



# City of Hudson, Ohio

## Meeting Minutes 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*

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Wednesday, January 11, 2017

7:30 PM

Town Hall

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### 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:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck  
**Absent:** 1 - Mr. Grant

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. There were no comments.

### IV. Consent Applications

**A motion was made by Ms. Marzulla, seconded by Mr. Congin to approve the Consent Agenda. The motion carried unanimously.**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- A.        [2016-591](#)        **7547 Crown Point Drive**  
Accessory Structure (inground pool) Fence (4 ft. aluminum)  
Submitted by American Construction Group  
**This AHBR Application was approved on the consent agenda.**

V.        **Old Business**

- A.        [2016-481](#)        **220 North Main Street**  
Sign (one building and one projecting - **The Farmhouse on Main**)  
Submitted by The Farmhouse on Main LLC  
Chris Logan, the business owner, was present for the meeting. Discussion took place regarding applied vinyl letters and wording on the small sign. The Historic District Subcommittee reviewed the application.  
**Mr. Waldeck reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as submitted with the following conditions:**  
a) Incorporate painted letters instead of vinyl  
b) Remove the words "and more" from the small sign

**A motion was made by Mr. Congin, seconded by Ms. Marzulla, to accept the recommendation of the Historic District Subcommittee.**

**The motion carried by the following vote:**

**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

- B.        [2017-005](#)        **81 East Streetsboro Street**  
Alteration (painting brick)  
Submitted by Peter & Amice Wiley  
Amice Wiley, the homeowner was present for the meeting. A site visit was previously conducted by the Historic District Subcommittee. Discussion took place regarding the Secretary of the Interior's Standards regarding not painting brick homes and the application in this instance.  
**Mr. Congin reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented.**  
**A motion was made by Mr. Morris, seconded by Mr. Seiple, to accept the recommendation of the Historic District Subcommittee.**  
**The motion carried by the following vote:**  
**Aye:**    4 -    Mr. Congin, Mr. Morris, Mr. Seiple and Mr. Waldeck  
**Nay:**    2 -    Mr. Drummond and Ms. Marzulla

**VI. New Business****A. [2017-003](#)****144 Elm Street**

Alteration (replace side entry door, remove two overhangs, siding repair, trim replacement)

Submitted by Laura & Steve Church

Mrs. Laura Church, the homeowner, was present for the meeting. AHBR members noted that all requested changes have been made.

**Ms. Marzulla reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness for the plans as presented.**

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

**The motion carried by the following vote:**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**B. [2017-001](#)****71 West Case Drive**

Addition (great room, master suite, enclosed porch)

Submitted by John D. Toomey Architect

Mr. John Toomey, the architect, was present for the meeting. The board discussed the exposed foundation of the addition.

**A motion was made by Mr. Morris, and seconded by Ms. Marzulla, to approve the plans with the following condition:**

**a) Foundation material must match the existing brick on the main structure.**

**The motion carried by the following vote:**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**C. [2016-256](#)****7489 North Marblehead Road (Marblehead Estates)**

New Residential Construction (two story single family house)

Submitted by Old World Classics, LLC

Mr. Leach, of Old World Classics and Mr. Matt Shields, the homeowner, were present for the meeting. Vertical and horizontal siding, window size and headers, rear elevations and fireplace venting were discussed.

**A motion was made by Ms. Marzulla, seconded by Mr. Congin, to approve as submitted with the following condition:**

**a) Move fireplace venting to the rear.**

**The motion carried by the following vote:**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**D.        [2016-600](#)        5682 Timberline Trail (Reserve at River Oaks S/L 97)**

New Residential Construction (single family house)

Submitted by Pulte Homes

Ms. Jamey Heinzman, of Pulte Homes, was present for the meeting. Look alike issues with sublots 95 and 65 were discussed.

**A motion was made by Mr. Congin, seconded by Mr. Waldeck, to approve the plans as submitted.**

**The motion carried by the following vote:**

**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

**VII.      Other Business****A.        [371](#)                226 College Street**

Informal Discussion

Ms. Corrie Ringle and Mr. Al Klouse appeared for an informal discussion regarding the structure and property improvements.

**B.        [TMP-2490](#)        1441 Middleton Road**

Informal Discussion

Mr. John Goodworth appeared for an informal discussion regarding an addition to this 1920 Craftsman Home.

**VIII.     Election of Officers**

Chair Election

**Motion by Mr. Seiple to nominate Mr. Drummond as chairperson.**

**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Vice-Chair

**Mr. Drummond moved to nominate Ms. Marzulla as Vice-Chair.**

**Aye:**    6 -    Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Historic District Subcommittee

**Mr. Drummond moved that the 2016 Historic District Subcommittee retain their positions for 2017. This will mean the Subcommittee is composed of: Mr. Waldeck, Mr. Congin, Mr. Grant, Mr. Drummond and Ms. Marzulla.**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

Design Committee for District Six and Eight

**Mr. Drummond moved that the 2016 members of the Design Subcommittee for District Six and Eight retain their positions for 2017. This will mean that the Subcommittee is composed of Mr. Morris and Mr. Seiple.**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

## **IX. Adjournment**

**A motion was made by Mr. Congin, second by Ms. Marzulla, to adjourn the meeting.**

**Aye:** 6 - Mr. Congin, Mr. Drummond, Ms. Marzulla, Mr. Morris, Mr. Seiple and Mr. Waldeck

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**David Drummond, Chair**

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**Arthur Morris, Secretary**

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**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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