



City of Hudson, Ohio

Meeting Minutes - Draft

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, March 9, 2022

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 Board of Zoning & Building Appeals 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. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

Absent: 1 - Mr. Caputo

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

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

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

A. [AHBR 22-163](#) 46 Park Lane

Signs (Projecting & Building Signs - Ming's Bubble Tea)

This agenda item was approved on the Consent Agenda.

V. Old Business

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

Addition (Screened Porch)

Ms. Schrenk introduced the application which was table at the February 23, 2022 AHBR meeting for better renderings.

Mr. Matt Lucy, homeowner, was in attendance.

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

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

VI. New Business

A. [AHBR 22-170](#) **104 E. Streetsboro Street (Historic District)**

Fence (4' Wood, Decorative Fence)

Ms. Schrenk introduced the application by displaying and describing the site plan, describing the type of wood fence and noting it will match the existing fence.

Mr. Thomas Santoscoy, homeowner, was present for the meeting.

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. Funyak, Ms. Marzulla, Mr. Ray, Mr. Reid and Mr. Workley

B. [AHBR 22-154](#) **5662 Brookshire Drive (Nottingham gates, Phase V, Lot 24)**

New Residential Construction (One-Story, Single-Family Home)

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

Mr. Chris Bungy, Drees Homes and Ms. Kathleen Doralego, homeowner, noted the proposed house is relatively close in size to the house next door.

The Board, applicant and staff discussed the lack of shutters on the sides of the house, however it was noted that many of the windows on the sides cannot be shuttered and the remaining window need not be shuttered. The applicant agreed to install a full-width step where needed, stated the materials will be consistently applied around the structure and that the proposed stone will terminate on an inside corner.

Mr. Workley made a motion, seconded by Mr. Anzevino, to approve with the option to add stone in coordination with staff. The motion was approved by the following vote:

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

C. [AHBR 21-1046](#) **53 First Street**

New Commercial Structure and Exterior Alteration (Peg's Home & Gallery, Baldwin-Buss House)

Mr. Rick Keller, President, Peg's Foundation, presented the vision for the Foundation headquarters building, the history of the decision to locate in the proposed location, the partnership with the Baldwin-Buss House, the attempt to highlight the Baldwin-Buss House, the team involved with the project, the demolition permits which have been secured and the construction schedule (if approvals are secured).

Mr. Joe Matava and Mr. Nate Bailey, Peninsula Architects, noted Welty Construction will be the construction manager, described and displayed the materials to be used on the Foundation building.

Mr. Matava described a positive meeting with the Hudson Heritage Association (HHA) and noted the intent of the building is to be an art space, which is distinct from a retail business with the design supporting the art space purpose. Mr. Matava noted disagreement with HHA regarding the east side of the proposed building. Peg's foundation is attempting to respect the existing historical buildings while meeting the Foundation building's purpose. The south side of the building and the use of sandstone was also discussed along with landscaping to mitigate the view of the mechanical equipment and utilities entrances.

Mr. Bailey described the rooftop units which will be concealed. Mr. Bailey also noted two potential problems: 1) It is anticipated that approximately 40-percent of the Baldwin-Buss siding, on some of the sides, will need to be replaced, however there is a possibility that more of the existing siding may be irreparable when examined. 2) The existing siding with multiple layers of paint may be difficult to match with new siding, this may problem may be best resolved by residing the entire house.

The Board, Applicant and staff discussed the areas needing siding replacement, the applicable LDC sections regarding siding replacement and setting limits for the amount of replacement siding for each side of the house. Mr. Bailey noted the existing windows will be restored and new windows be added to the west side where the addition is torn off. The new windows will be built to match the windows on the east. Mr. Matava discussed internal and external ways to insulate the sides of the house, depending on the amount of siding removed. Mr. Bailey noted the recommendations for siding removal, based on the condition of the siding, are from the restoration experts. Mr. Matava also stated the goal is to have an end product that does not look patched together and a willingness to have staff and the AHBR on scene to see and hear from the restoration

Mr. Workley made a motion, seconded by Mr. Ray, to approve the application with the following conditions: 1) The applicant with staff regarding the discovery of siding condition as the project proceeds with the main focus of no more than the ten-percent siding removal of the north facade and forty-percent siding removal on the other sides. Should the percentages need to exceed the ten and forty percents, a Board visit is to be scheduled. 2) The existing windows be repaired and restored.

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

The Board, staff and applicant viewed and discussed the height of the building, the windows and the general design of the building while reviewing the earlier drawing. The rendering of the picture window were displayed and discussed, Mr. Matava stated he believes the window will fit the scale and form of building and help connect it to the Baldwin-Buss House. The window will also differentiate this building from the historic era buildings, as recommended by the Secretary of the Interior. Mr. Matava also noted that the window has been scaled down with mullions added from previous renderings. Changing the design of the framing of the large window was discussed. The Board expressed satisfaction with the south side design.

Mr. Matava noted the brick corbel defines the edge of the roof that meets the wall and this type of architecture is used throughout the historic area especially on the Western Reserve Academy campus. The overall height of the new building will be eight and one-half feet lower than the Baldwin-Buss House. The use of brick around the building was discussed with areas that are proud of the wall. The rooftop structures as drawn were discussed. The type of windows and bronze colored frame were discussed as well as how some of the window mechanisms being functional. The possibility of the applicant presenting other options to the large window was discussed as well as softening the look of the window by using sandstone as framing.

Mr. Matava requested the Board approve a motion contingent on the use of different orientations and/or brick framing with smaller amounts of sandstone around the window.

Mr. Workley made a motion, seconded by Mr. Ray, to table this portion of the application to

further study the east elevation window with the understanding that the remaining design is acceptable to the Board. The motion was approved by the following vote:

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

VII. Other Business

A. [AHBR 2-23-2022](#) Minutes of Previous Architectural & Historic Board of Review

Meeting: February 23, 2022

A motion was made by Mr. Workley, seconded by Mr. Anzevino, that the February 23, 2022, Minutes be approved as amended. The motion carried by the following vote:

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

VIII. Staff Update

There were no staff updates.

IX. Adjournment

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

Seeing no further business, Chair Marzulla adjourned the meeting at 8:59 p.m.

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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