



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

Wednesday, February 23, 2022

7:30 PM

Town Hall
27 East Main Street

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: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

Absent: 1 - Mr. Reid

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

A motion was made by Ms. Marzulla, seconded by Mr. Workley, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

A. [AHBR 22-112](#) 7631 Andover Way

Addition (Covered Terrace & Deck)

Attachments: [7631 Andover Way \(Revised\)](#)

This AHBR application was approved on the Consent Agenda.

V. Old Business

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

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](#)

Ms. Schrenk introduced the application by reviewing the previous informal review of the site plan, noting the applicant is providing additional information to the Board.

A.J. Sands, Albrect Inc., Justin Bailey, Acme Fresh Market, Greg Ernst, AoDK Architecture, described and provided the landscape plan, the design of the islands, the photometrics of the light plan, displayed the renderings of the proposed work on the building and described changes to the plan that was informally reviewed as well as the pharmacy drive thru. Mr. Ernst also discussed the locations where the new project will meet the existing, that the entire roof will be replaced and noted he has samples of the proposed materials.

The Board, staff and applicant noted a crosswalk will be established near the pharmacy and that signage will be brought to the Board at a later date.

Mr. Workley made a motion to approve the application with the dominate elements returning using the same material as the facade and the full roof be replaced. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VI. **New Business**

A. [AHBR 22-111](#) **53 First Street & 17 West Streetsboro Street**
Demolition (Commercial Buildings - Former Merino Building & Prestige Building)

Attachments: [Demolition Plans](#)
[Park Lane Square](#)

Ms. Schrenk introduced the application for a Finding by displaying the site plan, describing the building to be demolished, noted no alternations are proposed in the application to the Baldwin Buss House and reviewed the staff recommendations. Mr. Sugar noted this proposal is to allow work to begin on this aspect of the project.

Mr. Joseph Matava and Mr. Nate Bailey, Peninsula Architects, were present for the meeting.

The Board briefly discussed the structures proposed to be demolished.

Ms. Marzulla made a motion, seconded by Mr. Workley, that the AHBR finds the proposed structures for demolition at 53 First Street and 17 West Streetsboro Street 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. The motion was passed by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

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

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

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

Ms. Schrenk introduced the application by reviewing the staff comments and noting the building owner approved the proposed sign

Mr. Brian Becker, Becker Signs, noted the proposed sign is built using materials and construction similar to the previous sign. Mr. Becker also noted only one of the signs in the area matches the staff requested metal and that the proposed sign is 60 percent of the sign panel area.

The Board, staff and applicant discussed and displayed the PVC sign material which will be painted with a flat paint, the additional weight of thicker material and noting the existing lighting will be used.

A motion was made by Mr. Funyak, seconded by Mr. Anzevino, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

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

Fence (4' Black Chain-link Fence)

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

Ms. Schrenk introduced the application by displaying the site, describing the project, the location of the fence, the proposed screening recommendations and reviewing the staff comments. Ms. Schrenk also noting the application was begun before the recent LDC change which prohibited chain link fence.

Mr. Jack Williams, Williams Fence and Contracting, noted he had an agreement with the homeowner prior to the recent LDC change and described the screening to be used.

The Board, staff and applicant discussed: The homeowners have already purchased the chain link fence, that the screening requirements will be met, no trees will be removed for the fence or screening installation, one side of the property is park land, that the homeowner did call Community Development on October 12, 2021, to inquire about chain link fence. The Board noted with the facts of this application a precedent is not being set if the fence is allowed and the durability of the vinyl covered fence.

Mr. Workley made a motion, seconded by Mr. Funyak, to approve the application with the addition of dense screening along the fence which is adjacent to the neighbors side of the property. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

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

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

Ms. Schrenk introduced the application by describing and displaying the site plan and reviewing the staff comments.

Mr. Matt Lucy, Lucy Renovations, described how some of the exterior is being planned around the homeowners interior design, the exterior materials will match the existing vinyl siding and terminate at the corner or will be toothed in if the exterior wall is a flat plane. The Board noted the drawings are difficult to understand and does not reflect the entire project, however, in general the style is acceptable.

This matter was continued

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

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

Ms. Schrenk introduced the application by displaying the site plan, describing the project, noting the project will be reviewed by BZBA for a variance and reviewed staff comments.

Mr. Leonard Huddleston, LDS Specialists, noted the valley on the back of the property will tie into the existing garage with two drops while the front will have a separate drop to the new addition. Mr. Huddleston also stated he will label the trim on the drawings.

The Board, staff and application discussed pulling the addition forward about a foot which will eliminate the roof valley problem and that all the siding and roof will be replaced.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the condition that the applicant work with staff to adjust the addition position one-foot to resolve the roof valley comment and the edge trim be labeled. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

F. [AHBR 22-99](#) **2819 Pioneer Trail**
Addition (2nd Story, Front Portico, Windows)

Attachments: [2819 Pioneer Trail](#)
[Alternate Elevation](#)

Ms. Schrenk introduced the application by displaying and describing the project, displaying an alternate window if the oval window is not approved and reviewing the staff comments.

Ms. Rebecca Pantuso, Pantuso Architecture, noted the siding will be toothed in with the existing siding and described the purpose for the oval window.

The Board, staff and applicant discussed the oval window and agreed that only one support bracket is preferred on each side above the triple window to the left, on the front elevation.

Mr. Workley made a motion to approve, seconded by Ms. Marzulla, with the following conditions: The siding and roof be toothed in and the oval window be approved plus only one bracket be placed on each side above the triple group front windows. The motion was approved by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

G. [AHBR 22-101](#) **7608 Yennicook Way**
Addition (Garage & Great Room Additions, Patio)

Attachments: [7608 Yennicook Way](#)
 [Site Plan](#)
 [Roof Plan](#)

Ms. Schrenk introduced the application by displaying the site plan, describing the project and reviewing the staff comments.

Mr. Dan Bestic, homeowner, noted the architect stated the shingles will be blended into the existing two-year old shingles.

The Board, staff and applicant discussed the shed roof which will cover part of the patio for rain purposes.

A motion was made by Mr. Workley, seconded by Mr. Funyak, that this AHBR Application be approved. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VII. Other Business

A. [AHBR 21-1248](#) Darrow Road Townhomes (Informal Review)

New Residential Construction (33 Unit Townhomes - District 3)

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](#)

Mr. Sugar introduced the application by displaying and describing the project, noting this is the second informal review by AHBR and that the applicant has submitted a revised site plan which Mr. Sugar detailed. Mr. Sugar also noted the front facing garage doors are a departure from the LDC, are forward from the main mass and the front of the facade is dominated by the garage doors and side-by-side driveways. Mr. Sugar also reviewed the staff comments and examples of possible changes that will minimize the dominance of the garage doors.

Mr. Dave Gruenwald and Mr. Don Sutcliff, Drees Homes, described the new site plan, noted the LDC requires one building which is straight across but does describe the concept of exceptional design regarding a town home. Mr. Gruenwald also noted there is a community demand for first-floor master bedrooms. With regard to the staff examples of potential designs, Mr. Gruenwald stated they will result in more blacktop and less green space.

Mr. Sutcliff noted he believes the front loading garage will meet the needs of the Hudson community and contain architectural features which are desired by Hudson, but are not required, and will be incorporated into the design.

The Board, staff and applicant discussed the process of the application, the open space in the site plan and the segmentation study of the Hudson which is partially guiding the proposed design. The Board members discussed the front loading garage doors, the look of 'the garage doors across the front with a house on top' and the proportions of the various elements of the town homes. Also discussed was possibility of a variety of garage doors being used. Mr. Sutcliff stated a desire to make these townhouses fit the surrounding neighborhood houses. The Board commented on the need to see the five-unit buildings as opposed to only two and three unit buildings in the present design. Side load units were encouraged by Board members.

Mr. Sutcliff noted that he is confident the majority of units will be first floor master bedrooms with some second floor masters.

Mr. Sugar summed up the AHBR comments as being: Farm house elements, side loading garages on end units, a variety of garage doors, research to minimize garage door prominence.

Mr. Gruenwald noted the site plan will be revised taking into account side loading garages and the general layout.

This matter was discussed

**B. [AHBR 2-9-22](#) Minutes of Previous Architectural & Historic Board of Review Meeting:
February 9, 2022**

Attachments: [AHBR Minutes February 9, 2022 - draft](#)

A motion was made by Ms. Marzulla, seconded by Mr. Anzevino, that the February 9, 2022, Minutes be approved as amended. The motion carried by the following vote:

Aye: 6 - Mr. Anzevino, Mr. Caputo, Mr. Funyak, Ms. Marzulla, Mr. Ray and Mr. Workley

VIII. Staff Update

Mr. Sugar noted the case loads are picking up and there will only be one March meeting.

This matter was discussed

IX. Adjournment

A motion was made by Mr. Funyak, seconded by Mr. Ray, that the meeting be adjourned. The motion carried by an unanimous vote.

John Caputo, 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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