



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, October 29, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Acting Chair Marzulla 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: 4 - Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

III. Public Comment

Chair Marzulla 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 25-611](#) **85 Division Street (Historic District)**
[CONTD](#) Addition (Bedroom)

Attachments: [Updates for 10.29.25 AHBR meeting](#)
[Packet from 9.24.25 AHBR meeting](#)

Ms. Coffman introduced the application by noting it was tabled at the September 24, 2025, AHBR meeting, and reviewed the changes to the application, and staff comments.

Mr. Johnathon Flemming, architect, described the revisions to the elevations, discussed how the addition is differentiated from the original structure, and described the transom window

over the double hung window,

The Board, applicant, and staff, discussed: The shingled shed roof, and expressed a preference for the first (larger) elevation proposal.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with the existing East elevation, the roof to match the existing, and the shed roof as proposed. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 25-1291](#) **130 Aurora Street (Historic District)**

[CONTD](#)

Accessory Structure (Detached Garage)

Attachments:

[Photos from 10.14.25 AHBR site visit](#)

[Packet from 10.8.25 AHBR Meeting](#)

Ms. Coffman introduced the application by noting a site visit occurred on October 14, 2025.

Mr. Joe Matava, Peninsula Architects, noted he was at the site visit.

The Board, applicant, and staff, stated there was nothing historic about the garage, it did not contribute to the historic value of the house, and is in poor condition. Mr. Matava displayed and described minor changes to the application including flower boxes and window placements which will address a fenestration issue. He also stated the wall material will be board and batten Hardie, and the roof materials will be a composite shingle with metal over. Mr. Matava stated if the LDC requires wood doors, and they will be wood, with the specifications provided to staff. Ms. Marzulla noted this is a garage at the end of a shared garage and these changes will clarify issues regarding the driveway.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as amended with Hardie Board and Batten, with composite shingles, and metal, on the shed, with Pella Reserve windows. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 25-1245](#) **5235 Preserve Lane**

[CONTD](#)

New House (Singe Family Dwelling)

Attachments:

[Packet from 10.8.25 AHBR meeting](#)

[Updates for 10.29.25 meeting](#)

Ms. Coffman introduced the application by noting this is for a new house, that revised elevations were submitted, and reviewing the staff comments.

Mr. Tony Lunardi, LDA Builders, and Ms. Katie Miller, owner, were present. Mr. Lunardi described and displayed the revised elevations which were done in response to the Board's comments at the previous meeting. Mr. Lunardi pointed out the vertical siding between the windows below vertical siding on the dormer.

The Board, applicant, and staff, discussed: That the proposal meets the LDC, the number of wall materials allowed, and that the board and batten will look the same wherever applied.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be approved as submitted, without the options. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

VI. New Business

[AHBR 25-1332](#) **27 Pinewood Lane**

Addition (three seasons room rebuild)

Attachments: [27 Pinewood Ln - AHBR Packet](#)

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

Mr. David Rogers, Safeguard Renovation, noted the proposed flat roof is the same as the existing roof, which will reduce the amount of extra work compared to installing a different style roof.

The Board, applicant, and staff, discussed: That the proposed roof is the same dimension as the existing, that the skylights sit higher than the roof line, that the proposed foundation is the same size as the existing, that the flat roof next to the house will have a slope to drain the water, that the stoop outside the door is five feet by five feet, that a total of nine skylights will be installed, and that the roofing itself will cause the slope for drainage.

A motion was made by Mr. Workley, seconded by Mr. Brown, that this AHBR Application be approved as amended with the foundation material matching the house, a five feet by five feet stoop, and material specifications submitted to staff. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 25-931](#) **1912 Stoney Hill Dr**

Addition (Front Porch)

Attachments: [1912 Stoney Hill - AHBR Packet](#)

This application was withdrawn.

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

Sign (Ground Sign)

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

No one was present for this meeting.

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: 4 - Ms. Marzulla, Mr. Workley, Ms. Sredinski and Mr. Brown

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[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 October 29, 2025, AHBR meeting. The AHBR continued the application to schedule a site visit and receive review and report from the consultant.*
- b) *A site visit occurred on November 4, 2025.*
- c) *The consultant report is attached for the Board's consideration.*

Attachments:

[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 describing the project, displaying the site plan, and reviewing the staff comments.

Mr. Bill Gotts, company owner, noted there are two non functional bedrooms on the second floor and this project is to construct a small addition to make the bedrooms functional. Mr. Gotts then described revisions to the house itself, and noted the front of the house will remain the same.

The Board, applicant, and staff, discussed conducting a site visit with the revised plans in hand for the Board members.

A motion was made by Mr. Workley, seconded by Ms. Sredinski, that this AHBR Application be continued, and a site visit take place with the historic consultant. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 25-1311](#) 33 E Streetsboro (Historic District)

Alteration (Roof Shingle Replacement)

Attachments:

[33 E Streetsboro - Packet for AHBR](#)

Mr. Sugar introduced the application by noting staff received comments from the applicant stating the roof, the new accessory building, and the blue area, will be shingled to match the recently renovated garage.

The applicant was not present for the meeting.

A motion was made by Ms. Sredinski, seconded by Mr. Workley, that this AHBR Application be approved as amended with the condition that the shingles match the shingles on the renovated garage. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

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

Accessory Structure (Detached Garage)

Submitted by Dennis Reminder

- a) *Staff notes this application was tabled at the October 29, 2025, AHBR meeting.*
- b) *The applicant has submitted revised elevations for the Board to review. Staff notes the proposed metal siding material has been revised and siding added to match the existing house. Additionally, windows have been added to the rear elevation to meet fenestration requirements.*
- c) *Verify proposed foundational material and if it would match the existing house.*

Attachments:

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

[2608 Brunswick Dr - AHBR Packet](#)

Ms. Coffman introduced the application by describing the detached new garage, and reviewing the staff comments.

Mr. Dennis Reminder, owner, stated he was present to begin to understand the rules.

The Board, applicant, and staff, discussed: That the garage will have a gravel driveway from the existing driveway to the concrete pad in front of the new structure, that other houses in the area do have large garages or barns, that steel siding is an issue in that neither the roof or siding match the house, that the structure needs additional fenestration, that the metal roof might be allowed if a correct siding is used, and the gravel driveway will be discussed by staff and potentially administratively approved.

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

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

VII. Other Business

[AHBR 25-918](#) **2636 Sandstone Path (Informal)**

New House (Single Family Dwelling)

Attachments:

[2636 Sandstone Path - Packet for AHBR](#)

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

Mr. Norman Saeger, architect, and the property owner, were present for the meeting.

The Board, applicant, and staff, discussed: The open space conservation subdivision which allows for flexibility of the lot sizes and setbacks, in return for preserving open space. Mr. Saeger stated that whatever he needs to do for his client will be done, they want the house built.

Discussion items included: The required setbacks, the fact that this will be the largest house in the development and may be too large for this lot, the stone columns and stone around the house were discussed, the possibility of a freeze board, the dissimilar window heights and alignments, that the side windows are very near the roof, that the windows on the two story atrium have a large space above - which seems to be too large, and the request for the elevations to have greater detail for the Board's review.

The Board stated that determining the setbacks may be the first issue for consideration .

This matter was discussed.

[AHBR Remand Board of Zoning and Building Appeals remand of case #25-1042, 2160 Bristol Court, to AHBR](#)

Attachments:

[Staff Memo](#)

[BZBA Remand](#)

[Previous AHBR Submittal - 8.27.25 Meeting](#)

[Waiver Petition Memo - 8.27.25 Meeting](#)

[Previous AHBR Decision - 9.10.25 Meeting](#)

[BZBA Staff Report - 10.16.25 Meeting](#)

Mr. Sugar introduced case 2025-2042, for 2160 Bristol Court, by stating that the Board of Zoning Appeals (BZBA) reviewed the Architectural Board of Review (AHBR) denial regarding replacing siding with stone. On October 16, 2025, BZBA remanded the case to AHBR with a request for additional details and findings. Mr. Sugar then reviewed a staff memo regarding AHBR's authority to waive a standard.

Mr. Jaume Franquesa, the homeowner, was present for the meeting. The Board and Mr. Franquesa discussed the project beginning without a permit, and a stop work order being issued. Mr. Franquesa stated the contractor was to secure the permits, but did not do so. Mr. Franquesa had no knowledge that a permit was not secured and now finds himself in a predicament.

Mr. Franquesa noted he believes a conflict exists in the Land Development Code (LDC) between the specific regulation and the listed principles, which has resulted in difficulty for AHBR in making decisions. Mr. Franquesa specifically noted the principle that any building shall respect the existing context and framework, and his feeling that his project does respect the context and framework of his neighborhood and should be judged by the surroundings, not as an individual building. Mr. Franquesa also feels the proposed material is compatible with the surrounding materials and that precedent has been set by AHBR by allowing stone that ends at an outside corner.

Mr. Franquesa requested that a waiver be granted and reviewed how his case satisfies the principles and conditions by which he is to be judged, including introducing stone into the neighborhood as a variety material.

The Board and applicant discussed the local context of the homes on Bristol Court, some of which have a veneer of cultured stone that is actually siding.

Mr. Franquesa displayed houses on Bristol Court that have materials that do not end on an inside corner and are sometimes only on the front. He then discussed 47 additional houses in the broader neighborhood, with the majority having a stone or brick material that does not meet the LDC. He also noted that if stone is placed all the way around the house, it will be the only house with a hard material on all sides. Mr. Franquesa noted his desire for the stone is to improve the public realm and his house in particular, and that the stone will add value to each house on Bristol.

Mr. Franquesa suggested a compromise involving removing the new vinyl siding on the side of the garage and putting stone there, which would make the entire front one material.

Mr. Franquesa stated his practical difficulty results from a lack of due process caused by the City, resulting in the inability to return the stone, and that more harm will be created if the next appeal takes more time.

The Board noted that it is being asked to relieve the applicant of a financial hardship, not a hardship with the house or property, as is commonly granted.

Mr. Franquesa reviewed the Duncan Factors and stated that the character of the neighborhood will be harmed if he is not allowed to complete the project.

Mr. Franquesa concluded by noting that granting the variance will help the public realm and him personally.

The Board discussed: The contradiction between trying to match the context of the neighborhood but using a new material, and the Board cannot find a practical difficulty. The Board then reviewed the Duncan Factors and stated that adding a stone front is a substantial change.

The point was raised that precedent will not be set if this is granted because hard surface fronts on homes is common in this neighborhood, but not many other neighborhoods. The Board noted that the findings indicate that hard surfaces are on 80 percent of the houses on Bristol Court, and 55 percent of the homes in the larger neighborhood.

The Board discussed that delineating a practical difficulty is the greatest issue, with setting precedent also a concern. Mr. Sugar suggested the Board might decide to develop a collective review of the seven factors and decide how to weigh the results. The Board noted Mr. Franquesa agreeing to apply stone to the front side of the garage is a compromise that might work out.

Mr. Brown made a motion, seconded by Ms. Sredinski, to approve the request, based on the waiver allowances in section 2-1, and adopts the findings of the staff memo: Including the five principles in I-2, and the practical difficulty analysis on pages 3 and 4, and the AHBR adds that this is a unique area in that 55 percent of the neighborhood and 80 percent of the immediate homes, have masonry on the facades, and the condition that the stone be applied to the east side of the garage on an inside corner. The AHBR also finds, based on the applicants testimony, that applying stone to the west side of the garage would be impractical. The motion was approved by the following vote:

Aye: 3 - Mr. Workley, Ms. Sredinski and Mr. Brown

Nay: 1 - Ms. Marzulla

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 9.24.25](#) **Minutes of Previous Architectural & Historic Board of Review Meeting: September 24, 2025**

Attachments: [September 24, 2025 AHBR Meeting Minutes - Draft](#)

A motion was made by Ms. Sredinski, seconded by Mr. Workley, that the September 24, 2025 Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

[AHBR 10.8.25](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:**

October 8, 2025

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

These minutes were not available for the Board.

This matter was postponed to a date certain Architectural & Historic Board of Review , due back on 11/10/2025

[Landmark
Discussion
10.22.25](#)

AHBR review of the draft property list and letter to potential Individual Landmark properties.

Attachments: [DRAFT Letter to Candidates](#)
 [Individual Historic Landmark Candidates - AHB Review](#)

Ms. Marzulla and Mr. Sugar discussed the subcommittee list of century homes, and noted the list was divided the among committee members who visited the houses to develop a list of homeowners who wish to join the Landmark program.

This matter was discussed

VIII. Staff Update

There were no staff updates.

IX. Adjournment

A motion was made by Mr. Workley, seconded by Mr. Brown, that the meeting be adjourned at 10:49 p.m.. The motion carried by the following vote:

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

Absent: 3 - Mr. Caputo, Ms. Kenney and Ms. Manko

Allyn Marzulla, Acting 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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