



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
Chris Waldeck
Vacant (1)

Denise Soloman, Associate Planner
Keri Zipay, Planning Technician

Wednesday, June 28, 2017

7:30 PM

Town Hall

I. Call To Order

II. Roll Call

III. Public Comment

IV. New Business

A. [900](#)

76 Church Street

Fence (6 ft. wood privacy)

Submitted by Alison Schneider - *Historic District - recommend referral to the Historic District Subcommittee pursuant to LDC 120312 - no recommendation*

Attachments: [76 Church Street - revised](#)

B. [935](#)

6463 Hammontree Drive

Addition (alteration to previously approved plans for application #2017-027)

Submitted by Cynthia Tobin-Lorenczi

a) *Conditional upon Engineering Department site plan approval.*

Attachments: [6463 Hammontree Drive - original](#)

[6463 Hammontree Drive - revised](#)

C. [938](#)**7566 Huntington Road**

Addition (master suite) Alteration (siding and window replacement)

Submitted by Tony Crasi

- a) *The design standards state wings may not be larger than the main body of the structure. AHBR to review the proposed massing.*
- b) *The design standards state additions should be designed to be compatible with the main structure by incorporating materials and a foundation to match. The existing foundation is block. Brick is proposed at the addition to match the existing chimney material.*

Attachments: [7566 Huntington Road - revised](#)

D. [632](#)**5635 Timberline Trail (Reserve at River Oaks S/L 69)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - look alike OK - tree plan OK - site plan NOT OK - no recommendation

- a) *The design standards state details must be consistently applied on all sides of the main mass. Question the two roof styles at the front elevations projections.*
- b) *Relocate the utility meters to the rear or right elevation.*
- c) *Remove the side yard setback notation along the rear property line.*

Attachments: [5635 Timberline - comparison photos](#)

[5635 Timberline Trail - submittal](#)

E. [628](#)**5700 Timberline Trail (Reserve at River Oaks S/L 99)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes- look alike NOT OK - tree plan OK - site plan NOT OK - no recommendation

- a) *Question look alike comparison with S/L 98. Staff notes a difference in roof shape and a minor difference in bay configuration.*
- b) *The Land Development Code states the front wall of the principle structure shall be parallel to the street or perpendicular to the radius of the curve. Revise the orientation of the house to comply with the code.*

Attachments: [5700 Timberline Trail - comparison photos](#)

[5700 Timberline Trail - submittal](#)

F. [627](#)**5620 Timberline Trail (Reserve at River Oaks S/L 90)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - look alike OK - tree plan OK - site plan OK - no recommendation

Attachments: [5620 Timberline Trail - submittal](#)

[5620 Timberline Trail - comparison photos](#)

G. [777](#)**6589 Kingswood Drive (Reserve at River Oaks S/L 82)**

New Residential Construction (two-story single family house)

Submitted by Pulte Homes - *site plan NOT OK - tree plan OK - look alike OK - no recommendation*

- a) Utility meters must be relocated to the side or rear.*
- b) Submit revised first and second floor plans showing the revised windows.*
- c) Question if the shutters should be removed from all windows since they are not incorporated on the majority of typical windows.*

Attachments: [6589 Kingswood Drive - comparison lots](#)

[6589 Kingswood Drive - revised](#)

V. Other Business**VI. 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.