



City of Hudson, Ohio

CD Meeting Agenda - Final Architectural & Historic Board of Review

Allyn Marzulla, Chair
David J. Drummond, Vice Chair
Laura Church, Secretary
Rachel Czyzak
James H. Grant
Arthur Morris
Jim Seiple

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, August 12, 2015

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

A. [2015-298](#) **2762 East Streetsboro Street**
Alteration (window replacement, prairie-style grids on front triple window)
Submitted by Window Pro Holdings LLC

B. [2015-322](#) **6250 Westpoint Drive**
Addition (alteration to previously approved screened-in porch)
Submitted by Roberts Construction

V. New Business

A. [2015-324](#) **27 East Main Street - Town Hall**
Sign (ground sign, instructional signs) Alteration (new window opening, new fire museum bay doors)
Submitted by Christopher Bach - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*

- B.** [2015-325](#) **72 Division Street**
Alteration (changes to previously approved addition, asphalt shingles instead of standing seam metal for the main house and no grids in the proposed windows)
Submitted by Payne and Payne Builders - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- C.** [2015-316](#) **300 North Main Street**
Addition (sunroom, family room, kitchen, second floor master suite)
Submitted by John Pouliot - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
- D.** [2015-321](#) **5763 Reserve Lane**
Addition (great room, master bathroom, and attached garage addition)
Submitted by Danmark Construction
- a) *The design standards state all roofs in all wings must be of the same shape as the main body, but they may have a different pitch. Question the use of a hip roof for the addition.*
 - b) *The design standards state roofs shall not intersect to create a valley. Question the valley created at the existing rear elevation window.*
 - c) *Suggest lowering the roof line of the garage addition below the existing garage roof to create a break.*
 - d) *Conditional upon approval from City Consultant Engineer.*
- E.** [2015-318](#) **2672 Harland Drive**
Addition (two-car garage and master suite)
Submitted by Legacy Remodeling Team
- a) *Provide specifications for the proposed windows.*
 - b) *Label all window dimensions on addition.*
 - c) *AHBR member suggests spacing the windows evenly on the north elevation.*
- F.** [2015-306](#) **5575 Abbyshire Drive** (Nottingham Gate Estates Ph IV S/L 13)
New Residential Construction (two-story single family house)
Submitted by Hudson Builders Ltd. - *growth management OK - look alike OK - site plan NOT OK - tree plan NOT OK - no recommendation*
- a) *Increase the width of the front step to the full width of the sidelights.*
 - b) *The tie course level should be consistent on all elevations. Staff understands the family room is a sunken mass; however, soffit and window height are at the same level.*
 - c) *AHBR to discuss window placement at the right elevation.*
 - d) *Conditional upon approval from City Consultant Engineer.*

- G.** [2015-302](#) **6655 Regal Woods Drive** (The Reserve at River Oaks S/L 29)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes - *growth management OK - look alike OK - tree plan OK - site plan OK - no recommendation*
a) *Question the large size of the front elevation gable vent. Submit a photograph of the installed design, if available, to confirm compatibility with the structure.*
b) *Question the roofline at the front end of the left elevation.*
- H.** [2015-303](#) **6721 Rosewood Trail** (The Reserve at River Oaks S/L 39)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes- *growth management OK - look alike NOT OK - tree plan OK - site plan OK - no recommendation*
a) *The zoning certificate will state evergreen landscaping will be planted for screening of the basement egress windows.*
- I.** [2015-304](#) **6798 Majestic Oaks Drive** (The Reserve at River Oaks S/L 4)
New Residential Construction (two-story single family house)
Submitted by Pulte - *growth management OK - look alike NOT OK - tree plan OK - site plan OK - no recommendation*
a) *Question look alike with S/L 6. Staff notes the wing configuration is minimally different from S/L 6. Additional minor differences including the location of stone accent material and the bay window are proposed; however, there are not enough differences to meet the look alike criteria. One option for resolution is a change in wall material.*
- J.** [2015-305](#) **6778 Majestic Oaks Drive** (The Reserve at River Oaks S/L 6)
New Residential Construction (two-story single family house)
Submitted by Pulte Homes - *growth management OK - look alike NOT OK - tree plan OK - site plan NOT OK - no recommendation*
a) *Code requires the front wall of the house be perpendicular to the radius of the curve. The house should be rotated to meet this requirement.*
b) *Question look alike with S/L 4. See notes above.*
c) *Conditional upon approval from City Consultant Engineer.*

VI. Other Business**A. [TMP-1459](#) MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: [May 11, 2011 minutes](#)
[July 27, 2011 minutes](#)
[March 14, 2012 minutes](#)
[April 11, 2012 minutes](#)
[August 22, 2012 minutes](#)
[September 26, 2012 minutes](#)
[March 13, 2013 minutes](#)
[April 10, 2013 minutes](#)
[April 24, 2013 minutes](#)
[October 9, 2013 minutes](#)
[July 22, 2015 minutes](#)

VII. Adjournment

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The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.