

RESOLUTION NO. __
April 17, 2018

**A RESOLUTION ADOPTING REVISED BOUNDARIES
FOR THE HISTORIC DISTRICT**

WHEREAS, on January 12, 2018, the Hudson Preservation Commission ("HPC") recommended to the Common Council that the boundaries of the Historic District within the City of Hudson be revised pursuant to the Resolution annexed hereto as Exhibit "A", and;

WHEREAS, the aforesaid recommendation by the HPC was rendered following the requisite public hearing and in accordance with the provisions of Hudson City Code §169-4, and;

WHEREAS, the Common Council finds that it is in the best interests of the City to revise the boundaries of the Historic District in accordance with the recommendations of the HPC;

NOW THEREFORE, BE IT RESOLVED, that the Common Council hereby adopts the revised boundary lines of the Historic District within the City of Hudson as set forth on the attached map annexed hereto as Exhibit "B", and;

BE IT FURTHER RESOLVED, that the HPC is directed to provide the requisite notice of the revised boundaries as set forth in Hudson City Code §169-4(E).

Introduced: _____

Seconded: _____

Approved: _____
Rick Rector, Mayor

CITY OF HUDSON HISTORIC PRESERVATION COMMISSION
RESOLUTION

WHEREAS, by a Resolution dated December 19, 2006, the Common Council approved The Union-Allen-South Front Street Area as a Historic District pursuant to Hudson City Code Chapter 169 ("Resolution No. 2") see copy attached hereto as Exhibit A.

WHEREAS, Resolution No. 2 specifically references the Historic Preservation Commission's ("HPC") recommendation document dated August 21, 2006 to delineate the boundaries of said district, see Exhibit A;

WHEREAS, a HPC application form dated June 8, 2006 from Patricia Fenoff and Mary Hallenback appears to be attached to Resolution No. 2;

WHEREAS, the Resolution No. 2 referenced map does not appear to be attached to Resolution No. 2;

WHEREAS, members that worked on the 2006 HPC recommendation and participated in the approval of Resolution No. 2 believe that the boundaries stated in Resolution No. 2 are incomplete and contradictory and it was intended that the boundary description in the June 8, 2006 application should be the Hudson River for the western border and Power Avenue, as extended, for the southern border;

WHEREAS, the HPC believe that it is in the best interests of the City of Hudson and pursuant to Chapter 169 of the City Code that the borders be described as previously intended;

By resolution approved on January 12, 2018 the HPC recommends the following:

1. Over the last several months, the Commission has repeatedly discussed the need to update the boundary
2. At a regularly scheduled HPC meeting on December 15, 2017, the Commission heard from current Commission member David Voorhees who was involved in the 2006 process who stated that the approved 2006 Resolution was worded incorrectly with contradictory geographic locations. Specifically AMTRAK is parallel to the Hudson River and Cross Street is parallel to Power Avenue.
3. Mr. Voorhees stated that the original intention of the Resolution was to have the Hudson River for the western border and Power Avenue, as extended through the northern border of the NYS Correctional Facility, for the southern border.
4. On December 15, 2017, the Commission determined that the application was complete and scheduled a public hearing for January 12, 2018.
5. The proposed amendment is consistent with the aims and principles of the City of Hudson code, specifically §169-1, 169-4(B) and §325-1(A)(8).
6. The notice requirements of §169-4(C) have been complied with by publishing a public notice in the City's legal publication on January 5, 2018 and mailings were sent to the 39 owners listed on Exhibit B, describing the purpose of the scheduled public hearing.

7. A public hearing was held on said date and the requirements of §169-4(D) have been complied with.
8. The proposed amendment is consistent with the 2002 Comprehensive Plan.
9. The western boundary should be extended to the Hudson River as shown as a redlined area on the attached Historic District Map on Exhibit C.
10. The southern boundary should be extended to Power Avenue, as extended through the northern border of the NYS Correctional Facility, as shown as a redlined area on the attached Historic District Map on Exhibit C.
11. The extension of Power Avenue is consistent with the Historic Map Works, Hudson City-001 map attached as Exhibit D.
12. The attached Revised Map of the Historic District, see Exhibit E, should become the official Historic District map and made available to the public.
13. The HPC recommends that the Common Council adopt this proposed amendment.

<u>Historic Preservation Commission Members</u>	<u>Aye</u>	<u>Nay</u>	<u>Other</u>
Phil Forman	X		
Kate Johns	X		
Miranda Berry			X
Virginia Casasco			X
David Voorhees	X		
John Schobel	X		
Carole Osterink	X		

Vote of 5 in favor, 0 opposed, 2 absent. Carried.

Dated: January 12, 2018

Phil Forman, Chair

Exhibit A - 4 pages

Resolution No. 2

A RESOLUTION DESIGNATING
THE UNION-ALLEN-SOUTH FRONT STREET AREA
AS A HISTORIC DISTRICT

~~Dated: November 21, 2006~~ Dec 19, 2006

WHEREAS, upon notice to affected property owners and following a public hearing, the Historic Preservation Commission has recommended the designation of the area defined by Union, Allen, and South Front streets as a Historic District; and,

WHEREAS, the proposed designation being submitted to the Common Council, and there being due deliberation by the Common Council.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Hudson City Code Chapter 169, Section 169-4 (A)(i, ii, iii, iv, v, vi, vii, viii), the Union-Allen-South Front Street Historic District, including properties on both sides of Union Street from South Front Street east to Worth Avenue, properties on both sides of Partition Street from South Front Street to South Fifth Street, properties on both sides of Allen and East Allen streets from South Front Street to South Fifth Street, properties on West Court Street and on East Court Street, as well as properties on both sides of South Front, South First, South Second, South Third, South Fourth, South Fifth, South Sixth, and South Seventh streets in Hudson, New York, the precise boundaries being defined in the Hudson Preservation Commission's document of recommendation for the Union-Allen-South Front Street Historic District designation dated August 21, 2006, and on file with the office of the City Clerk, is hereby designated a historic district pursuant to Hudson City Code, and

the Hudson Preservation Commission is hereby authorized to notify the owners of the properties of the designation and forward such designation to the offices of the Columbia County Clerk for recording pursuant to section 169-4(B) of the Hudson City Code.

Introduced

Seconded

Approved

12/20/06

By

Richard F. Tracy

Richard Tracy, Mayor



CITY OF HUDSON HISTORIC PRESERVATION COMMITTEE

City Hall, 520 Warren Street
Hudson, New York 12534

JAMISON TEALE
Chairman

TELEPHONE
518-822-1761

RECOMMENDATION

21 August, 2006

**RE: Union - Allen - South Front Street Neighborhood
Historic District**

By a unanimous vote of August 11, 2006 the Historic Preservation Commission recommends that the Union-Allen-South Front Street Historic District be designated a Historic District subject to the criteria set forth in section 4(a) (i,ii,iii,iv,v,vi,vii,viii).

The matter has been presented to and approved by the Columbia County Planning Board, a copy of their decision is attached.

A public hearing was held on August 3, 2006 .

The copy of the application with this recommendation has the pertinent information need to establish the meeting of the criteria. The complete application with copies of the various document used to substantiate the narrative and photo documentation is available if needed.

**Jamison Teale, Chair
Historic Preservation Commission**

*Rec'd from
P. Fenoff 7-10-06*

**CITY OF HUDSON
HISTORIC PRESERVATION COMMISSION**

HISTORIC DISTRICT APPLICATION FORM

Date of Application : June 8 , 2006

**Applicant(s): Patricia Fenoff 4 Lucille Drive Hudson N.Y., 12534
Phone; 518 -828 -0034 E-mail**

fenoff@mhicable .net

**Mary Hallenbeck 1 Carole Lane , Hudson, N.Y., 12534
Phone: 518 - 828 - 8466 Email**

mhicable@comcast.net

Name of proposed District : Union Street – Allen Street Historic District

Number of Properties included in Application:

**Boundaries : Cherry Alley on the north , Worth Avenue to the east ,
NYS Correctional Facility property bordering East Allen Street to the
south and Power Avenue and Cross Street bordering Allen Street to the
south . Amtrak and Hudson River on the west.**

(See map)

**Why were these boundaries chosen ? the boundaries were chosen
because the City of Hudson at the time of this survey is undergoing
rapid turnover of property in this, the oldest part of the city. Therefore ,
completing this designation is a matter requiring urgent attention in
order to safeguard our architectural heritage for which the City of
Hudson is well known.**

Complete?

EXHIBIT B = 4 pages**Properties Affected by Union-Allen-South Front Street Historic District
Boundary Correction****Montgomery Street**

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
250-252 Montgomery	109.51-1-14	Carl and Mary Brash	
245 Montgomery	109.51-1-21	Sage Carter Aiden Orbinski	
249 Montgomery	109.51-1-22	Edward Wright, Jr. Thomas Wright David Wright	
251 Montgomery	109.51-1-23	Mladen Pavlovic	P.O. Box 760 Hudson, NY 12534
253 Montgomery	109.51-1-24	Peter Bujanow	99 Grandview Drive Valatie, NY 12184
255 Montgomery	109.51-1-25	Miriam J. Fox	
14 Montgomery	109.11-1-17	Hudson Development Corporation	1 North Front Street Hudson, NY 12534

South Third Street

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
75-77 South Third	109.51-1-26	William Moore	
79-81 South Third	109.51-1-27	Brittain Soderberg	247 Rose Lane Costa Mesa, CA 92627
83 South Third	109.51-1-28	Rosemary Doty	
99 South Third	109.11-1-25	South 99 LLC	

Cross Street

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
8-12 Cross	109.43-1-45	Deffenbach Limited Partnership	P.O. Box 1040 Hudson, NY 12534
18 Cross	109.43-1-46	Genowefa Friss	
20 Cross	109.43-1-49	Joanne Garvey	
22 Cross	109.43-1-50	Salih Sabri Kristina Lopez-Bernal	130 West 30 th St. Apt. 7C New York, NY 10001
24-26 Cross	109.43-1-51	David and Alexandra Becker	12101 Tartan Way Oakland, CA 94619
28 Cross	109.43-1-54	Jeremiah Rusconi	52 South Front St. Hudson, NY 12534
35-37 Cross	109.43-1-63 109.43-1-64	Stageworks on the Hudson	133 Warren Street Hudson, NY 12534
29 Cross	109.43-1-65	Salih Sabri Kristina Lopez-Bernal	130 West 30 th St. Apt. 7C New York, NY 10001
27 Cross	109.43-1-66	Patricia Watson	
25 Cross	109.43-1-67	Edwin Csukas Teresa Meza	
23 Cross	109.43-1-68	M Arden LLC	11 Willard Place Hudson, NY 12534
39-41 and 43-51 Cross	109.43-1-62	41 Cross Street Hospitality LLC	172 River Street Troy, NY 12180

South Front Street

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
110 South Front	109.11-1-20 109.11-1-27	Basilica LLC	
70 South Front	109.11-1-22	New York Central Lines-7	500 Water Street (C910) Jacksonville, FL 32202
60 South Front	109.43-1-69	Deffenbach Limited Partnership	P.O. Box 1040 Hudson, NY 12534
Front Street	109.11-1-24	Colarusso Ventures	91 Newman Road Hudson, NY 12534
Loading Tank Front Street	109.15-1-1	Colarusso Ventures	91 Newman Road Hudson, NY 12534

South Second Street

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
68 South Second	109.43-3-78	Galvan Initiatives Foundation	42 West 39 th Street 14 th Floor New York, NY 10018

Tanners Lane

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
207 Tanners Lane	109.51-1-12.10	Joseph Palermo	P.O. Box 139 Hudson, NY 12534
45 Tanners Lane	109.51-1-13	Elizabeth Kanaga	
221-227 Tanners Lane	109.51-1-15	Heinrich von Ritter	22 Eighth Street Hudson, NY 12534
210 Tanners Lane	109.51-1-16	Stephanie Monseu Keith Nelson	
212-214 Tanners Lane	109.51-1-17	Robert Pough	29 Glenwood Blvd. Hudson, NY 12534
24 Tanners Lane	109.51-1-18	Robert C. Pough, Jr.	29 Glenwood Blvd. Hudson, NY 12534
216 Tanners Lane	109.51-1-19	Mersud Hodzic	6052 Route 9W Catskill, NY 12414
4 Tanners Lane	109.51-1-29	Colleen Hamm	
14 Tanners Lane	109.51-1-30	197 Liberty LLC	
218 Tanners Lane	109.51-1-32	Stephen Newberry	

Deer Alley

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
Deer Alley	109.43-3-79	Galvan Initiatives Foundation	42 West 39 th Street 14 th Floor New York, NY 10018
221 Deer Alley	109.43-3-80	Robert G. Groll	231 Deer Alley Hudson, NY 12534
231 Deer Alley	109.51-1-11	Robert G. Groll	231 Deer Alley Hudson, NY 12534

Power Avenue

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
309 Power Ave	109.16-1-1	Goaldac Realty Corp.	
340 Power Ave	109.16-1-2.1	Dinosaw Inc.	
350 Power Ave	109.16-1-2.2	Recovery Services Twin County	802 Columbia Street Hudson, NY 12534
Power Avenue	109.16-1-11	City of Hudson	

Hudson Avenue

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
1 Hudson Ave	109.16-1-5.1	Dallas Corporation	23 Industrial Road Lewistown, PA 17044
2, 4, 6-12 Hudson Ave	109.16-1-5.2 109.16-1-6 109.16-1-7	Walter and Mary Chatham	99 Park Lane Sheffield, MA 02157
[odd side of street]	109.16-1-8	Galvan Initiatives Foundation	42 West 39 th Street 14 th Floor New York, NY 10018

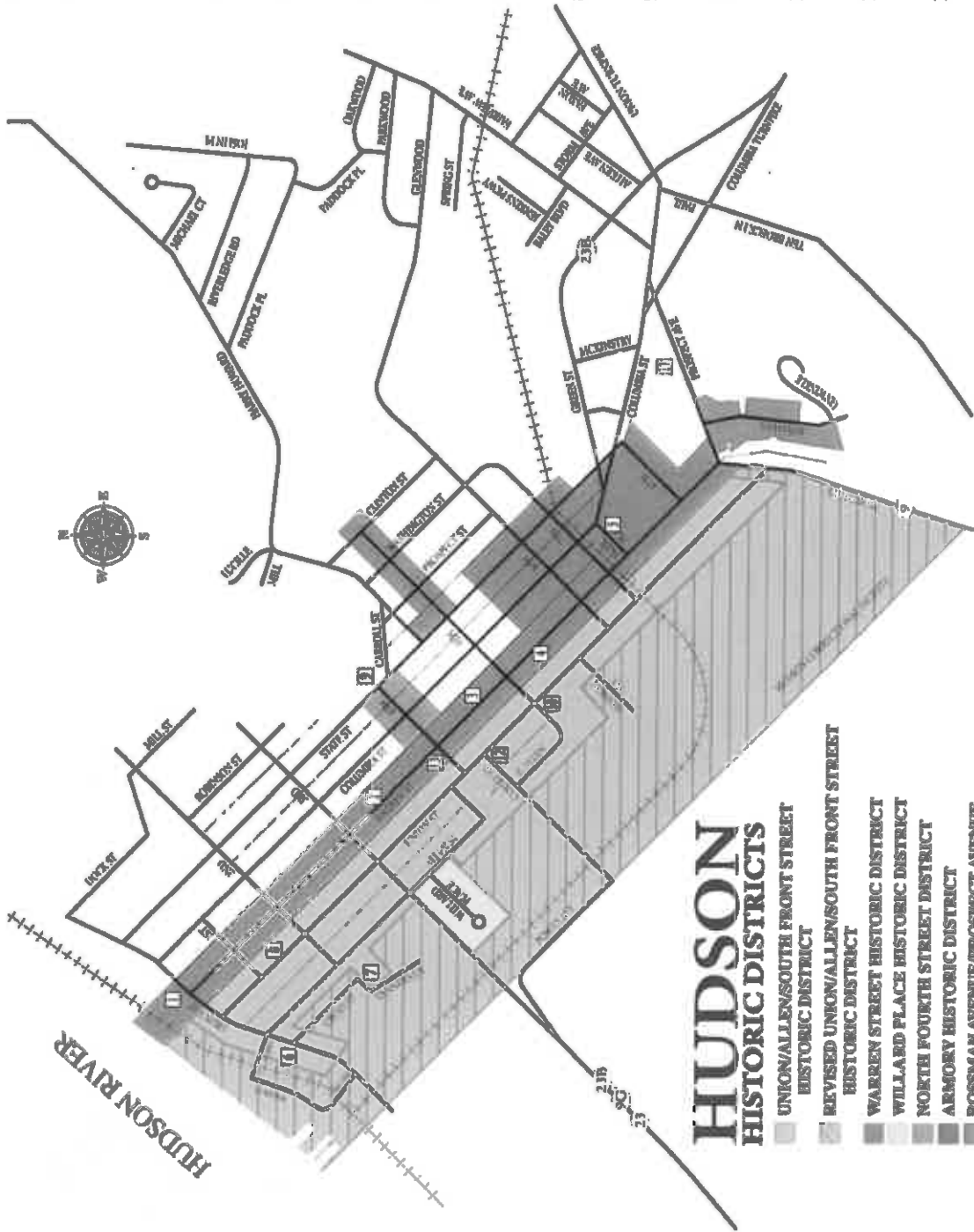
Waterfront

Property Address	Tax ID Number	Property Owner(s)	Mailing Address (if different)
Dock & Clubhouse	109.11-1-7	Hudson Power Boat Association	
River Street	109.11-1-9	Hudson Power Boat Association	

Exhibit C

INDIVIDUAL DESIGNATIONS

- 1 WASHINGTON HOSE COMPANY
Warren and North Front Streets
- 2 H. W. ROGERS HOSE COMPANY
342 Warren Street
- 3 C. E. EVANS BOOK & LAMBER COMPANY
440 Warren Street
- 4 J. W. HOTSCHLITZ HOSE & CHEMICAL COMPANY
515 Warren Street
- 5 J. W. EDMONDS HOSE & FIREWORK HOSE COMPANIES
8-10 Park Place
- 6 HUDSON AMTRAK STATION
69 South Front Street
- 7 ROBERT TAYLOR HOUSE
South Second Street and Tammam Lane
- 8 ROBERT JENKINS HOUSE
113 Warren Street
- 9 HUDSON ALMS HOUSE
400 State Street
- 10 JOHN T. HAYLAND HOUSE
34-36 South Fifth Street
- 11 CAVELL HOUSE
69 Prospect Avenue
- 12 CHRIST EPISCOPAL CHURCH
Union and East Court Streets
- 13 FIRST PRESBYTERIAN CHURCH
Fourth and Warren Streets



HUDSON HISTORIC DISTRICTS

- UNION/ALLENSOUTH FRONT STREET HISTORIC DISTRICT
- REVISED UNION/ALLENSOUTH FRONT STREET HISTORIC DISTRICT
- WARREN STREET HISTORIC DISTRICT
- WILLARD PLACE HISTORIC DISTRICT
- NORTH FOURTH STREET HISTORIC DISTRICT
- ARMORY HISTORIC DISTRICT
- ROSSMAN AVENUE/PROSPECT AVENUE HISTORIC DISTRICT

Exhibit D



HISTORIC MAP WORKS
Residential Genealogy™

username
password
[Register](#) [Login](#)

[Home](#)

[Browse](#)

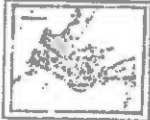
[Search](#)

[Help](#)

[About](#)

[Cart](#)

[Register](#)



ITEM #US17028

Hudson City-001

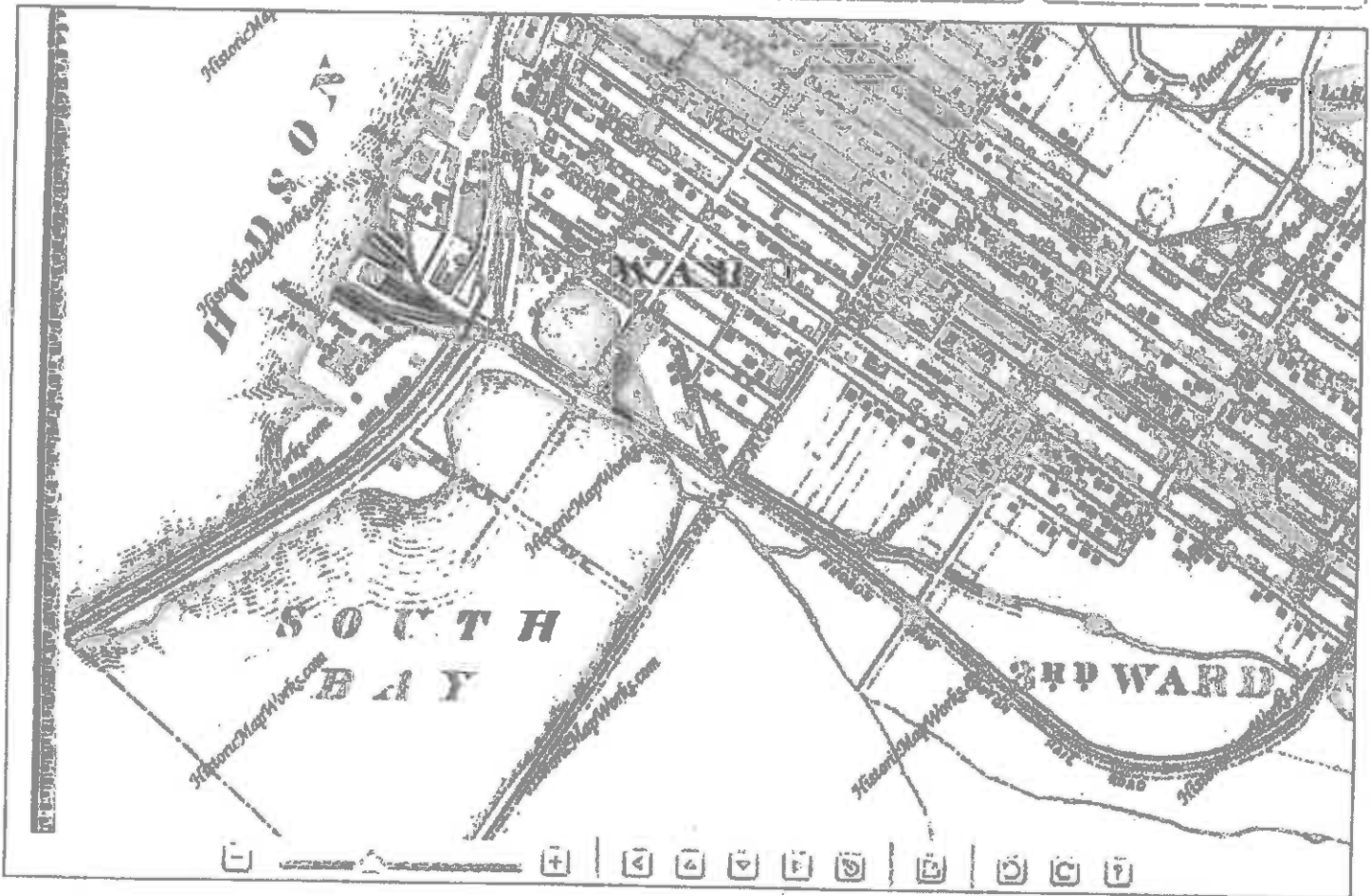
From **Columbia County 1873**, New York
Published by D. G. Beers & Co. in 1873

[View all the maps in Columbia County 1873](#)

[Buy & Print of this Map](#)

[Purchase Image License](#)

[Download this Map \(\\$4.99+\)](#)



[View Print Size & Pricing](#)

[OVERLAY THIS MAP](#)

[HISTORIC EARTH](#)

[HISTORIC EARTH PREMIUM](#)

Map Information

Full Title: Hudson City-001
Full Atlas Title: Columbia County 1873
State: New York
Location 1: Unattributed
Location 2: Unattributed
Publish Date: 1873
Publisher: D. G. Beers & Co.
Number Maps in the Atlas: 39

SOURCE INSTITUTION:

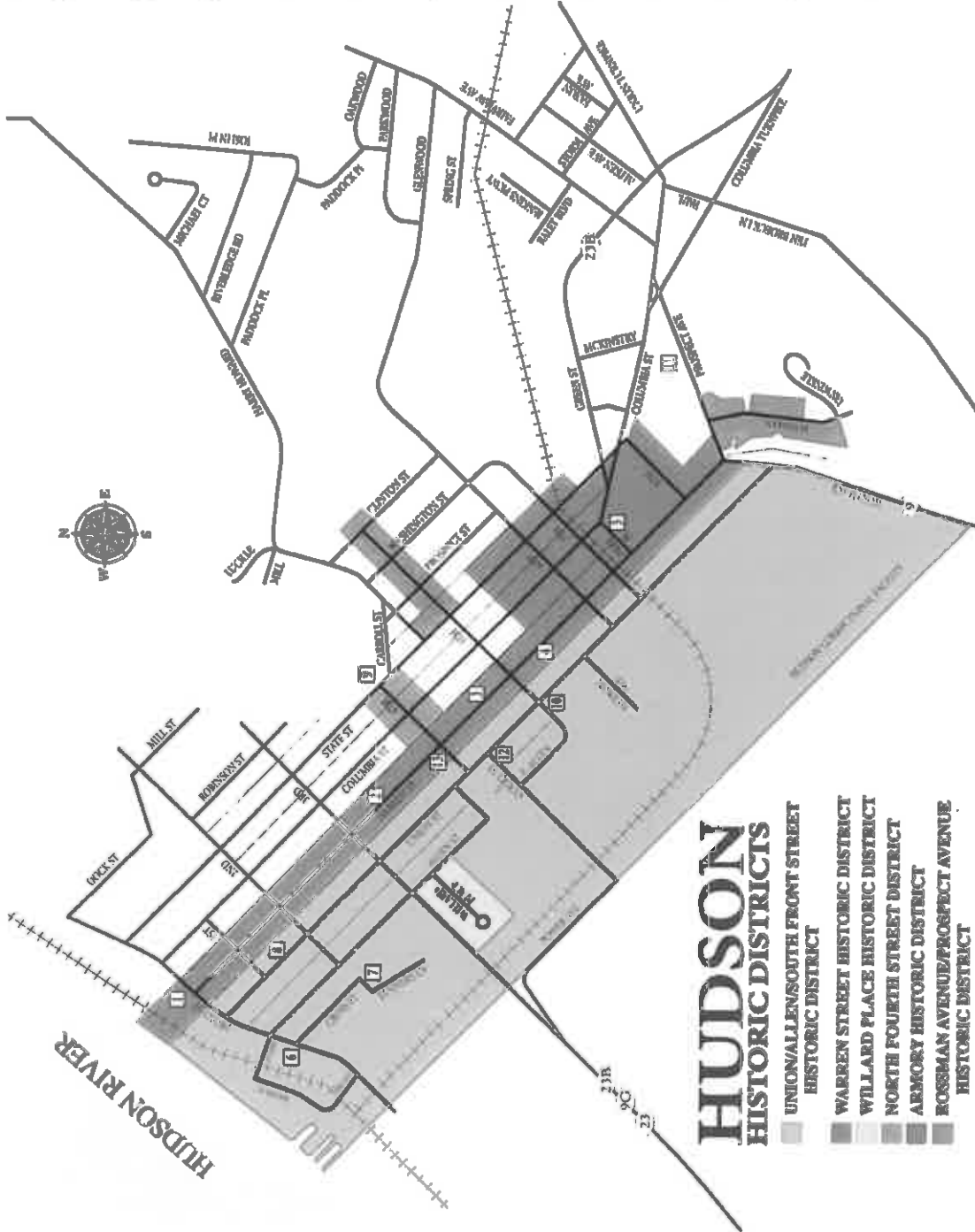


HISTORIC MAPWORKS
Residential Genealogy™

Exhibit I

INDIVIDUAL DESIGNATIONS

- 1 WASHINGTON HOSE COMPANY
Warren and North Front Streets
- 2 H. W. ROGERS HOSE COMPANY
242 Warren Street
- 3 C. H. DUNN BOOK & LADDER COMPANY
400 Warren Street
- 4 J. W. ROYBRAFT HOSE & CHEMICAL COMPANY
525 Warren Street
- 5 J. W. EDWARDS HOSE & THORNEY HOSE COMPANIES
8-10 Park Place
- 6 HUDSON AMTRAK STATION
40 South Front Street
- 7 BURDET TAYLOR HOUSE
South Second Street and Tanners Lane
- 8 MORRIS JEFFERSON HOUSE
113 Warren Street
- 9 HUDSON ALMS HOUSE
400 State Street
- 10 JOHN T. HAYLAND HOUSE
24-26 South Park Street
- 11 CAVELL HOUSE
400 Prospect Avenue
- 12 CHRIST EPISCOPAL CHURCH
Union and East Court Streets
- 13 FIRST PRESBYTERIAN CHURCH
Fourth and Warren Streets



HUDSON HISTORIC DISTRICTS

- UNION/ALLEN/SOUTH FRONT STREET HISTORIC DISTRICT
- WARREN STREET HISTORIC DISTRICT
- WILLARD PLACE HISTORIC DISTRICT
- NORTH FOURTH STREET HISTORIC DISTRICT
- ARMORY HISTORIC DISTRICT
- ROSSMAN AVENUE/PROSPECT AVENUE HISTORIC DISTRICT