

ORDINANCE NO.: 15-61  
(As Amended October 20, 2015)

OFFERED BY: MAYOR CURRIN

AN ORDINANCE AMENDING APPENDIX D, "ARCHITECTURAL AND DESIGN STANDARDS", OF THE LAND DEVELOPMENT CODE AT SECTION III-2b.

WHEREAS, the Architectural and Design Standards and the Architectural and Historic Board of Review rely on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and the National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Buildings in regard to the review of projects in the Historic District; and

WHEREAS, in 2005, the Architectural and Design Standards were amended to clarify the City's interpretation of the standards that required wood or other historic materials in most situations; and

WHEREAS, the 2005 amendments to the Architectural and Design Standards impose a higher standard than the Secretary of Interior's standards; and

WHEREAS, in 2014, the City hired Cleveland Restoration Society (CRS) to review the City's design review process and certain standards and CRS has recommended that the City review its historic materials standards; and

WHEREAS, in late 2014, AHBR reviewed the City's historic materials standards and after much discussion, has recommended that the Architectural and Design Standards be amended to relax the historic materials standards in recognition of the high quality substitute materials that are now available and to better align those standards with the Secretary of Interior's standards; and

WHEREAS, this Council has introduced the within Ordinance and referred it to the Planning Commission pursuant to its obligation under Land Development Code Section 1203.03 to follow said procedure; and

WHEREAS, the Planning Commission has submitted its recommendation to Council and Council has held its own public hearing on this Ordinance, and upon which Council determines that the proposed amendments to Section III-2 of the Architectural and Design Standards should be adopted as being consistent with the public health, safety and general welfare.

NOW, THEREFORE, Be It Ordained by the Council of Hudson, Summit County, Ohio, that:

Section 1: The Land Development Code of Hudson is hereby amended at Appendix D, Architectural and Design Standards, Section III-2b, and shall hereafter read as set forth in Exhibit A attached hereto and incorporated herein by reference.

Section 2. Existing Section III-2b of Appendix D, Architectural and Design Standards, of the Land Development Code is hereby repealed.

Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance shall take effect and in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

\_\_\_\_\_  
William A. Currin, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

I certify that the foregoing Resolution was duly passed by the Council of said Municipality on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Elizabeth Slagle, Clerk of Council

## EXHIBIT A

### 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~~. 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 ~~shall~~ **should** be used. **Substitute materials may be considered 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 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 properties.
    - (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~~ **with** the existing historic materials.
  - (iii). New freestanding structures and non-historic ~~structures~~ **properties**: 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.
  - (iv). All applications are subject to Section II-1 (c).