



# 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*

---

Wednesday, February 23, 2022

7:30 PM

Town Hall  
27 East Main Street

---

**I. Call To Order**

**II. Roll Call**

**III. Public Comment**

**IV. Consent Applications**

- A. [AHBR 22-112](#) 7631 Andover Way**  
Addition (Covered Terrace & Deck)  
Submitted by Brandon Hayes, Acute View  
a) *Staff recommends approval as submitted.*  
*Attachments:* [7631 Andover Way \(Revised\)](#)

**V. Old Business**

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

Commercial Exterior Alteration (Exterior Façade Renovation - Acme Store)

Submitted by Greg Ernst, AoDK Architecture

- a) *Staff notes the board received an introduction of this project on January 26, 2022. The board and applicant discussed the following: site improvements, proposed materials, storefront design, raised roof, pharmacy drive-thru area, transitions related to the end unit tenant spaces, pilaster color to tie together buildings, parking spaces and sidewalks.*
- b) *The applicant received initial feedback from the board and has provided full color renderings of the front elevation, samples of the proposed materials, landscaping plan in compliance with PC Decision and cross sections of the construction.*
- c) *All depicted signage will be reviewed through a separate application. Staff notes the Land Development Code permits one wall sign per building unit.*
- d) *Suggest some renovation to the end unit tenants' details/features to have better integration. The transition from the light brick to the dark red brick facades of the adjacent tenants is a strong transition within same building. The transition at the west end is eased somewhat due to the inside corner and change from flat to pitched roof, neither of which are present at the east end transition.*
- e) *The brick facing at the pharmacy and entrance canopies should be consistently applied of all sides of the mass rather than the minor return proposed.*
- f) *Question the limited amount of relief proposed at the soldier course and metal cap. Additional relief or dimension would help reduce the scale for the building and provide some detailing to the secondary facades where signage is not permitted by the Land Development Code standards.*

**Attachments:** [116 W Streetsboro - Revised Plans 2.22.22](#)

[116 W Streetsboro - Revised Plans 2.18.22](#)

[116 W Streetsboro - Existing Photos 1.26.22](#)

**VI. New Business**

**A.**     [AHBR 22-111](#)**53 First Street & 17 West Streetsboro Street**

Demolition (Commercial Buildings - Former Merino Building & Prestige Building)

Submitted by Nate Bailey, Peninsula Architects

- a) *Staff notes the Board previously reviewed these buildings on September 22, 2021, as an informal review.*
- b) *Staff notes the following buildings proposed to be demolished, 53 First Street and 17 West Streetsboro Street.*
- c) *The building at 17 West Streetsboro Street was built in 1989 and is a non-contributing structure within the Historic District. The building at 53 First Street was built in 1946 and moved to its current location in the early 2000s and is outside of the Historic District.*
- d) *No alterations are proposed to the Baldwin-Buss House as part of this application.*
- e) *The AHBR shall make the following recommendation pertaining to the demolition: The AHBR finds the proposed structures for demolition at 53 First Street and 17 West Streetsboro Street do or do not have historic or architectural significance. Further, the Board finds that the applicant for a permit to demolish these structures will not voluntarily consent to the retention of this building.*

Attachments: [Demolition Plans](#)

[Park Lane Square](#)

**B.**     [AHBR 22-104](#)**5 Atterbury Boulevard, Suite 2**

Sign (Building Window Sign - Puffy's Vapor Lounge)

Submitted by Brian Becker, Becker Signs

- a) *Architectural Design Standards state sign should not exceed approximately 70% of the height and length of the signable area of the building. Indicate the width of the metal face and adjust the sign size to meet the 70%.*
- b) *Sign plan encourages use of cast or cut metal with a natural, non-reflective finish. Question if such could be incorporated in design.*

Attachments: [5 Atterbury Blvd, Suite 2 \(Revised\)](#)

**C.**     [AHBR 22-96](#)**3056 Middleton Road**

Fence (4' Black Chain-link Fence)

Submitted by Jake Williams, Williams Fence and Contracting

- a) *Staff notes homeowner is proposing a 4 ft. black chain-link fence in rear yard.*
- b) *The recent LDC 2021 update revised fence regulations to prohibit chain-link. Staff notes homeowner inquired about fence project prior to 2021 update. Homeowners made commitments with their contractors based on their understanding of the code and substantial screening of fence.*
- c) *Document how the screening requirements have been met.*
- d) *Staff suggests chain-link fence placement be at the edge of the mowed lawn to maximize use of existing screening.*

Attachments: [3056 Middleton Rd \(Revised\)](#)

**D.**     [AHBR 22-37](#)**820 Ridgewood Boulevard**

Addition (Screened Porch)

Submitted by Matt Lucy, Lucy Renovations

- a) *Provide a scaled site plan to depict proposed project in detail.*
- b) *Architectural Design Standards state all roofs in all the wings must be of the same shape as the main body, but they may have a different pitch or orientation. Staff notes existing house is a hip roof style whereas the proposed screened porch is gable roof style.*
- c) *Architectural Design Standards state wall materials should be blended to ensure compatibility with existing materials. Question how siding and materials would blend with existing materials on left elevation.*
- d) *Architectural Design Standards state materials used in a screen room need not be the same as other materials in the structure but should be related to materials used in the details of the structure. Staff suggests incorporating some details and materials to match the existing home.*

Attachments: [820 Ridgewood Blvd \(Revised\)](#)

**E.**     [AHBR 22-56](#)**2230 Olde Farm Lane**

Addition (Attached Garage)

Submitted by Leonard Huddleston, LDS Specialists, LLC.

- a) Staff notes applicant has submitted a variance application for the proposed garage addition to be reviewed at the March 17, 2022, BZBA meeting.
- b) *Architectural Design Standards state roofs shall not intersect a wall so as to cause a valley.* Question the proposed design of the roof plan at the rear elevation and if roof would drain appropriately.
- c) *Architectural Design Standards require the details in a wing to be similar to the main body. Verify width of proposed window and garage door trim will match the existing home.*
- d) *Revise elevations to label proposed materials and verify they would match existing house.*

Attachments: [2230 Olde Farm Lane \(Revised\)](#)

**F.**     [AHBR 22-99](#)**2819 Pioneer Trail**

Addition (2nd Story, Front Portico, Windows)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *Architectural Design Standards state wall materials should be blended to ensure compatibility with existing materials. Staff notes addition would be on the same wall plane as existing. Question how siding and materials would blend at rear elevation with existing materials.*
- b) *Architectural Design Standards state doors and windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines. Question if the oval window interrupts the regulating lines.*

Attachments: [2819 Pioneer Trail](#)

[Alternate Elevation](#)

**G.**     [AHBR 22-101](#)**7608 Yennicook Way**

Addition (Garage & Great Room Additions, Patio)

Submitted by Daniel Bestic

- a) *Question how the roof shingles will be blended on the right elevation.*

Attachments: [7608 Yennicook Way](#)

[Site Plan](#)

[Roof Plan](#)

**VII. Other Business**

- A. [AHBR 21-1248](#) **Darrow Road Townhomes (Informal Review)**  
New Residential Construction (33 Unit Townhomes - District 3)  
Submitted by Matthew Neff, M. Neff Consultants  
a) *Staff has prepared the attached memo to assist the AHBR review.*  
*Attachments:* [Staff Memo to AHBR - Townhomes Informal 2.23.22](#)  
[Letter to AHBR 2.23.22](#)  
[Site Plan Proposal 2.23.22](#)  
[Proposed Elevations & Floor Plans 2.23.22](#)  
[Townhomes Informal Plans 1.12.22](#)
- B. [AHBR 2-9-22](#) **Minutes of Previous Architectural & Historic Board of Review Meeting:  
February 9, 2022**  
*Attachments:* [AHBR Minutes February 9, 2022 - draft](#)

VIII. Staff Update

IX. Adjournment

\* \* \*

*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.*