

— O H I O —

# HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

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DATE: August 5, 2015

TO: City of Hudson Planning Commission for August 10, 2015 Meeting

FROM: Greg Hannan, City Planner  
Mark Richardson, Community Development Director

SUBJECT: LDC Text Amendment  
Architectural and Design Standards  
Ordinance No. 15-61

PC Case No: 2015-13

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### **Project Introduction**

This case concerns the amendment of Section III-2b of the Architectural and Design Standards to allow consideration of substitute materials or modern materials within the Historic District under certain circumstances.

The following information is attached to this report.

1. Draft text amendment to Architectural and Design Standards, dated August 5, 2015, amended per the suggested revision of the Ohio Historic Preservation Office.
2. Email from Nathan Bevil, Community Planning and Preservation Manager with Ohio Historic Preservation Office, dated July 15, 2015.
3. Substitute Materials of Peer Communities chart summarizing the allowance of substitute materials within selected communities.
4. Spreadsheet of applications submitted to the Architectural and Historic Board of Review noting the existing and approved materials for projects in the Historic District from January 2013.
5. Planning Commission staff report, including attachments, from the May 11, 2015 meeting.

Council conducted its first reading of the legislation and referred it to Planning Commission (PC) April 21, 2015. PC conducted its public hearing on the proposed legislation at its meeting of May 11, 2015. The Commission continued the case to the August meeting to further discuss the proposed changes and to review additional information requested of staff. In response to the discussion at the May PC meeting staff offers the following additional information:

### **Purpose for requested amendment:**

Based on discussions at the January 14 and July 15, 2015 AHBR meetings, staff notes the purpose of the proposed text amendment is based on the following:

1. **Quality of materials:** The AHBR expressed the concern that currently available wood siding and true wood window products are of a significantly lower quality and lower durability than historic wood products.
2. **Cost of materials:** The AHBR expressed the concern that replacement of wood siding was significantly more expensive than fiber cement board siding.
3. **Sustainability:** The AHBR expressed the need to consider environmental sustainability. The availability of sustainably prepared wood materials is difficult with products often being prepared from unsustainable practices.

#### General Text vs Specific Descriptions Regarding Materials:

At the May meeting, PC members commented that the proposed text amendment was general and vague and questioned if the text should incorporate a detailed discussion regarding specific materials. The AHBR commented on this item at their July 22, 2015 meeting noting that in addition to wood, the substitute materials text would be applied to other items including roofing, stone, and gutter materials. The AHBR noted that materials change over time and the draft text provides flexibility to consider additional products that comply with the standards. Staff intends to prepare fact sheets for use by applicants that illustrate the adopted standards. For example, the fact sheets would provide cut sheets of sample windows and demonstrate how the proportions and framing of vinyl windows typically do not comply with the standards.

#### Ohio Historic Preservation Office:

Based on the comments at the public hearing, staff has contacted the Ohio Historic Preservation Office for additional assistance. Attached is an email from Nathan Bevil, Community Planning and Preservation Manager, confirming the appropriateness of the proposed amendment. Mr. Bevil has suggested revising Section III-2b(3)(i)(d) to state substitute materials *may* be considered instead of *shall* to strengthen the intent to repair or replace in kind as the most desirable options. Staff feels this is appropriate and has amended the ordinance accordingly. Staff also discussed the amendment with Mark Epstein, Department Head and Deputy State Historic Preservation Officer for Resource Protection and Review. Mr. Epstein offered and will be attending the August PC meeting to be a resource to the Commission.

#### Review of Peer Communities:

Based on discussion at the May meeting, staff has completed further review of how peer communities regulate substitute materials. Staff has spoken with representatives with German Village (Columbus), Shaker Heights, Chagrin Falls, Charleston, SC, and Savannah, Ga. A summary chart of our findings is attached to the staff report. Staff notes that the City of Hudson's proposed text and the administration of the text is at a comparable if not higher standard than Shaker Heights and Chagrin Falls. The communities of German Village and Savannah contain a somewhat higher standard within their adopted guidelines and the administration of the guidelines.

#### Previous Applications to the AHBR:

At the May meeting, PC asked for information related to approvals over the past few years. Staff has prepared a summary chart for all alteration, addition, and accessory structure applications within the historic district from January 2013 to present grouped by project type.

**Findings:**

Staff finds the text amendment meets all applicable sections of Section 1204.01 and therefore recommends its approval.

**Required PC Action, Chapter 1203.03(c)(1)(B)**

PC must make specific recommendations to the City Council, and transmit the application to City Council, together with the text amendment pertaining thereto within 120 days from the receipt of the City Council's referral.

**Recommendation**

The Planning Commission recommends City Council adopt Ordinance No. 15-61, An Ordinance Amending Appendix D, "Architectural and Design Standards," of the Land Development Code at Section III-2b as amended, to allow substitute materials or modern materials on historic structures in certain circumstances.

August 5, 2015

## 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 with well preserved and maintained *high quality* historic building materials. The preservation of these materials is essential to the distinguishing character of individual structures 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 (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~~ *should* be used. *Substitute materials shall 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 of 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~~ *structures*.

August 5, 2015

- (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.~~
- (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.
- (iv). All applications are subject to Section II-1 (c).

## Hannan, Greg

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**From:** Nathan Bevil <nbevil@ohiohistory.org>  
**Sent:** Wednesday, July 15, 2015 11:50 AM  
**To:** Hannan, Greg  
**Subject:** RE: City of Hudson

Greg,

I have taken a look and found only one small thing that you may want consider. It is the use, in §III-2b(3)(i)(d): Substitute materials *shall* be considered. In this instance, the board should still be advocating for repairs to historic materials and replacing like with like when historic materials are present. However, they *may* consider substitute materials when the situation warrants it or they are proposed. A slightly pedantic person might point out that the provision means they must review substitute materials at the outset.

The only other minor elements I have are 1, do you have a proper definition for when repairs are "feasible" vs. when replacement is allowed and 2, is the district set up to consider contributing vs. non-contributing structures for the purposes of materials control?

If a call works, let me know. I am in all day today, and most of tomorrow (I have a meeting first thing, and then an afternoon appointment out). I am out of the office Friday. Let me know!

Regards,

**Nathan A. Bevil | Community Planning & Preservation Manager**  
Ohio History Connection | 800 E. 17<sup>th</sup> Ave., Columbus, OH 43211  
p. 614.298.2000 | [nbevil@ohiohistory.org](mailto:nbevil@ohiohistory.org)

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**From:** Hannan, Greg [<mailto:ghannan@hudson.oh.us>]  
**Sent:** Tuesday, July 14, 2015 11:10 AM  
**To:** Nathan Bevil  
**Subject:** RE: City of Hudson

Nathan-

That sounds great and thanks very much. Would it help to schedule a call over the next day or two to provide you a bit more context on our recent board and community discussions surrounding substitute materials or we can talk after a few more days if you want to review the text and such a bit more first.

Thanks very much  
Greg

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**From:** Nathan Bevil [<mailto:nbevil@ohiohistory.org>]  
**Sent:** Monday, July 13, 2015 4:57 PM  
**To:** Hannan, Greg  
**Subject:** RE: City of Hudson

Greg,

Community	Statistics and Design Standards	Substitute Materials Text	Notes from call with community contact	Comment regarding Demolition
<p><b>Savannah Ga</b></p> <p>Contact: Leah Michalak, Chatham County</p>	<p>Four Districts – 1,000s of properties</p> <p><u>Savannah Design Manual</u> <u>Design Manual</u></p>	<p><u>Windows:</u> Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material. Double glazed (simulated divided light) windows are permitted on non-historic facades and on new construction</p> <p><u>Siding:</u> The use of fiber cement siding is prohibited on historic buildings as a replacement for existing wood siding. Fiber cement siding may be used on new residential construction, which includes additions.</p>	<p><u>Windows:</u> staff must verify repair feasibility first, then if justified true wood window replacement is required. Rarely are applications submitted for full structure replacement due to the high standards for repair.</p> <p><u>Siding:</u> no substitute materials permitted - wholesale replacement strongly discouraged. Fiber cement siding is acceptable on additions; however, additions are only permitted to the rear of the structure.</p>	<ul style="list-style-type: none"> <li>• Specific text detailing demolition by neglect (Section 8-3030)</li> <li>• Demolition requests to non-contributing structures are permissible</li> <li>• Demolition to contributing structures – two requests in past three years one denied then overturned, the other may be delisted from contributing status</li> </ul>
<p><b>Charleston SC</b></p> <p>Contact: Bill Turner City of Charleston</p>	<p>Three districts – 1,000's of properties</p> <p><u>Charleston standards</u></p>	<p>Adopted text is very limited and references the Secretary of the Interior's Standards for the Treatment of Historic Properties.</p> <p>Note: Contact stated a comprehensive design standards document has not been adopted due to the diverse range of architecture and age of structures.</p>	<p><u>Windows:</u> if replacement is justified, windows must be a true, in kind, historically accurate replacement. Aluminum clad windows are permitted on additions and new construction</p> <p><u>Siding:</u> if replacement is justified, siding must be a, historically accurate in kind replacement. Cement fiber siding is permitted on addition and new construction.</p> <p>Board is strong in having additions and new construction use high quality modern materials to not create a false sense of history.</p>	<ul style="list-style-type: none"> <li>• Demolition requests are rarely approved</li> <li>• Review process is strict with an engineers structural report being required</li> <li>• Board does not look closely at economics.</li> </ul>
<p><b>German Village</b></p> <p>Contact: Cristin Moody, City of Columbus</p>	<p>600-700 structures within district</p> <p><u>German Village Guidelines</u></p>	<p><u>Windows:</u> Detailed descriptive information on assessing window condition and criteria for determining replacement</p> <p><u>Siding:</u> Vinyl, aluminum, and other synthetic siding is strongly discouraged</p> <p>Artificial siding materials will be considered for new construction including additions (<i>Significant descriptive information listed</i>).</p>	<p><u>Windows:</u> Aluminum clad wood windows have only been allowed on test cases; however, replacement on historic structures and additions must be wood.</p> <p><u>Siding:</u> Fiber cement siding is permitted for new construction or modern additions; however, traditional additions and historic structures must use wood.</p>	<ul style="list-style-type: none"> <li>• Design Standards do not provide much detail. Staff indicated if the foundation is sound, demolition is not permitted. Board does not look closely at economics.</li> </ul>
<p><b>Shaker Heights – Landmark Commission</b></p> <p>Contact: Dan Feinstein</p>	<p>Landmark properties – 46 sites Winslow Rd District – 170 site Shaker Square District – 106 Sites</p> <p><u>Landmark Commission Design Guidelines</u></p>	<p><u>Windows:</u> If existing windows cannot be preserved, new windows should match the size, shape, type, color, and sash profile of the original windows.</p> <p><u>Siding:</u> vinyl and aluminum siding are strongly discouraged</p>	<p><u>Windows:</u> Aluminum clad wood is permitted provided they are replacing a large portion or all of the windows. Replacement of a few windows should match the typical window for the structure.</p> <p><u>Siding:</u> Fiber cement siding is permitted on historic structures and additions/detached buildings; however, the commission would typically not permit the two materials to abut each other.</p>	<ul style="list-style-type: none"> <li>• Have not had properties under landmark commission authority proposed for demolition</li> <li>• City has significant property maintenance, point of sale, and rental inspection programs.</li> <li>• City has threatened Landmark status on properties to stop a demolition.</li> </ul>
<p><b>Chagrin Falls</b></p> <p>Contact: Harry Edwards, Inspector</p>	<p>All buildings within the village over 50 years old get a determination of significance report completed by consultant architect</p> <p><u>Chagrin Falls Design Guidelines</u></p>	<p><u>Windows:</u> retention and preservation of original windows is strongly encouraged. If replaced, match shape, location, pattern, size, scale, proportion, material, and detail.</p> <p><u>Siding:</u> if replacement is required, use new materials that complement the historic materials in size, shape, color, pattern and texture.</p>	<p><u>Windows:</u> must match existing in design/proportion but not as focused on material – Aluminum clad wood and composite windows can be approved administratively for historic structures provided the opening size is not altered</p> <p><u>Siding:</u> cement board siding is acceptable on additions and detached buildings and can be considered for the historic structure provided the full façade is replaced</p>	<ul style="list-style-type: none"> <li>• Village requires a structural analysis of the building and compares rehabilitation costs to new construction costs.</li> </ul>

Historic District Applications 2013-2015

#	Permit #	Address Number	Street Name	Project type	Project Description	Existing material	Approved material
1	2013-498	34	AURORA ST	Accessory structure over 120 sq ft	carport	n/a	wood (cedar frame T1-11 siding)
2	2014-220	65	COLLEGE ST	Accessory structure over 120 sq ft	detached two car garage	n/a	standing seam metal roof board and batten siding wood windows and doors
3	2014-070	104	COLLEGE ST	Accessory structure over 120 sq ft	demolition of existing detached garage and construct new garage	n/a	fiber cement siding composite trim asphalt shingles vinyl windows
4	2015-090	152	HUDSON ST	Accessory structure over 120 sq ft	Shed	n/a	cedar shake siding
5	2015-286	300	N MAIN ST	Accessory structure over 120 sq ft	Detached garage	n/a	steel door asphalt shingles vinyl windows (Alside) fiber cement siding
6	2015-205	28	OWEN BROWN ST	Accessory structure over 120 sq ft	New two car detached garage	n/a	fiber cement siding wood windows (Lincoln)
7	2014-133	21	BALDWIN ST	Accessory Structure under 120 sq ft	addition to detached garage	unknown	matched existing materials
8	2015-282	50	DIVISION ST	Accessory Structure under 120 sq ft	Shed	n/a	asphalt shingles composite siding wood windows and doors
9	2014-267	27	N OVIATT ST	Accessory Structure under 120 sq ft	shed	n/a	asphalt shingles wood windows wood siding
10	2014-400	157	N OVIATT ST	Accessory Structure under 120 sq ft	shed	n/a	asphalt shingles wood windows cedar siding
11	2015-201	42	AURORA ST	Addition	screened porch and covered deck	n/a	wood frame, wrought iron railing
12	2015-151	42	AURORA ST	Addition	additions, window/roof replacement	wood windows wood siding	wood windows (Jeld-wen architectural wood series) wood siding
13	2013-495	72	AURORA ST	Addition	garage, family room, deck, closet and sitting area	cedar siding	cedar siding wood windows (Anderson 400 series)
14	2014-135	20	BALDWIN ST	Addition	front/side porch, roof replacement	wood columns asphalt shingles brick foundation	wood columns asphalt shingles brick foundation
15	2014-073	37	CHURCH ST	Addition	remove covered porch and add two story addition	slate shingles wood siding Anderson 400 series windows	slate shingles wood siding Anderson 400 series windows
16	2014-284	37	CHURCH ST	Addition	dormer addition - alteration to previously approved plan	See above	See above
17	2015-148	48	COLLEGE ST	Addition	Enclosure and addition to screened in porch	wood siding wood windows aluminum storm windows	wood siding new Pella Architect series windows at sides and rear existing wood windows remain at front new wood storm doors fiberglass shingles
18	2014-310	12	N OVIATT ST	Addition	raise house up two courses, addition	wood siding wood windows asphalt shingles	wood siding aluminum clad windows (Pella Designer series) asphalt shingles
19	2014-355	98	AURORA ST	Alteration	replace shingle roof with new standing seam metal roof	asphalt shingles	standing seam metal roof
20	2013-391	160	AURORA ST	Alteration	roof replacement	asphalt shingles	asphalt shingles
21	2015-019	169	AURORA ST	Alteration	replace two windows, windowbox/shutters	wood windows	wood windows (Enduraclad Pella architect series)
22	2014-414	38	CHURCH ST	Alteration	garage door and window replacement at detached garage	mdf garage door steel mandoor wood windows	steel garage door steel mandoor wood windows
23	2014-208	70	COLLEGE ST	Alteration	replace leaking roof over kitchen	asphalt shingles	asphalt shingles
24	2014-460	100	COLLEGE ST	Alteration	replace two fixed windows with four fixed windows at porch	wood windows wood trim	Wood windows (Jeld-wen) composite trim

Historic District Applications 2013-2015

#	Permit #	Address Number	Street Name	Project type	Project Description	Existing material	Approved material
25	2014-066	88	E STREETSBORO ST	Alteration	roof replacement	asphalt shingles	asphalt shingles
26	2014-470	96	E STREETSBORO ST	Alteration	(2) replacement windows	wood windows	wood windows (Marvin Wood Ultimate)
27	2014-437	53	FIRST ST	Alteration	siding replacement	wood siding	fiber cement siding
28	2013-273	139	FRANKLIN ST	Alteration	(9) replacement windows	wood windows	wood windows (Jeld-wen)
29	2014-399	20	HIGH ST	Alteration	two replacement windows	unknown	aluminum clad wood windows (Pella proline 450)
30	2013-162	166	HUDSON ST	Alteration	five replacement windows and one storm door	wood windows	aluminum clad wood windows (Pella architect)
31	2013-200	78	MAPLE DR	Alteration	siding replacement	Masonite siding	vinyl siding
32	2015-066	248	N MAIN ST	Alteration	22 replacement windows	wood windows	composite windows (Renewal by Anderson)
33	2013-371	460	N MAIN ST	Alteration	vinyl siding at detached garage	Masonite siding	vinyl siding
34	2014-469	12	N OVIATT ST	Alteration	window replacement	mixed (wood & vinyl), most not original	Wood windows (Jeld-wen)
35	2014-227	13	OWEN BROWN ST	Alteration	(4) vinyl replacement windows	vinyl	vinyl (Alside Mezzo line)
36	2015-042	72	DIVISION ST	Multi-Permit	Rear & side addition, porch, siding, roof, windows, fence	(prior to fire - cedar lap siding) (after fire): vinyl windows vinyl siding	standing seam metal roof wood windows cedar siding
37	2013-299	25	E STREETSBORO ST	Multi-Permit	demolition of detached garage, addition	wood siding	wood siding wood clad windows
38	2013-249	74	E STREETSBORO ST	Multi-Permit	fence and addition	n/a	wood frame and railing
39	2014-225	40	OWEN BROWN ST	Multi-Permit	detached garage, new dormer, 4 ft fence	wood siding, wood windows	wood siding, wood windows (Anderson 400 series)
40	2013-525	136	Franklin Street	New House	two story house and detached garage	n/a	aluminum clad wood windows asphalt shingles vinyl siding
41	2013-232	47	AURORA ST	Non Residential Accessory Structure	storage shed	n/a	vinyl siding metal roof
42	2013-265	88	N MAIN ST	Non Residential Addition	covered roof over existing patio with gabled end wall covering	n/a	board and batten OR T1-11
43	2015-006	21	AURORA ST	Non -Residential Alteration	replace porch floor, window replacement, door/shutter repair	wood decking wood windows	Gorilla Deck composite (vinyl) wood windows (Marvin)
44	2013-279	47	AURORA ST	Non -Residential Alteration	replace asphalt roof and finial with copper	asphalt shingles	copper
45	2014-298	72	N MAIN ST	Non -Residential Alteration	repair brick and add stone base at exposed foundation	brick stone	brick stone
46	2013-472	200	N MAIN ST	Non -Residential Alteration	new wood windows on front of building	wood windows	wood windows
47	2015-225	11	S MAIN ST	Non -Residential Alteration	Repair of Clock Tower brick	brick	brick

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# HUDSON

COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: May 6, 2015: Staff Report issued

TO: City of Hudson Planning Commission for  
May 11, 2015 Planning Commission Meeting

FROM: Mark Richardson, Community Development Director

SUBJECT: LDC Text Amendment  
Architectural and Design Standards  
Ordinance No. 15-61

PC Case No: 2015-13

### **Introduction**

This case concerns the amendment of Section III-2b of the Architectural and Design Standards to allow substitute or modern materials on historic structures under certain circumstances. Attached you will find the proposed legislation and a staff report to Council for its May 19, 2015 meeting that explains the proposed legislation. On April 21, 2015 Council conducted its first reading and referred the ordinance to Planning Commission for public hearing and recommendation.

### **Findings: Section 1204.01 Text Amendments**

Staff finds the text amendment meets all applicable sections of Section 1204.01 and therefore recommends its approval.

### **Required PC Action, Section 1203.03(c)(1)(B)**

PC must make specific recommendations to the City Council, and transmit the application to City Council, together with the text amendment pertaining thereto within 120 days from receipt of the City Council's referral.

### **Recommendation**

The Planning Commission recommends City Council adopt Ordinance No. 15-61, An Ordinance Amending Appendix D, "Architectural and Design Standards", of the Land Development Code at Section III-2b.



# City of Hudson, Ohio

## Staff Report

File Number: 15-61

Meeting Date: 5/19/2015

Version: 1

Status: Second Reading

In Control: City Council

File Type: Ordinance

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

**Executive Summary:** The amendment would generally permit the use of modern or so-called substitute materials on historic structures when repair is not feasible.

#### **Legislative History**

The Architectural and Design Standards were adopted in Ordinance No. 99-58 on July 7, 1999. The subject section of the standards was significantly amended in Ordinance No. 05-143 adopted by Council November 16, 2005.

#### **Purpose & Explanation**

According to the Architectural and Design Standards the Architectural and Historic Board of Review (AHBR) uses the U.S. Secretary of the Interior's Standards for Historic Rehabilitation and the National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Buildings in the review of projects in the Historic District. Several of the relevant standards are quoted here:

1. The removal of historic materials ... that characterize a property shall be avoided.
2. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
3. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

In 2005 the City adopted additional standards that clarified the City's interpretation of the standards that required wood or other historic materials in most situations. This is a higher standard than the Secretary of Interior's standards.

At the request of the City and AHBR, Cleveland Restoration Society (CRS) completed a review of the City's design review process and certain standards in early 2014. One of CRS's recommendations was for the City to review its historic materials standards. The AHBR began this review in October 2014. After several meetings devoted to this topic AHBR is recommending amendments that would generally relax the standards somewhat in recognition of the high quality substitute materials that are now available and to better align with the Secretary of the Interior's standards. The amendment also strengthens the ability to have existing non-compliant, low quality materials replaced with higher quality materials when replacement is necessary. For example vinyl siding and windows should be replaced with a higher quality material, but not necessarily wood.

AHBR consulted with Chambers, Murphy and Burge Restoration Architects on the proposed amendment. Lauren Burge, architect and principal, found the amendment acceptable.

Council may wish to refer to the AHBR minutes and meeting recordings of October 22 and November 13, 2014 and January 14, 2015. Julie Ann Hansack representing Hudson Heritage Association spoke at the October 22 meeting and Virginia Rogers spoke at the November 13 meeting.

#### **Timing Considerations**

If Council conducts its first reading April 21, Planning Commission will hold its public hearing and make a recommendation at its May 11 meeting. Council will then take final action in June.

#### **Fiscal Impact**

Currently Budgeted

Supplemental Appropriation Required  
X Appropriation Not Required.

**Suggested Action**

Staff recommends Council refer the legislation to Planning Commission for public hearing and recommendation.

**Submitted by,**

Jane Howington, City Manager

Mark Richardson, Community Development Director

January 8, 2015

Mr. Gregory P. Hannan, AICP  
City Planner, City of Hudson  
115 Executive Parkway, Suite 400  
Hudson, Ohio 44236

Dear Greg:

At the request of the City of Hudson we have prepared the following review of the proposed amended language for the substitute materials section (III-2b) of the City of Hudson Architectural and Design Standards. We have reviewed the entire section and read the provided copy of the entire Design Standards document. We have not however, reviewed any of the ordinances or standards referenced in the documents.



Chambers, Murphy & Burge  
*restoration architects*

Elizabeth Corbin Murphy, FAIA  
Lauren Pinney Burge, AIA

43 East Market St., Suite 201  
Akron, Ohio 44308  
phone (330) 434-9300  
[www.cmbarchitects.com](http://www.cmbarchitects.com)

1. Overall the section is clearly written and the proposed changes are in keeping with recognized industry practices. Referenced standards including National Park Service Preservation Brief Number 16 are appropriate.

2. Language such as "the AHBR shall review" is frequently used throughout the document. We didn't find any language under procedures that describes what information is to be submitted for review. It may be advisable to indicate that the burden of providing the evidence is the responsibility of the owner. This may not be something that you want in detail in the Design Standards. However, you may want some language indicating the responsibility and where to find guidance, such as "the AHBR shall review information provided by the applicant, and it is the applicant's responsibility to provide complete information, including samples, photographs, and/or drawings as needed. Applicants may contact the Planning Department for information on typical submission information for the type of project."

3. The Design Standards would benefit from a Table of Contents.

4. The Design Standards don't have any provision for "demolition by neglect." Is there any codified ordinance related to minimum building maintenance in the City? This relates to substitute materials in that deterioration is not a reason for replacement if the owner has neglected to maintain the material. With the exception of roofing,

gutters and downspouts, most building materials do not wear out simply due to age. Deterioration is generally due to a lack of maintenance. Common practices in cases of demolition or deterioration by neglect include requirements to document the lost (replaced) resource and archive the records at a local repository. Several communities also include financial penalties for demolition by neglect.

Please feel free to contact me if you have any questions or require further assistance.

Respectfully,

A handwritten signature in black ink, appearing to read "Lauren A. Pinney Burge". The signature is stylized and cursive, with a long horizontal flourish extending to the right.

Lauren A. Pinney Burge, AIA  
Principal

ORDINANCE NO.: 15-61

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 with well preserved and maintained *high quality* historic building materials. The preservation of these materials is essential to the distinguishing character of individual structures 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 (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~~ should be used. *Substitute materials shall 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 of 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 structures~~.

- (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.
- (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.
- (iv). All applications are subject to Section II-1 (c).