



# City of Hudson, Ohio

## CD Meeting Agenda - Final-revised Architectural & Historic Board of Review

*John Caputo, Chair*  
*Allyn Marzulla, Vice Chair*  
*John Workley, Secretary*  
*Jeffrey Anzevino*  
*John Funyak*  
*William Ray*  
*Shane Reid*

*Nicholas Sugar, City Planner*  
*Alicia Schrenk, Associate Planner*

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Wednesday, January 26, 2022

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [AHBR 22-32](#) 157 Elm Street**  
Addition (Screened Porch Addition, 306 SF)  
Submitted by Greg Chaplin  
a) *Staff recommends approval as submitted.*  
*Attachments:* [157 Elm Street](#)

**V. Old Business**

**VI. New Business**

A. [AHBR 22-27](#)**31 Church Street (Historic District)**

Alterations (Front Entry and Side Door Replacements)

Submitted by Donna Devine and Dennis Petrosky, Pella Window and Door - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

- a) *House is located within the Historic District and was built circa 1853.*
- b) *Secretary of Interior Standards state deteriorated historic features shall be repaired rather than replaced. The applicant must document the materials and condition of the existing doors and then, if determined that replacement is appropriate, the proposed doors shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*
- c) *Staff notes proposed doors would be fiberglass, which is not an appropriate substitution for wood.*
- d) *Staff notes side entry door would have a contemporary design.*

Attachments: [31 Church Street](#)

**B. [AHBR 22-47](#)****116 West Streetsboro Street**

Commercial Exterior Alteration (Exterior Façade Renovation - Acme Store)

Submitted by Greg Ernst, AoDK Architecture

- a) *Staff anticipates an introductory discussion on January 26, 2022 to orient the board and receive initial comment. The discussion would be continued with formal action at a subsequent date.*
- b) *Submit the following additional information after the project introduction:*
  1. *Submit a color rendering for the full front elevation.*
  2. *Submit spec sheets and samples of all materials.*
  3. *Submit a landscape plan in compliance with PC decision including the proposed sidewalk improvements at the pharmacy canopy.*
  4. *Submit cross sections to understand the construction details.*
- c) *Question how the proposed work would relate and transition to the existing end units and side/rear facades. Additional clarification is needed on the extent of work related to the end unit tenant spaces.*
- d) *Question if the wood panel design should extend to the ground to be visually supported.*
- e) *The design standards encourage breaking down the building into smaller storefront modules. The proposed design removes the two small reverse gable forms to the east end of the building. Staff notes the two small reverse gables forms currently help break down the large, linear building. Suggest a strong massing element at the drive thru canopy and at the outer bays of the Acme entrance mass by considering some larger/thicker brick columns, use of the transom glass, and accent materials such as the aluminum composite panel accent.*
- f) *Glass transom windows proposed will be a beneficial feature providing natural light to the building interior. Question if such treatment could be added to the enhanced pharmacy module or as roof dormers to provide daylight and break up the long mass without doors or windows.*

Attachments: [116 West Streetsboro - Plans](#)

[116 West Streetsboro - Existing Building Photos](#)

**VII. Other Business****A. [AHBR 1-12-2022](#)**

**Minutes of Previous Architectural & Historic Board of Review Meeting:  
January 12, 2022**

Attachments: [AHBR Minutes January 12, 2022 - draft](#)

**VIII. Staff Update**

**IX. Adjournment**

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*