



City of Hudson, Ohio

Meeting Minutes - 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

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

Chair Caputo appointed Mr. Funyak and Mr. Anzevino to the Historic District Subcommittee.

Present: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Ms. Marzulla

Absent: 3 - Mr. Ray, Mr. Reid and Mr. Workley

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

There were no items on the Consent Agenda.

V. Old Business

There was no Old Business.

VI. New Business

A. [AHBR 21-1056](#) 30 Baldwin Street (Historic District)

Fence (6' Wood Privacy Fence)

Attachments: [30 Baldwin Street](#)

Ms. Schrenk introduced the application and stated staff recommended approval as submitted.

Ms. Susan Frohring was present for the meeting.

A motion was made by Ms. Marzulla, seconded by Mr. Funyak, that the Historic District Subcommittee waive the two-week waiting period and issuing a Certificate of Appropriateness as submitted. The motion carried by the following vote:

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Ms. Marzulla

A motion was made by Mr. Funyak, seconded by Mr. Anzevino, that the recommendation of the Historic District Subcommittee be approved. The motion carried by the following vote:

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Ms. Marzulla

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

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

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

Ms. Schrenk introduced the application by noting the application has received a variance from BZBA, displaying the site plan and reviewing the staff comments.

Mr. Quinn Miller, Peninsula Architects, was present for the meeting.

The Board discussed the hip roof and expressed appreciation for the plans as submitted.

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

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Ms. Marzulla

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

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

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

Ms. Schrenk introduced the application by displaying the site plan, reviewing the staff comments and stating staff recommends approval as submitted.

Mr. Tony Lunardi was present for the meeting.

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

Aye: 4 - Mr. Anzevino, Mr. Caputo, Mr. Funyak and Ms. Marzulla

VII. Other Business

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

Attachments: [Staff Memo to AHBR - Informal Review](#)
[Site Plan, Elevations](#)

Mr. Sugar introduced the application by describing the area and the buildings on the property.

Mr. Joe Matava and Mr. Nate Bailey, Peninsula Architects, and Mr. Donovan Husat, Baldwin-Buss House Foundation, were present for the meeting.

Mr. Matava introduced the project team and masterplan as a transformative work in Hudson which will make the property an integrated connection between the outdoor spaces and a destination itself. Mr. Matava then displayed photos, elevations and renderings to explain the steps in the transformation of the site with the removal of non-historical additions of the Baldwin-Buss House, repurposing of structures, gardens, land and the removing of buildings on the property. The end result of the project will be a series of public and private outdoor spaces that will enhance opportunities for events, community engagement, art and history. It will be a cultural campus.

Mr. Husat described the history of the Federal Style Baldwin-Buss House and the various alterations to the house through the years and how those alterations will be removed. Following the removal of the alterations the Secretary of the Interior's guidelines will be followed, as much as possible, to return the house to its original build. Mr. Husat also discussed the partnership with Peg's Foundation and the future use of the house. The goal of the project is to continually be fresh and dynamic to attract people to the house and property. The landscaping will be reflective of landscaping when the house was build.

Mr. Bailey noted the personal nature of the project for many at Peninsula Architects and the inspiration Peg Morgan's goal brought to the team to always 'think bigger'. The first goal was to make connections which will be partially accomplished by using materials which are common throughout Hudson. Mr. Bailey displayed photos and renderings of buildings throughout town, the renovated Baldwin-Buss House and how the new building was inspired by and will compliment the Baldwin-Buss House. Mr. Matava reviewed the current timeline of the project with a ground breaking goal of Spring 2022.

The Board and applicant discussed: 1) The new building roofline and amount of glass in a prominent location of the Historic District. 2) The relationship between Peg's Foundation and the Baldwin-Buss House for events. 3) Kitchen facilities. 4) The purpose of the glass doors going onto a courtyard and the use of the outdoor open spaces. 5) The issues involved in renovating and using the Prestige Building and/or the Merino Building instead of demolishing. 6) Mr. Husat stated the Merino Building is not historic. 7) The education space / art gallery / event area on the first floor of Peg's Building. 8) The uniqueness of this project in the Historic District. 9) The overall impact being too modern.

This matter was discussed

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

Accessory Structure (Detached Garage)

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

Ms. Schrenk introduced the application by displaying the site plan, renderings of the project and noting BZBA reviewed a sideyard setback variance and determined to have the project reviewed by AHBR prior to deciding on the variance.

Ms. Rebecca Pantuso, Pantuso Architecture, described and displayed the project and discussed the difficulty of reducing the size of the structure.

The Board, staff and Ms. Pantuso discussed which architectural style and size is functional and best for the location and approved the following statement: ***The AHBR acknowledges the building could be redesigned to meet the architectural design standards, however, the Board strongly prefers the design presented to the AHBR as it integrates an important feature of the home and is more functional.***

This matter was discussed

VIII. Staff Update

Mr. Sugar noted more information will be available at the next meeting regarding the Baldwin-Buss House.

This matter was discussed

IX. Adjournment

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

Seeing no further business Chair Caputo adjourned the meeting at 8:55 p.m.

John Caputo, Chair

Allyn Marzulla, Vice-Chair

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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