

Planning Commission Amendments (8-10-2015)

January 14, 2015 AHBR meeting

City of Hudson Architectural and Design Standards Section III-2b

b. *Standards for historic properties, all districts.* Historic properties include those buildings which are contributing to historic districts and buildings which are designated as historic landmarks by the City Council. Other buildings which have historic or architectural significance may also be reviewed as historic properties with the mutual agreement of the AHBR and the applicant.

(1). Historic landmarks or buildings within historic districts which are greater than fifty years old will not be reviewed according to the type Standards in Part IV. Such buildings will be reviewed according to the Secretary of the Interior's Standards for Historic Rehabilitation (*see Appendix I*) and *National Park Service Preservation Briefs #14 and #16*.

(2) In altering historic properties, the applicant is advised to refer to historic surveys and style guides which have been prepared specifically for Hudson, including the Uniform Architectural Criteria by Chambers & Chambers, 1977; Hudson: A Survey of Historic Buildings in an Ohio Town by Lois Newkirk, 1989; and Square Dealers, by Eldredge and Graham.

(3) Hudson's Historic District and Historic Landmarks contain a wealth of ~~structures~~ ^{properties} with well preserved and maintained **high quality** historic building materials. The preservation of these materials is essential to the distinguishing character of individual ~~structures~~ ^{properties} and of the district. Deteriorated materials shall be repaired *where feasible* rather than replaced ~~wherever possible~~ ^{properties}. In the event that replacement is appropriate, the new material should *be compatible* ~~match the material being replaced~~ in composition, design, color, and texture.

(i). Use of Substitute materials for Historic ~~Structures~~ ^{Properties} (as defined in Section III-2. b.).

(a.) The AHBR shall review detailed documentation of the existing site conditions.

(b.) The AHBR shall request the patching and repair of existing materials.

(c.) *If the repair or replacement of existing non-historic materials is requested, AHBR shall request removal of the non-historic material to expose the historic material so that it may be assessed.*

(d.) If the AHBR concurs that the condition of the material requires replacement in some or all portions of the structure, like materials ~~shall~~ ^{may} be used. *Substitute materials shall be considered ~~may~~ when the proposed materials do not alter the historic appearance of the structure, and the proposed materials are compatible in proportion, size, style, composition, design, color, and texture ~~of~~ with the existing historic materials.* The replacement of existing historic materials with contemporary substitute materials is not appropriate.

(ii). Use of substitute materials for proposed additions to existing historic ~~structures~~ ^{properties}.

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- (a.) The placement of the addition shall be reviewed to determine its visibility from the public realm.
- (b.) ~~The proposed addition shall incorporate exterior materials which match the existing historic structure to the extent feasible.~~
- (c.) Substitute materials *are acceptable provided they* shall be considered by the AHBR when the proposed addition is not prominent from the public realm, the proposed materials do not alter the historic fabric of the structure, and the proposed materials are compatible in proportion, size, style, composition, design, color, and texture of the existing historic materials. *with*
- (iii). New freestanding structures and non-historic ~~structures~~: The use of historic ~~or~~ substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials. *properties*
- (iv). All applications are subject to Section II-1 (c). *keep*