



City of Hudson, Ohio

Meeting Minutes - Final

Architectural & Historic Board of Review

David Drummond, Chair

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Frank Congin

James Grant

Jim Seiple

Chris Waldeck

Denise Soloman, Associate Planner

Keri Zipay, Planning Technician

Wednesday, March 8, 2017

7:30 PM

Town Hall

I. Call To Order

Acting Chair Marzulla 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: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

Absent: 3 - Mr. Congin, Mr. Drummond and Mr. Seiple

Staff in attendance: Ms. Soloman, Associate Planner; Mr. Campbell, Executive Assistant.

III. Public Comment

Acting Chair Marzulla opened the meeting to public comments for anyone wanting to address the Board on any item.

Mr. Steve Church, 144 Elm Street, asked to consider including the 1927 portion of the Middle School in the proposed Historic District expansion. He said he gathered 100 signatures from 60 households in support of this effort. Ms. Marzulla stated that the petition was received and the Board will consider including this property in the proposed expansion area.

Acting Chair Marzulla closed the public portion of the meeting.

IV. Consent Applications

A motion was made by Mr. Morris, seconded by Mr. Waldeck, to approve the Consent Agenda.
The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

- A. [2017-067](#) **46 Ravenna Street Suite D-2**
Sign (one building sign - **Heartwood Coffee Roasters**)
Submitted by Heartwood Roastery, LLC
This AHBR application was approved on the consent agenda.
- B. [2017-074](#) **41 Village Way**
Sign (one building and one projecting sign - **Gracylane**)
Submitted by Becker Signs
This AHBR application was approved on the consent agenda.

V. Old Business

- A. [2017-021](#) **1441 Middleton Road**
Addition (two story addition, extend front porch, attached garage)
Submitted by All Century Remodeling
Mr. John Goodwin, the architect, and Mr. Dan Liman, the contractor, were present for the meeting and discussion. Mr. Goodwin described the changes made to the plans to address the issues discussed at a previous meeting. There was discussion on extending the front elevation dormer across the main mass.
A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved with the following conditions:
a) Depict all cornerboards at the rear elevation.
b) Extend the shed dormer at the front elevation across the entire main mass. Incorporate an additional window aligned with the first floor window below.
c) Conditional upon Engineering Department approval.
The motion carried by the following vote:
Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

B. [2017-059](#)**115 College Street**

Alteration (Renovation of Seymour Hall at Western Reserve Academy)

Submitted by MacLachlan, Cornelius & Filoni, Inc. - Historic District

The Historic District Subcommittee visited the site on 115 College Street. Mr. Congin could not be present at the meeting tonight; however he provided comments which were distributed to the AHBR members.

Mr. Robert Russ and Mr. John Evans, representing MacLachlan, Cornelius & Finoni, Inc., and Mr. Jeff Jacot, of Western Reserve Academy, were present for the meeting.

There was discussion on report from Ms. Elizabeth Murphy, Preservation Consultant, and the condition of the existing windows.

Mr. Grant reported that all members of The Historic District Subcommittee recommend granting a Certificate of Appropriateness with the following conditions:

a) Submit additional information on the windows

A motion was made by Mr. Waldeck, seconded by Mr. Morris to accept the recommendation of the Historic District Subcommittee.

The motion carried by the following vote:

Aye: 3 - Mr. Grant, Mr. Morris and Mr. Waldeck

Nay: 1 - Ms. Marzulla

VI. New Business**A.** [2017-072](#)**2234 Middleton Road**

Accessory Structure (detached garage)

Submitted by Michael Sirna - BZBA approval on February 16, 2017 - Docket #2017-03

Mr. Michael Sirna, homeowner and applicant, and Mr. Leo Kelly, advisor to Mr. Sirna, were present for the meeting and discussion. Information regarding the man doors and the garage doors is to be given to City Staff by Mr. Sirna.

A motion was made by Mr. Morris, seconded by Mr. Grant, that this AHBR Application be approved as submitted.

The motion carried by the following vote:

Aye: 4 - Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

VII. Other Business

Ms. Solomon reported:

1. A site visit from the state preservation committee for Historic District boundary changes took place. A report is expected by the next board meeting.
2. An open house for Downtown Phase 2 is April 5.
3. Staff will clarify issues related to the Middle School and inclusion the Historic District.
4. Staff is organizing the stated priorities of the Board for the remainder of the year.

VIII. Adjournment

Hearing no further business, Vice Chair Marzulla adjourned the meeting at 8:38 p.m.

Allyn Marzulla, Vice Chair

Arthur Morris, Secretary

Joseph Campbell, Executive Assistant

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