



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, September 22, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

V. Old Business

VI. New Business

A. [AHBR 21-1056](#)

30 Baldwin Street (Historic District)

Fence (6' Wood Privacy Fence)

Submitted by Susan Frohring - Historic District - recommend referral to Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation.

a) Staff recommends approval as submitted.

Attachments: [30 Baldwin Street](#)

B. [AHBR 21-701](#)**181 Hudson Street**

Addition, Accessory Structure (Pool House, Plant Room Addition)

Submitted by Quinn Miller, Peninsula Architects

- a) *Staff notes proposal received BZBA approval for a side yard setback variance on September 16, 2021.*
- b) *Architectural Design Standards states all roofs in all the wings must be of the same shape as the main body. Staff notes main house is gable roof style and addition is a hip roof style. However, previous addition's roof had a round-shaped glass roof.*

Attachments: [181 Hudson Street \(Revised\)](#)

C. [AHBR 21-777](#)**5634 Brookshire Drive (Nottingham Gate Estates, Phase V, Lot 27)**

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

Submitted by Tony Lunardi, LDA Builders, Inc.

- a) *Staff notes file is continued from previous AHBR Meeting of July 28, 2021. The Board discussed the following topics: consistency of materials, easements, offset door at the front porch, the windows being close to the corner, the dormers on the rear and the front column spacing.*
- b) *Staff notes the orientation of the house has been revised after further review of easements along Barlow Hill Road.*
- c) *No issues with look alikes.*
- d) *Staff recommends approval as revised.*

Attachments: [5634 Brookshire Drive \(Revised\)](#)

VII. Other Business**A.** [AHBR 5710](#)**Baldwin-Buss House & Peg's Foundation [Informal]**

Renovation of Baldwin-Buss House; Demolition of 53 First Street & 17 W. Streetsboro

New 9,110 SF Office & Art Gallery

Submitted by Nate Bailey, Peninsula Architects

Attachments: [Staff Memo to AHBR - Informal Review](#)

[Site Plan, Elevations](#)

B. [AHBR 21-967](#)**79 Fox Trace Lane [Informal]**

Accessory Structure (Detached Garage)

Submitted by Rebecca Pantuso, Pantuso Architecture

- a) *Staff notes the project went before the Board of Zoning and Building Appeals on September 16, 2021, for a requested side yard setback variance.*
- b) *The Board questioned why the structure could not be reduced to 24' x 26' and moved 1 foot to meet the setback.*
- c) *The applicant requested to table the case in order to receive feedback from AHBR on whether or not the reduced structure size could meet the design standards.*

Attachments: [79 Fox Trace Ln \(Informal\)](#)

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.