in comparing their height.

Mr. Michael Flynn, homeowner, stated: The height of the roof was lowered but remains taller than the house and requested an exemption of the height requirement in light of the fact the garage is not visible from the road, and the unique property. Mr. Flynn also noted, it will be a quality building, and that he could build another building on the site but does not desire to do so.

The Board, applicant, and staff, examined the site plan, the size of the garage in relation to the house, that the proposed work will expand a non-conforming structure, that the property front yard is behind another yard in relation to Darrow Road, that the proposed height is the minimum in order to have usable space, that the house sits about a foot lower than the garage, that the floor height of the 2nd floor of the garage is 8-feet, 8-inches, that the property is greater than 500-feet off of Darrow Road, that this is a fairly unique property being this far from other properties, that the interior of the house made it difficult to align the windows top-to-bottom, the type of siding to be used around the garage, that the north elevation has a drafting error, shake shingles will be installed all around the house, and the reason for moving the middle door.

**Ms. Stredinski made a motion, seconded by Mr. Brown, to approve the application, noting an exception is granted to LDH Section iii-d1, "stating no accessory building may be taller than the main body of the building". The exception is based on: The lack of visibility from the public realm, the distance of the structure from the street, the topography of the land, and recognizing the elevation of the garage is over 2-feet higher than the house. To motion was approved by the following vote:**

**Aye:** 5 - Mr. Caputo, Ms. Marzulla, Ms. Stredinski, Mr. Brown and Manko

**Absent:** 2 - Ms. Kenney and Mr. Workley

### B. [AHBR 25-982](#) 5457 Stow Rd

#### Addition (3 Seasons Room)

**Attachments:**     [5457 Stow Rd - AHBR Packet 9.10.25](#)  
                              [5457 Stow Rd - AHBR Packet](#)

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

Mr. Bill Mavrakakis displayed the elevations showing the revised roof lines that match the existing roof, explained how the foundation will be constructed and that it matches the existing block on the house.

The Board, applicant, and staff, discussed: How the applied block panels, which go all the way around the house, are applied to the house, and that the house has two different existing foundations - brick and block,

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

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

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

Alterations (Siding, Window Trim & Shutters)

**Attachments:**

[176 Elm St - AHBR Packet](#)

[176 Elm St - Consultant Report](#)

**Ms. Sredinski made a motion, seconded by Ms. Marzulla, to continue AHBR 25-1021, to the following meeting. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

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

Single-Family Dwelling (New House)

**Attachments:**

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

[6050 Pine Ridge - AHBR Packet](#)

Mr. Sugar introduced the application by noting that revised floor plans and elevations were submitted, that these revisions were prompted by a previous AHBR meeting, and that the projection has been reduced.

The Board discussed: Granting a 3-foot exception to the projection, that this will be the only house with this large of a setback -which is a deviation of more than 10-percent from the other houses in this development, that the placement of the basement windows has shifted from the previous elevation, that the basement windows need to be changed to reflect the first submission, that other changes to the plans have been made since reviewing the previous submission, and that if an exception is granted it will only be done because of the depth of this particular lot,

**Ms. Sredinski made a motion, seconded by Ms. Manko, that the following exceptions be granted: 1) 3-feet be granted to allow a front projection - because of the depth of the lot. 2) A difference of more than 10-percent in the setback of this house as compared to other houses in the development. 3) The basement windows align aligned with the windows on the floor above**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**VI. New Business**

**A. [AHBR 25-930](#) 38 Church St (Historic District)**

Fence (6-foot privacy)

Attachments:     [38 Church St - AHBR Packet](#)

**Ms. Manko made a motion, seconded by Ms. Marzulla, to continue AHBR 25-930 to the following AHBR meeting. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**B.     [AHBR 25-101824 Warrensburg Cir](#)**

Accessory Structure (Detached Garage)

Attachments:     [24 Warrensburg Cir - AHBR Packet](#)

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

Mr. Stephen Donatelli, homeowner, noted that brick will be used on the foundation as requested by AHBR, he distribute specification sheets to the Board, requested one, two bay door, instead of 2, single bay doors, detailed the type of trim, and noted the brick will match the existing brick.

**Ms. Sredinski, made a motion, seconded by Ms. Marzulla, to approve with a brick foundation around the house and materials specification submitted to staff. The motion carried by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**D.     [AHBR 25-11262533 Barlow Rd](#)**

Accessory Structure (Detached Garage)

Attachments:     [2533 Barlow Rd - AHBR Packet](#)

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

Mr. Bill Botosan, homeowner, distributed information to the Board, noted the stone and siding match the existing stone on the house, that windows have been added to the sides with fenestration problems, and explained the window grid patterns he would like.

The Board, applicant, and staff, discussed: The existing stone above the window that matches the proposed stone, that the entire roof is metal, and that consistent window grids are preferred,

**Ms. Manko made a motion, seconded by Ms. Marzulla, to approve the application with consistent window grids around the house, the front gable elevation to have vertical siding, and the materials as provided in the specification sheet. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**F.     [AHBR 25-115322 Blackberry Dr](#)**

Addition (Dining Room & 3 Seasons Room)

**Attachments:**     [22 Blackberry Dr -AHBR Packet](#)

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

Mr. Nate Bailey, Hara Architects, noted, he will provide additional photos of the north elevation, stated the removal of the man door was intentional, that matching siding will be used as infill at an inside corner, described the roof plan for the proposed addition, and that matching asphalt shingles will be the roofing material.

The Board, applicant, and staff, discussed: The use of the hip roof, that the gable boards will be a variety of thicknesses in order to give a measure of relief to the area, that additional photos will be sent to staff, and that the foundation will match the existing house.

**Ms. Sredinski made a motion to approve, seconded by Ms. Marzulla, with the submission of materials specifications, photos of the project area, and a roof plan. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**G.     [AHBR 25-10715223 Preserve Ln](#)**

New House (Single-Family Dwelling)

**Attachments:**     [5223 Preserve Ln - AHBR Packet](#)

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

Mr. Tony Lunardi, LDA Builders, stated the grade lines as shown are correct, he will include the impervious surface calculations on a revised submittal, he has revised the drawing to allow consistent trim all the way around, that the window which does not align is problematic because of the interior design, regarding the gable return the plans have been revised to meet the staff comment, the lack of fenestration wall was explained as being in a bedroom and alternatives were discussed, and the materials specification sheets were provided to the Board.

The Board, applicant, and staff, discussed: Alternatives and the lack of alternatives to aligning the windows.

**Ms. Sredenski made a motion, seconded by Ms. Marzulla, that the top window be shifted slightly to the left, that the impervious surface calculations be submitted to staff, that the second story window be constructed as shown in the revised elevation to allow trim all the way around, and the addition of a small, 2 by 2 window on the back gable. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

**VII.     Other Business**

[AHBR - Fin  
25-1042](#)

**Findings of Fact for the following case:  
#25-1042 - 2160 Bristol Ct**

**Attachments:**     [AHBR 25-1042 2160 Bristol Ct Decision](#)

The Board discussed the finding of fact regarding Case Number 25-1042, due to it being in conflict with the LDC.

**Ms. Sredinski made a motion, seconded by Ms. Marzulla, to approve the finding of fact for case 25-1042, as presented to the AHBR at this meeting. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

[AHBR 8.13.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
August 13, 2025.**

**Attachments:** [AHBR Meeting Minutes - August 13, 2025 Draft](#)

**Ms. Sredinski made a motion, seconded by Ms. Manko, to approve the August 13, 2025, minutes as submitted. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

[AHBR 8.27.2025](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
August 27, 2025**

**Attachments:** [AHBR Meeting Minutes - August 27, 2025 Draft](#)

**Ms. Marzulla made a motion, seconded by Ms. Mako, to approve the August 27, 2025, minutes as edited. The motion was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

## **VIII. Staff Update**

Ms. Coffman noted the AHBR subcommittee for Monday, September 29th, with a time to be determined.

Chair Caputo and staff discussed requesting the historic consultant to speak to what historic materials are appropriate for historic and new buildings. Staff noted there may be money in the consultant budget to request a meeting.

## **IX. Adjournment**

**Ms. Marzulla made a motion, seconded by Ms. Sredinski, to adjourn at 9:26 p.m. The motion to adjourn was approved by the following vote:**

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

**Absent:** 2 - Ms. Kenney and Mr. Workley

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**John Caputo, Chair**

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**Allyn Marzulla, Vice Chair**

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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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