



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, February 22, 2017

7:30 PM

Town Hall

I. Call To Order

Chair Drummond 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: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

Absent: 2 - Mr. Morris and Mr. Seiple

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

III. Public Comment

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

Ms. Tori Sheperd, 90 N. Oviatt Street, addressed the Board regarding her concerns with the project at 102 Aurora Street. She commented on the close proximity to her house and questioned why she was never notified of the proposal. Chair Drummond acknowledged this project was approved by the Board. Ms. Solomon stated that no variances were required for this project, therefore the adjacent property owners were not notified.

Chair Drummond closed the public portion of the meeting.

IV. Consent Applications

A motion was made by Ms. Marzulla, seconded by Mr. Waldeck to approve the Consent Agenda.

The motion carried with the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

A. [2017-046](#)

7664 Valley View Road

Alteration (convert enclosed porch to bedroom, window and door alterations, new basement egress)

Submitted by Rebecca Pantuso

This AHBR application was approved on the consent agenda.

V. New Business

A. [2017-016](#)

6159 Paderborne Drive (Canterbury on the Lakes S/L 152)

New Residential Construction (Single family two-story house)

Submitted by Prestige Homes

Mr. Jon Russell of Prestige Homes was present for the meeting. There was discussion on the orientation of the house and the proposed front yard setback. The board determined the location of the house was acceptable as presented.

A motion was made by Ms. Marzulla, seconded by Mr. Grant that this AHBR Application be approved as presented with the following conditions:

a) Conditional upon approval from City Consultant Landscape Architect.

b) Conditional upon approval from Engineering Department.

The motion carried by the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

B. [2017-052](#)

2222 East Streetsboro Street

New Residential Construction (two-story single family house) Demolition (house)

Submitted by Alexandra Fine Homes -BZBA approval of a variance to allow a water well on February 16, 2017 - Docket #2017-04

Mr. Nester Papageorge of Alexandra Fine Homes was present for the meeting. There was discussion on the proposed demolition of the existing house and the design of the new house.

A motion was made by Ms. Marzulla, seconded by Mr. Congin, that the AHBR finds that the structure at 2222 East Streetsboro Street does not have architectural and historical significance and the applicant for a permit to demolish the structure will not voluntarily consent to retention of the building.

The motion carried by the following vote.

Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

A motion was made by Mr. Congin, seconded by Mr. Waldeck, that the AHBR Application be approved as revised with the following conditions:

a) The glass block windows will be revised to standard glass windows.

b) Conditional upon approval from City Consultant Landscape Architect.

C) Conditional upon approval from Engineering Department.

The motion was approved by the following vote:

Aye: 5 - Mr. Congin, Mr. Drummond, Mr. Grant, Ms. Marzulla and Mr. Waldeck

C. [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 reviewed the application. Mr. Bob Russ and Mr. John Evans of MCF Architects and Mr. Jeff Jacot of Western Reserve Academy (WRA) were present for the meeting. The applicants presented the plans and summarized the proposed renovations at Seymour Hall. Ms. Soloman said staff requested a report from a preservation consultant which will be available for the next meeting. The subcommittee determined they would use the two meeting review period to visit the site.

This matter was withdrawn until future meeting

VI. Other Business

There was no other business for the Board to consider.

VII. Adjournment

Hearing no further business, Chair Drummond adjourned the meeting at 8:01 p.m.

David Drummond, Chair

Arthur Morris, 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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