



# 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*

*Chris Waldeck*

*Vacant (1)*

*Denise Soloman, Associate Planner*

*Keri Zipay, Planning Technician*

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Wednesday, June 21, 2017

7:30 PM

Town Hall

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### Rescheduled Meeting

#### 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, Mr. Grant, Ms. Marzulla, Mr. Morris and Mr. Waldeck

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. There being no one wishing to make public comment, Chair Drummond closed this portion of the meeting.

#### IV. Consent Applications

There were no consent applications.

**V. New Business****A. [676](#)****126 Aurora Street**

Accessory Structure (demolition of existing detached garage and build new garage)

Submitted by New Creation Builders - Historic District

Attachments: [126 Aurora Street -revised submittal](#)

The Historic District Subcommittee reviewed the application. Ms. Diane Bija, of New Creations Builders, and Mr. Bill Morris, owner of the property, were present for the meeting and discussion.

The Board asked if restoring or rehabilitating the present garage was considered. Ms. Bija and Mr. Morris said that the present garage has been deemed beyond repair or rehabilitation. The Board also asked if other materials were considered instead of using vinyl siding. Discussion took place regarding the requirement that the thirty-foot wall have windows every twelve feet.

The Board tabled the application, so that a site visit could be scheduled.

**B. [885](#)****135 Elm Street**

Alteration (change to previously approved front porch, lattice skirting replaced with stone, addition of two stone columns)

Submitted by Shane Reid.

Attachments: [135 Elm Street - revised](#)

Mr. Shane Reid and Ms. Rebecca Reid were present for the meeting and discussion.

Ms. Soloman introduced the case by stating that this application was originally approved administratively. When work began stone material was used instead of the approved lattice. Also two additional columns were added to the three that were previously approved.

The Board discussed the use of stone in place of the approved lattice and noted that the stone does not match the existing materials used on the foundation of the structure. Also discussed was that this type of stone on the foundation is not appropriate for a house of this age.

Mr. and Mrs. Reid requested that the application be tabled. They will discuss the application with staff and return with revised plans.

C. [753](#)**115 College Street**

Alteration (Alteration to the previous approval for the renovation of Seymour Hall - revise four windows on the west elevation)

Submitted by Robert Russ, MCF Architects - *Historic District*

Attachments: [115 College St - submittal](#)

Mr. Robert Russ representing MCF Architects was present for the meeting and discussion regarding wall partitions falling in the middle of four windows.

The Board considered this request a substantial change to the exterior of historic Seymore Hall and stated that interior changes should not dictate the exterior look of the building.

**Ms. Marzulla, representing the Historic District Subcommittee recommended that the application be denied. Mr. Congin accepted the recommendation of the Historic District Subcommittee and made the motion to deny the application. Mr. Waldeck seconded the motion.**

**The motion was denied by the following vote:**

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

VI. **Other Business**A. [TMP-2821](#)**147 Elm Street - Informal Discussion**

Attachments: [147 Elm Street - revised](#)

Mr & Mrs Peter Smith were present for an informal discussion regarding building a new home at 147 Elm Street.

B. [TMP-2728](#)**Historic District Expansion**

Attachments: [Hudson NR Amendment Letter](#)

[Proposed Historic District Expansion Map](#)

Ms. Soloman presented the final boundary map shown with color changes as previously discussed by the AHBR.

**Mr. Marzulla moved to recommend to Hudson City Council the expansion of historical district as presented. Mr. Grant seconded the motion.**

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

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

## **VII. Adjournment**

Hearing no further business, Chair Drummond adjourned the meeting at 8:45 p.m.

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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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