



City of Hudson, Ohio

CD Meeting Agenda - Final-revised 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, October 12, 2016

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. Consent Applications

- A. [2016-412](#) **7303 Walters Road**
Accessory Structure (demolish existing chicken coop, new detached garage)
Submitted by Palumbo Renovations
- B. [2016-456](#) **5645 Williamsburg Court**
Accessory Structure (shed)
Submitted by Ramiro Galleguillos
- C. [2016-455](#) **290 Bicknell Drive**
Addition (laundry room and rear entry vestibule)
Submitted by Rebecca Pantuso

V. Old Business

- A. [2016-286](#) **7 Bard Drive**
Fence (wood picket fence)
Submitted by Jessica Parker
- a) *The existing rope fence was installed prior to approval of a zoning certificate.*
 - b) *The existing aluminum fence on the north side will remain. AHBR to review the use of two different fence styles on the property.*
 - c) *Suggest relocating the fence posts to have uniform spacing.*
 - d) *Confirm the height of the fence.*

VI. New Business

- A. [2016-452](#) **64 North Oviatt Street****
Alteration (three replacement windows)
Submitted by Gunton Corp. - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 - no recommendation*
a) *The Secretary of the Interior's Standards for Rehabilitation state deteriorated historic features should be repaired rather than replaced.*
b) *Provide product information for the window material and the proposed ILT grilles.*
- B. [2016-430](#) **222 East Streetsboro Street****
Alteration (bay window replacement)
Submitted by William & Megan Stever
a) *This work was started prior to approval of a zoning certificate.*
b) *The design standards state projections on the ground floor should be carried through to the foundation. This proposal does not comply with this standard.*
- C. [2016-453](#) **7511 South Vinemont Court****
Addition (remove portion of existing deck, add enclosed porch)
Submitted by David Moore Builders LLC
a) *The design standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. The proposed screened porch incorporates a knee wall, substantial trim and columns. Question if the deck foundation is compatible with the porch design. Confirm whether any alterations to the existing deck will be required. AHBR member suggests a full foundation to match the house.*
b) *Note the skylights are flat.*
c) *Note the stairs will have solid risers and double handrails if required.*
- D. [2016-454](#) **1991 East Hines Hill Road****
Addition (front porch)
Submitted by Dan Marshall
a) *The Land Development code states the front yard setback cannot differ by more than 10% of the average front yard setback of the two adjoining properties, AHBR to review the proposed front yard setback.*
b) *Provide specifications for the proposed railing.*

E. [2016-407](#)**6187 Burr Oak Way** (Canterbury on the Lakes S/L 163)

New Residential Construction (Single family two-story house)

Submitted by Prestige Homes - *growth management OK - look alike OK - site plan NOT OK - tree plan NOT OK - no recommendation*

- a) *The Land Development Code states the front wall of the principal structure shall be parallel to the street or perpendicular to the radius of the curve of the street extended through the approximate center of the main mass. Revise the orientation of the house to comply with this requirement.*
- b) *Show the location of the A/C unit, the utility meters and the three trees to be planted on the site plan.*
- c) *Conditional upon approval from City consultant Landscape Architect.*

F. [2016-442](#)**6147 Burr Oak Way** (Canterbury on the Lakes S/L 171)

New Residential Construction (Single family two-story house)

Submitted by Prestige Homes - *growth management OK - look alike OK - site plan NOT OK - tree plan NOT OK - no recommendation*

- a) *The Land Development Code states the front wall of the principal structure shall be parallel to the street or perpendicular to the radius of the curve of the street extended through the approximate center of the main mass. Revise the orientation of the house to comply with this requirement.*
- b) *The front yard setback cannot differ by more than 10% of the average front yard setback of the two adjoining properties unless approved by the AHBR. AHBR to review the proposed front yard setback.*
- c) *Show the location of the A/C unit, the utility meters and the three trees to be planted on the site plan.*
- d) *Question the use of shutters on the double windows at the front elevation.*
- e) *Suggest adding shutters at the single window at the rear elevation.*
- f) *The design standards state details should be consistently applied on all sides of a mass. Question the windows without grids at the side and rear elevations.*
- g) *Conditional upon approval from City consultant Landscape Architect.*

G. [2016-435](#)**6597 Regal Woods Drive** (Reserve at River Oaks S/L 81)

New Residential Construction (single family two-story house)

Submitted by Pulte Homes - *growth management not required - look alike OK - tree plan OK - site plan OK - no recommendation*

- H.** [2016-438](#) **5638 Timberline Trail** (Reserve at River Oaks S/L 92)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management not required - look alike*
OK - tree plan OK - site plan NOT OK - no recommendation
a) *The Land Development Code states the front wall of the principal structure must be parallel to the street or perpendicular the radius of the curve extended through the approximate center of the main mass. Revise the orientation of the house to comply with this requirement.*
b) *Suggest increasing the brick projection at the front elevation to a minimum of 18".*
c) *Suggest revising the small window in the front elevation gable end to a fixed window or special window style.*
- I.** [2016-440](#) **5607 Timberline Trail** (Reserve at River Oaks S/L 72)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management not required - look alike*
OK - tree plan OK - site plan NOT OK - no recommendation
a) *The electric and gas meters are shown on the side along the secondary frontage along Kingswood Way. Relocate the meters to the rear or left side of the house.*
- J.** [2016-441](#) **6432 Ridgeline Drive** (Reserve at River Oaks S/L 78)
New Residential Construction (single family two-story house)
Submitted by Pulte Homes - *growth management not required - look alike*
OK - tree plan OK - site plan NOT OK - no recommendation
a) *The electric and gas meters are shown on the side along the secondary frontage along Kingswood Way. Relocate the meters to the rear or left side of the house.*

VII. Other Business

- A.** [TMP-2343](#) **MINUTES OF PREVIOUS ARCHITECTURAL AND HISTORIC BOARD OF REVIEW MEETINGS.**

Attachments: [September 28, 2016 meeting minutes](#)

VIII. Adjournment

* * *

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.