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4 May 2022

Architectural Board of Review

**Re: 56 College St Application – Additional Structure Objections**

Dear Ladies & Gentlemen,

We are writing to register with you our objections to the proposed new structure at the referenced location as well as the dwelling. We have several comments and objections:

**Dwelling Alterations:**

The proposed window additions at the south elevation completely disrespect the standards of the Historic District. They are an attempt to “modernize” the dwelling that would establish a precedent that will be destructive to the standards of the Historic District. The characteristically simple house should maintain a simple appearance from front to back (no arched windows) and window proportions should relate to the historic precedent of the original structure and adjacent historic structures. (When we changed window sash on our home from 2-over-2 to 12-over-8 and 9-over-6, we took great care through professional consultation and paint evidence to document returning the sash to their original form.)

**Carriage House:**

The proposed structure is so different in size and intended use from the existing garage, that it does not deserve any “grandfathering” of the previous garage’s design. Our objections are based upon requiring a fresh start.

1. The 100+ year old garage structure sitting within the bounds of the Historic District is still functional in its use as a garage. There is no apparent hardship that justifies demolition of the structure.
2. The appearance of the structure sitting on one of the smallest lots in Hudson is simply overwhelming, especially as we will view the south elevation. The overall appearance is that of a commercial or agricultural garage. To conform with height restrictions, the building employs what amounts to a faux gable, one that is not consistent with the design of the principal dwelling. Since this is a new structure, the gable proportions should match the dwelling.
3. The cupola is literally and figuratively “over the top”.

4. The use of four large near flat-roofed dormers seeks to provide standing room on the second floor which strains to fit within height restrictions. The building viewed from the south elevation will appear to be mostly flat. Viewed from the east elevation, it appears like a double-wide manufactured home with fancy windows.
5. Given time for demolition, removal of and laying a new foundation, excavation for storm water control infrastructure, the confined space for new construction, along with proposed dwelling renovations, it will take a year or more to complete construction, all at the expense of our privacy and private enjoyment of our adjacent property.
6. Similar issues have arisen at 102 Aurora St and 42 Aurora St, the former ultimately involved in litigation and the latter ultimately denied a two-story garage. This is a recurring issue the results of which are precedential to the detriment of the Historic District.

**Storm Water:**

While storm water management is not within your authority to address, we point out for the record, that the subject property and those to the north on College and Aurora Streets have been a chronic source of severe runoff across our property. This occurs naturally, but it is also exacerbated by the relentless attempts of new homeowners to increase the footprint of their homes, garages and driveways, all subject, ultimately, to your review. While the proposed construction promises to address some of the current runoff issues (if adequately calculated and enforced), it will not be a complete solution.

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It is apparent from the design elements of the subject property renovations that the new owner is not satisfied with the natural light provided by the historic property as is. It appears the new owner has purchased a property not well suited to their intended uses.

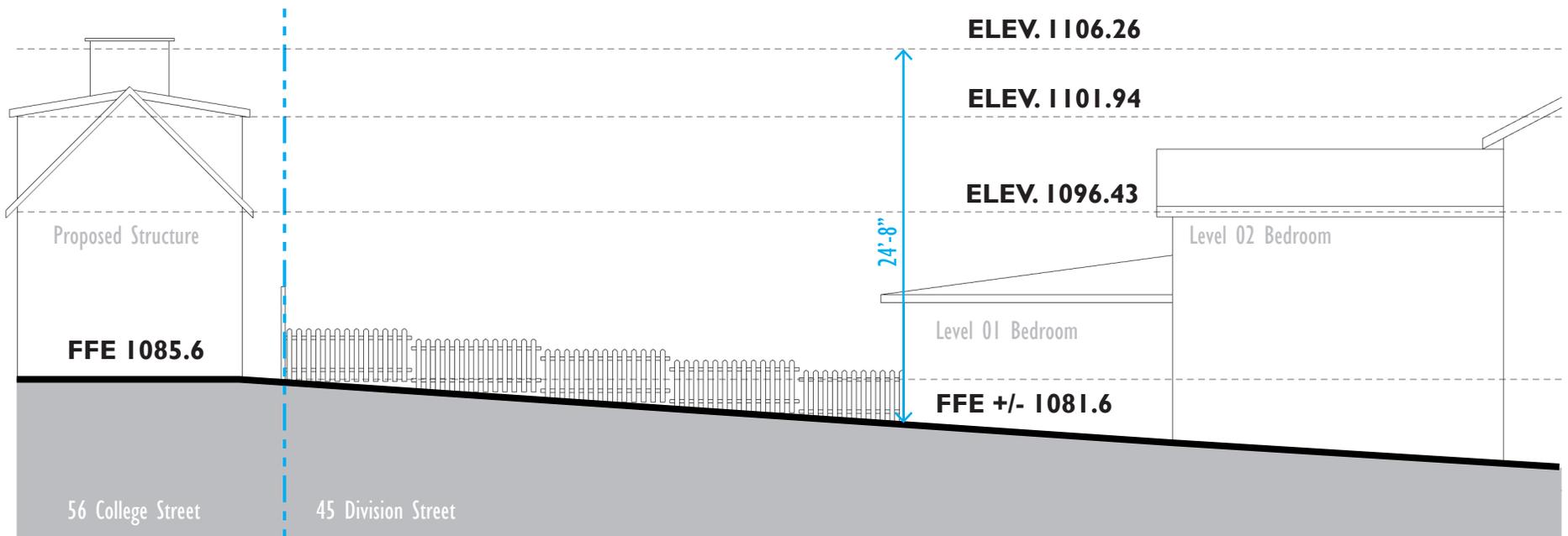
We own two homes in the largest National Historic Landmark District in the US, Savannah, GA. A building of the character being proposed for 56 College St., inconsistent as it is with surrounding properties, could never be constructed there. Design standards are strictly adhered to and the results of alterations are virtually invisible.

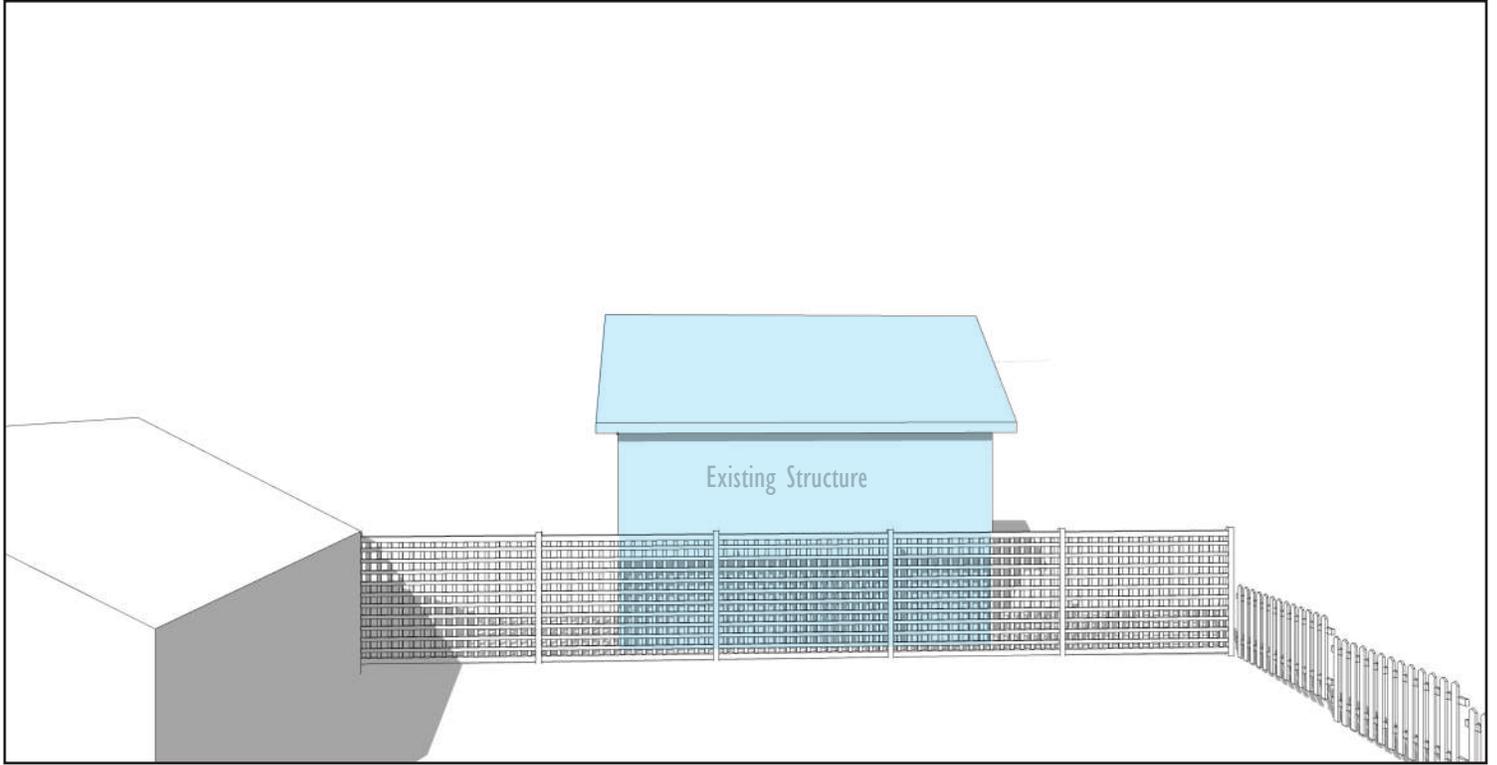
We trust you will be faithful to standards of the Historic District over the design objectives of the new owner and decline to issue a Certificate of Appropriateness.

Sincerely

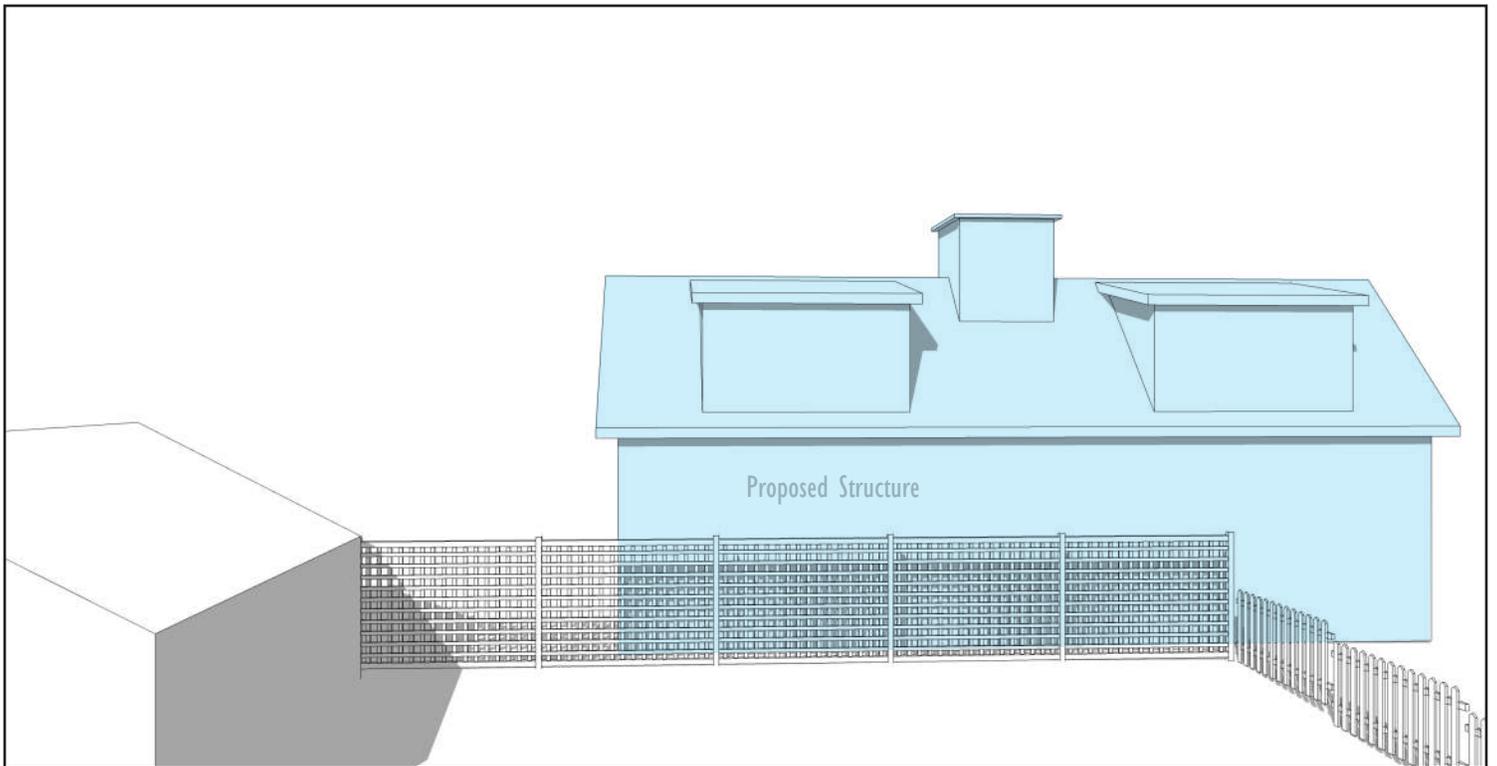
Carl & Linda Kotheimer

Cc: Nick Sugar

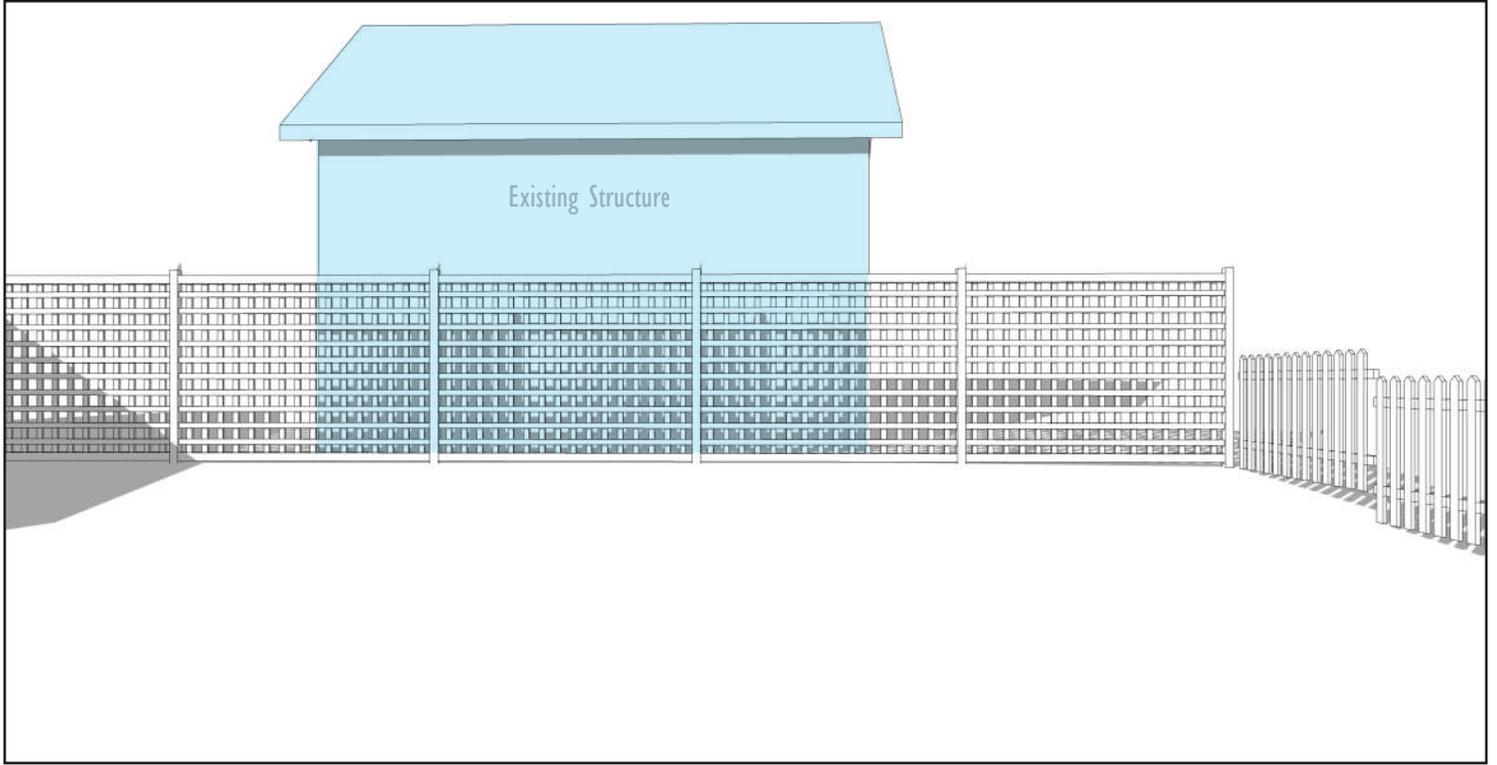




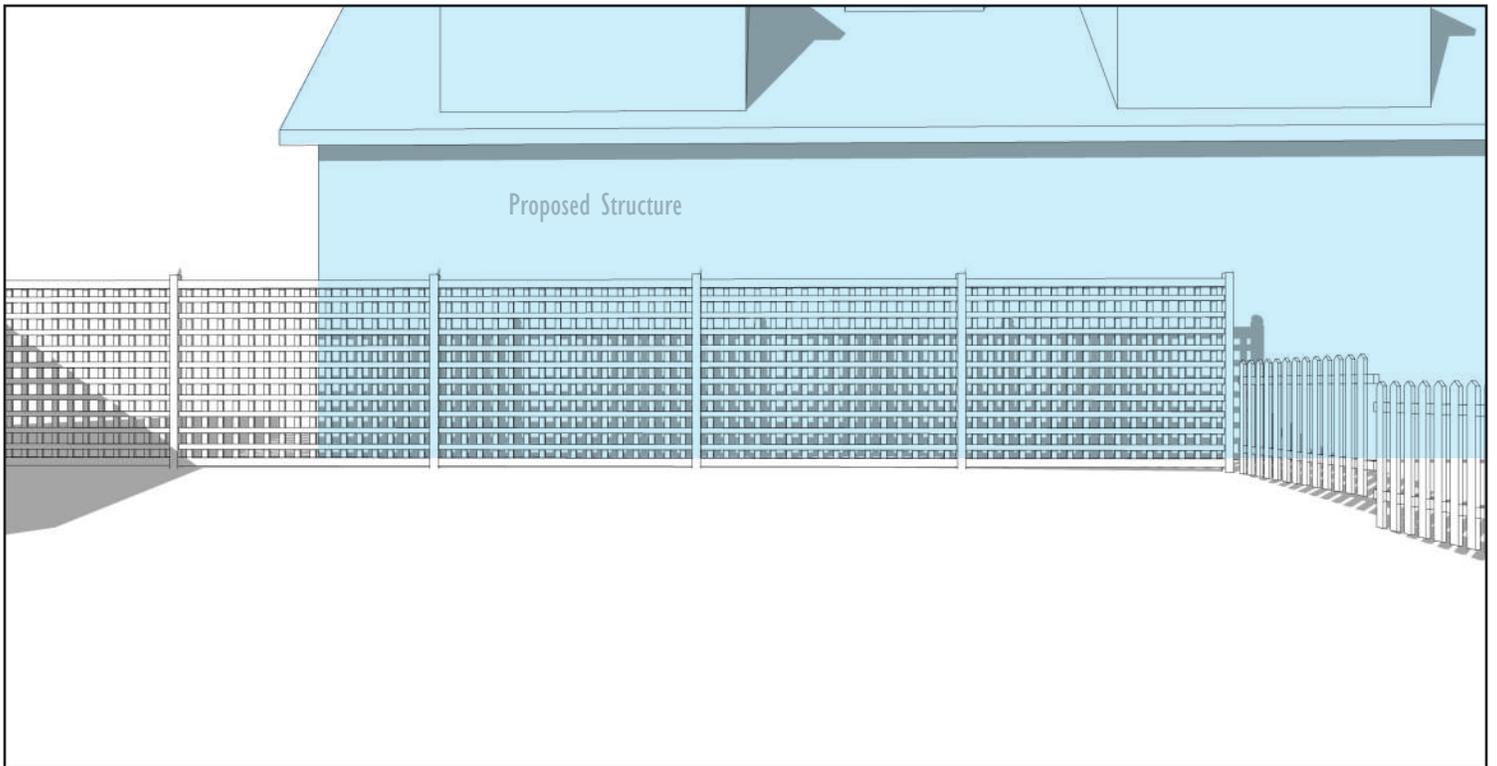
**VIEW FROM LEVEL 02 BEDROOM - EXISTING**



**VIEW FROM LEVEL 02 BEDROOM - PROPOSED**



**VIEW FROM LEVEL 01 BEDROOM - EXISTING**



**VIEW FROM LEVEL 01 BEDROOM - PROPOSED**