



# City of Hudson, Ohio

## Meeting Minutes - Final

### 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

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. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**Absent:** 2 - Mr. Funyak and Mr. Ray

#### 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 Mr. Workley, that the Consent Agenda be approved. The motion was approved by the following vote:**

**Aye:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

##### A. [AHBR 22-32](#) 157 Elm Street

Addition (Screened Porch Addition, 306 SF)

**Attachments:** [157 Elm Street](#)

**The application was approved on the Consent Agenda.**

**V. Old Business**

There was no Old Business.

**VI. New Business****A. [AHBR 22-27](#) 31 Church Street (Historic District)  
Alterations (Front Entry and Side Door Replacements)**

**Attachments:** [31 Church Street](#)

Ms. Schrenk introduced the application by describing the house and project and reviewing the staff comments.

Mr. Dan Murphy, Pella Windows, noted the side door was previously replaced and did not match the house. Mr. Murphy then stated the fiberglass front entry door will use matching trim.

The Board and applicant discussed: The style of the proposed front door not being similar to the existing door which may be the original door, the homeowners desire for more light which the proposed door will provide and is similar to a neighboring door. Staff stated that AHBR, historically, has not permitted fiberglass doors as a replacement for wood front doors in the Historic District.

The Board decided to table the application to allow clarification of the full scope of the application and documentation of the need to replace the existing wood door.

**This matter was continued**

**B. [AHBR 22-47](#) 116 West Streetsboro Street  
Commercial Exterior Alteration (Exterior Façade Renovation - Acme Store)**

**Attachments:** [116 West Streetsboro - Plans](#)  
[116 West Streetsboro - Existing Building Photos](#)

Ms. Schrenk introduced the application by displaying the facade of the building and noting this meeting will be considered an informal informational discussion.

Mr. Nick Albrect and Mr. A.J. Sands, Albrect Fresh Market, and Mr. Greg Ernst, AoDK Architecture, described the proposed update, displayed the overall renderings with large windows, noted the desire to increase the road view of the building and increased lighting which will direct customers to the entrances, described the drive-thru, proposed materials, raised roof, and brick color. Site improvements were also described including lighting, light poles, new sign boards and hanging plants.

The Board, staff and applicant discussed: The banding around the building, exploring options in the drive-thru area including adding an architectural roof feature, the transition between the pet store and Acme, the pilaster color and how it may be used to tie the together the two buildings and the mix of colors. Mr. Ernst also noted parking spaces will be reduced and sidewalks reconfigured for aesthetics and safety.

**This matter was discussed**

**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](#)

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the January 12, 2022 Minutes be approved as amended. The motion carried by the following vote:**

**Aye:** 5 - Mr. Anzevino, Mr. Caputo, Ms. Marzulla, Mr. Reid and Mr. Workley

**VIII. Staff Update**

The Board and staff discussed LDC changes as approved by Council.

**This matter was discussed**

**IX. Adjournment**

**A motion was made by Ms. Marzulla, seconded by Mr. Workley, that the meeting be adjourned. The motion carried by an unanimous vote.**

**Seeing no further business, Chair Caputo adjourned the meeting at 8:07 p.m.**

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**John Caputo, Chair**

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**John Workley, Secretary**

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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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