

To: Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
From: Olivia Hopkins, AIA | Historic Architecture, Perspectus
Date: March 7, 2023
Re: 136 Hudson Street
CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

SUBJECT PROPERTY: 136 Hudson Street

At the request of the City of Hudson, Ohio and per their Codified Ordinances Section 1202.04(b)(3), Perspectus is providing this advisory report to assist the Architectural and Historic Board of Review (AHBR) in their review of the Owner Application requesting alterations to the designated historic property. The following were applied as it pertains to this application under the Codified Ordinances Appendix D. - Architectural Design Standards Section III-2.b.(1):

1. Codified Ordinances Appendix D. - Architectural Design Standards Section III-2 (attached as **EXHIBIT A**)
2. The Secretary of the Interior's Standards for Rehabilitation (attached as **EXHIBIT B**)
3. National Park Service Preservation Briefs #14 Exterior Additions to Historic Buildings: Preservation Concerns & #16 The Use of Substitute Materials on Historic Building Exteriors.

Perspectus performed the following:

1. Reviewed the submitted documentation for the appropriateness of the proposal, compliance with above referenced documents, and general insights on the submittal.
2. Conducted a site visit on March 5, 2024.

QUALIFICATIONS

Lauren Pinney Burge, Principal, Historic Architecture, is a registered Architect in the state of Ohio, meets Federal Qualifications (36 CFR 61) for Architectural History, Architecture, Historic Architecture and Historic Preservation Planning, and is Section 106 Trained.

Olivia Hopkins is a registered Architect in the state of Ohio, meets Federal Qualifications (36 CFR 61) for Architecture, Historic Architecture.

Alice Sloan meets Federal Qualifications (36 CFR 61) for History and Architectural History and is an Association for Preservation Technology Recognized Professional (APT-RP).

PROPOSED CHANGES

The owner proposes to make the following changes to the existing structure:

1. Constructing a one-story addition. The proposed addition is broken up into three main massings. The materials of the proposed addition are brick masonry foundation walls, Pella Reserve aluminum clad windows, and smooth painted fiber cement siding with the lap exposure to match existing. There is a wider trim board which aligns with the bottom of the existing frieze board. The asphalt shingle roof of each massing will be held below the historic house's roof ridge line.
 - a. The first massing is to the rear of the 1985 two car garage and surrounds the former single car garage that reportedly dates to 1936 on the side (west) and rear (south) elevations. Note this massing affects the former single car garage by raising the former garage's roof and adding on to the side (east) elevation, an 8 lite clerestory window and an 8 lite transom window with a 16 lite fixed window below. The extension of the side (east) elevation will have an 8 lite clerestory window and an 8 lite transom window above a 16 lite fixed window. The clerestory windows are above the wider trim board. The rear (south) elevation will have an 8 lite clerestory window, two sets of an 8 lite transom window with a 16 lite fixed window below. A half circle gable vent is proposed and will match the existing front (north) elevation gable vent dating to 1985. The side (west) elevation will have two sets of an 8 lite transom window above a 16 lite fixed window.
 - b. The second massing has a low-slope flat roof and connects to the previous 1985 and 1997 rear (south) additions and the side (west) elevation of the 1985 two car garage. The side (west) elevation will have a tripartite window with transoms above. The windows are 16 lite casement windows on either side of a 16 lite fixed window, the transoms are 8 lite and are above the wide piece of trim board.
 - c. The third massing is a screened porch with an east/west gable roof.

2. Constructing, at the front (north) elevation, a brick stoop and canopy (front porch). The canopy (front porch) is 7'-4" wide and 6'-0" deep and centered on the front elevation. The canopy (front porch) will have 8x8 square columns supporting a low-slope, flat roof which is in line with the frieze board.
3. Adding, at the side (east) elevation, five 6 lite fixed clerestory windows above the wide piece of trim board.
4. Replacing, at the existing front door, which appears to be a non-historic flush door with applied decoration, the upper arched wood panels with glazing panels. The door is currently inoperable and is under review from the contractor to see if the door can be salvaged and used. The condition of the door, at the request of the AHBR, will be documented during construction and functionality will be reviewed to determine if the existing door can be modified with the glazing panels. If the door is determined as nonrepairable, the new door will be painted wood to match the existing style with two new glazing panels.
5. Removing, at the side (east) elevation, a set of wood French doors dating to the 1985 addition.
6. Infilling, at the side (east) elevation, the French door opening with lapped fiber cement siding to match the existing siding.
7. Removing, at the front (north) elevation of the 1985 garage, the two wood paneled garage doors.
8. Adding, at the front (north) elevation, one 16' wide garage door. The garage door will be painted wood with two rows of paneling below a row of windows.

APPROPRIATENESS OF PROPOSED CHANGES

1. **Proposed changes #1-4: can become appropriate** with the following alterations to the design:
 - a. **Change #1:**
 - i. **Massing:**
The proposed addition should be held back from the side (east) elevation to allow the existing house to be distinguished from the addition.
The side (west) elevation of the screened porch should align with the side of the second massing.
 - ii. **Windows:**
The proposed windows will comply with Standard #9 (new work shall be differentiated from the old, but compatible with the massing, size, scale) if they are 1 over 1 double hung windows. This allows for the 1 over 1 configuration to be distinct and simplified from the existing 6 over 6 and 12 over 8 double hung windows typical of the Greek Revival style.
Maintain the height and size of the 6 over 6 double hung to the right of the side door and keep the current proposed four windows and spacing to allow the windows to follow the Architectural Design Standards of the City of Hudson.
Shutters should not be added to these windows.
The tripartite window should be simplified and not include the transom uppers; see above discussion of window configuration and size.
 - iii. **Detailing:** Although the detailing of the proposed addition is mostly consistent with Standard #9 because it is not replicating items such as the frieze board, boxed cornice returns, or window trim, there is one location that requires revision: remove the wider exposed trim piece that is in line with the frieze board to simplify the proposed addition.
 - b. **Change #2:** The canopy (front porch) design should be modified to resemble one of two forms to comply with the Standards:
The first option is to recreate the gable-fronted porch visible in the 1950 photograph included in this report, which meets Standard #6 (replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence). This design is appropriate as it is a previously documented feature and gained historical significance due to the Period of Significance for the district ending in 1963.
The second option is to modify the canopy (front porch) to a configuration typical of houses reflecting the Greek Revival style, as the house is significant under Criteria C as an example of this style. The detailing of the front porch as proposed is appropriate, but the height is not. Note that Ohio is part of the region where a common front porch height is either less than full height or absent (see the images from the McAlester book included in this report). The existing shallow overhang should be removed, and the new canopy (front porch) should align with this part of the façade, just above the door head trim. The low-slope (flat) roof, square Doric columns, and frieze board may remain part of the design.
 - c. **Change #3:** This portion of the elevation is visible while walking west on Hudson Street, and the clerestory type windows are not compatible with the Greek Revival style of the house. See Appropriateness of Proposed Changes 1.a.ii for discussion of window configuration and size. Consider using only two or three 1 over 1 double hung windows evenly spaced on this portion of the elevation.

- d. **Change #4:** If the existing door (which appears to be a 20th century flush door with applied trim) is determined to be in-operable, the suggested replacement should be a 4 paneled stile and rail door without arches to be compatible with the Greek Revival style.
2. **Proposed changes #5-8: are appropriate and compliant.**

SOURCES CONSULTED

1. AHBR Agenda Packet with OHI Form and proposed drawings by Onyx Creative with material specifications.
2. AHBR Meeting Agenda Minutes, 136 Hudson Street (Historic District), February 14, 2024 and February 28, 2024.
3. Grimmer, Anne and Weeks, Kay. *Preservation Briefs 14 New Exterior Additions to Historic Buildings: Preservation Concerns*. National Parks Service US Department of the Interior Technical Preservation Services. August 2021.
4. Sandor, John, Trayte, David and Uebel, Amy. *Preservation Briefs 16 The Use of Substitute Materials on Historic Building Exteriors*. National Parks Service US Department of the Interior Technical Preservation Services. September 2023.
5. Ohio Historic Inventory (OHI) form by L Newkirk and F Barlow
6. McAlester, Virginia. *A Field Guide to American Houses*. Fifth printing, Alfred A. Knopf, 2020.
7. National Register of Historic Place Form by Thirza M. Cady, Asst. to Janet Sprague. *Hudson Historic District Reference Number 73001542*. April 7, 1973.
8. National Register of Historic Place Form by Lois Newkirk. *Hudson Historic District (Boundary Increase) Reference Number 89001452*. August 19, 1989.
9. National Register of Historic Place Form by Wendy Naylor and Diana Wellman. *Hudson Historic District (Boundary Increase) Reference Number 100007849*. April 15, 2021.
10. Board of Zoning and Building Appeals, Village of Hudson, Ohio. June 20, 1985.
11. Application for a Zoning Certificate, City of Hudson. June 12, 1997.

FINDINGS

1. The structure is located in and contributing to the Hudson National Register Historic District, reference numbers 73001542, 89001452, and 100007849. The Period of Significance is 1806-1963. The district is significant under Criteria A and Criteria C.
 - a. The significance under Criteria A as stated in the 1973 NRN: "Hudson is a fine example of the early development of the Connecticut Western Reserve both in architecture and town planning." As stated in the 1989 Boundary Increase, "...Boundary Increase is significant under Criteria A, in that the development of the railroad-based economy, with its consequent land development schemes...the community planning and historic restoration movement in the early 20th century are associated with and make a significant contribution to the broad patterns of history." As stated in the 2021 NRN the collection of structures included within the expanded boundary, "demonstrates the pattern of development in Hudson extending from the late nineteenth century post-railroad era decline...continues through the 1950s with the Ellsworth legacy of planning and resulting exurban pattern of growth..."
 - b. The significance under Criteria C as stated in the 1989 NRN; "...Boundary Increase...is significant under Criteria C in that it contains distinctive architectural styles and property types which reflect the history of the area, in its progression in style from Federal to Transitional, Greek Revival, Gothic Revival, Italianate, Queen Anne and twentieth century period revivals." As stated in the 2021 NRN, the collection of structures included within the expanded boundary is "...representative of building styles and types built in the late nineteenth century and dominated by the Colonial Revival style influences..."
 - c. Hudson Street, on which the subject property stands at number 136, was added to the National Register Historic District in the 1989 boundary increase. The 1989 NRN states, "...Hudson Street is now and has always been residential, with single family houses, primarily wood frame, with foundations of sandstone, brick, structural tile and concrete block; roofs are of asphalt shingle. Houses range in age from 1854 to the 1950's with few alterations..."
2. The property is located on the south side of the street. It is the fourth structure from the corner of Hudson Street and N. Oviatt Street in the Historic Residential Neighborhood. The terrain is flat.
3. The structure is approximately rectangular in plan, and one and a half stories tall. The structure has replacement wood siding. The windows are a mix of vinyl and original wood. The foundation is a mix of brick, which appears to date to 1997, and CMU, dating to 1985. The former single car garage which was moved reportedly dates to 1936. The structure has influences from the Greek Revival style.
4. According to the Ohio Historic Inventory and 1989 NRN Boundary Increase, the original 1-1/2 story structure was built c1854.

5. According to zoning and permitting records provided by the City of Hudson, in 1985 the owner requested a variance to move the existing garage (the single car garage reportedly dating to 1936), construct a new garage, and add a porch to the rear of the house. It is presumed the sunroom was the porch mentioned in the variance. The portion to the south of the side (east) entry door connecting to the garage was constructed at this time too. These portions of the house have similar CMU foundation walls. In 1997, a permit was approved for additions to the master bath and kitchen; these areas are presumed to be the portion to the north of the side (east) entry door, the portion to the west of the sunroom, and the bump out on the side (west) elevation.
6. According to the 1950 historic photograph and the 1989 NRN photograph, the original c. 1854 house has experienced changes to its exterior. Between 1950 and 1989, the front porch (which consisted of a gable facing canopy/overhang that interfaced with the frieze) was removed, the shutters were removed, and the door color lightened. Between 1989 and 2024, shutters were added, and the window frame color lightened.
7. The Proposed Addition:

Overall, the proposed addition does increase the square footage of the existing house's footprint (which includes the small, 1-1/2 story c. 1854 house and massive modern additions), but only by a factor of 1.5. *Note that the square footage of the footprint of the original c. 1854 house appears to have been approximately 550sf. The square footage of the existing addition's footprint (which includes the 1936 former single-car garage and the 1985 and 1997 one-story additions) is approximately 2,302sf. The massive, existing addition increased the original c. 1854 house's square footage by a factor of 4. The proposed one-story addition's square footage is only 1,332sf.*

Overall, while it almost doubles the length of the existing house along the side (west) elevation, the proposed massing will not be fully visible from the public way. The massing will not be fully visible from the public way because it is set back from the existing face by roughly 12'-0", allowing the existing house to be distinguished from the addition.

Overall, while the new roof line will be visible on the front (north) elevation, it is set back and partially hidden behind the existing garage roof and it will not visually dominate this front (north) elevation.

Overall, the proposed materials are compatible with the existing materials, and therefore consistent with the guidance of Preservation Briefs #14 and #16.

The proposed modification of the existing former single car garage itself is acceptable because it lacks historic integrity (it has been heavily altered over the years).



Image 1: 1950. Courtesy of The City of Hudson.



Image 2: 1989. Lois Newkirk. Historic District (Boundary Increase) photograph.

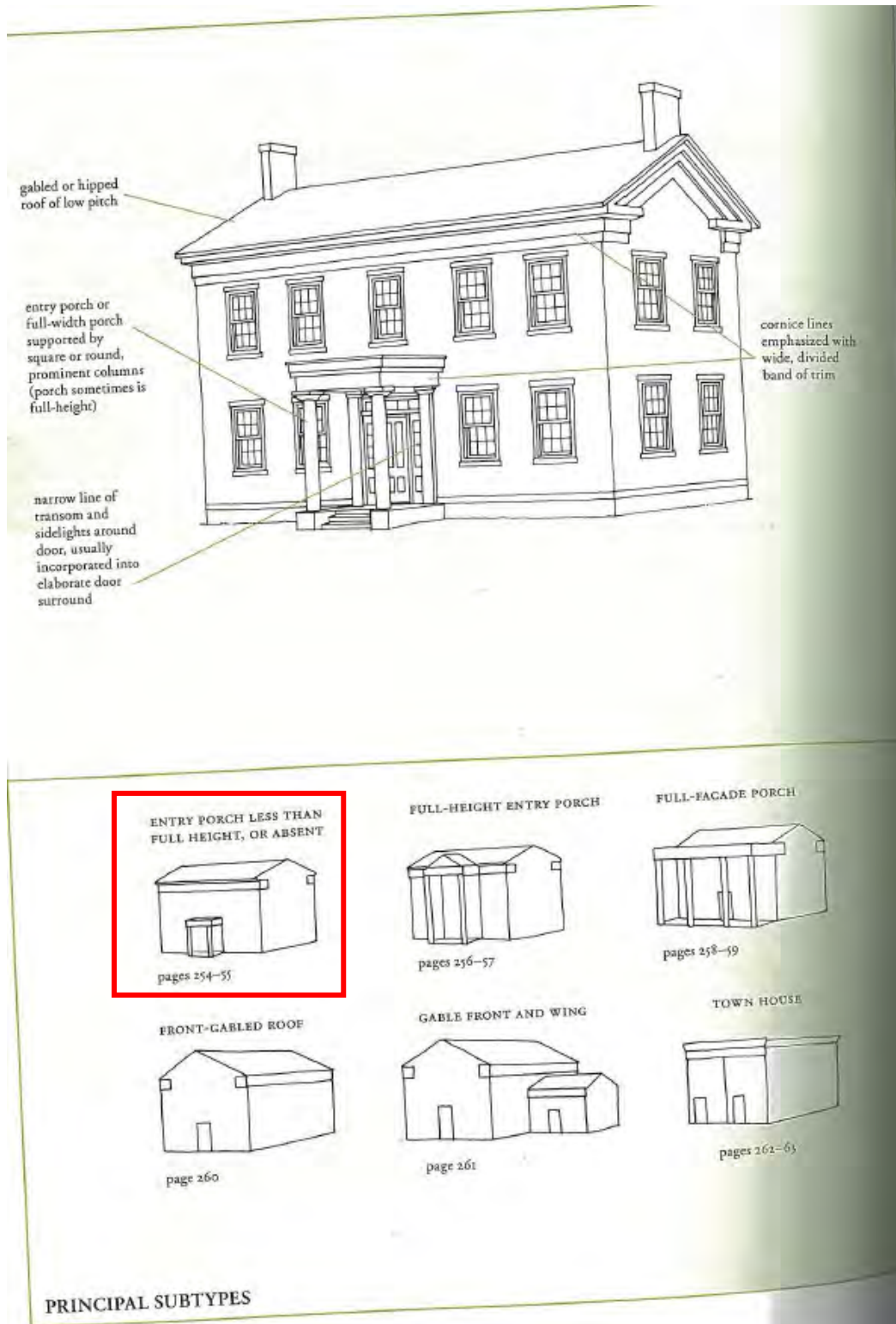


Image 3: 2020. McAlester page 246. The red box indicates the Entry Porch Less than Full Height subtype of the Greek Revival style.

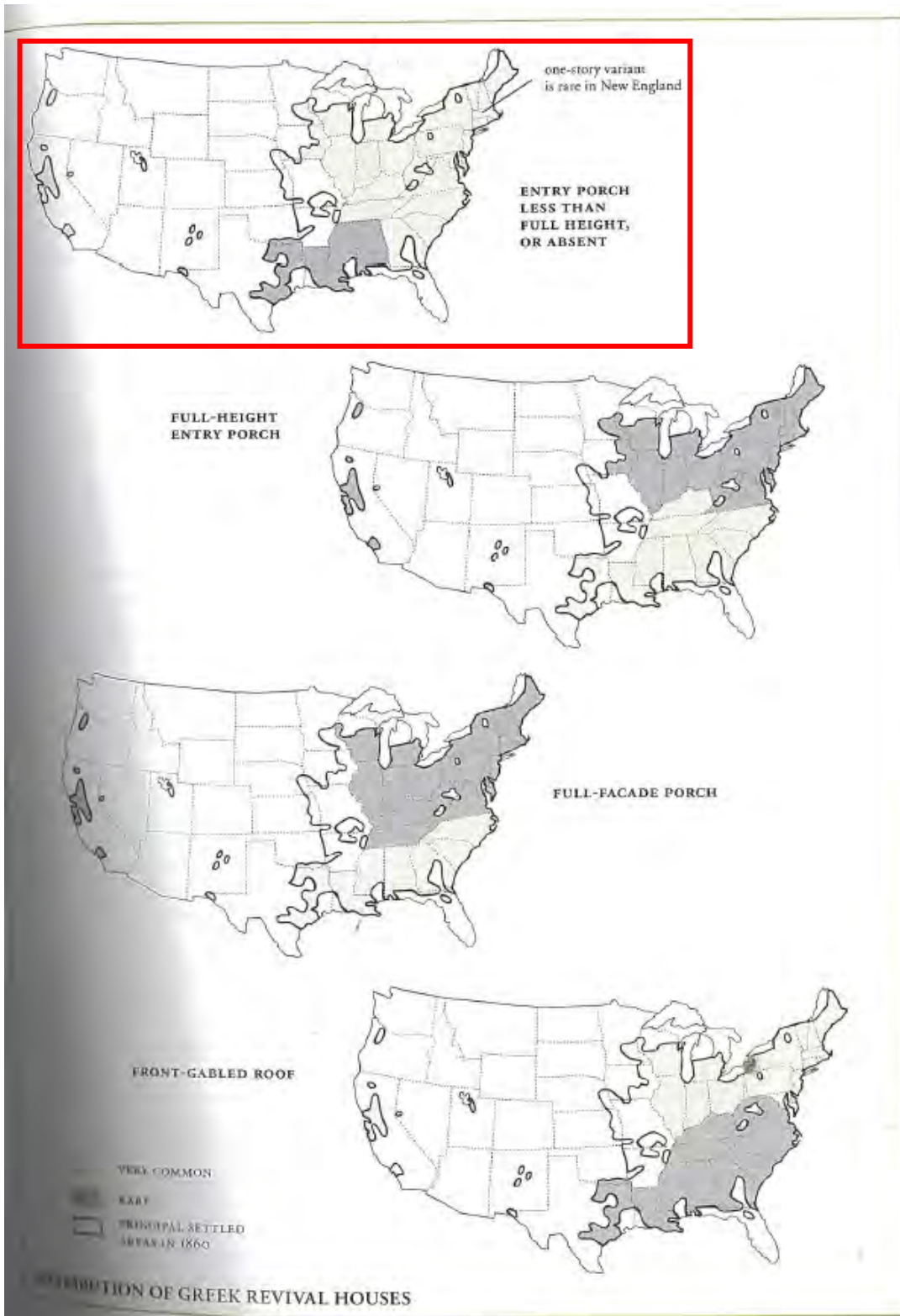


Image 4: 2020. McAlester page 251. The red box indicates the map showing very common Entry Porch Less than Full Height subtype of the Greek Revival style in Ohio.



Image 5: Front (north) elevation.



Image 6: Side (east) elevation. The red box indicates the presumed 1985 addition. The green box indicates the 1997 addition.



Image 7: Front (north) elevation of the attached 1985 garage.



Image 8: Rear (south) and side (east) elevations of the garage that reportedly dates to 1936. The portion to the right of the red line is the side (east) elevation of the two-car garage that dates to 1985.



Image 9: Rear (south) elevation of garage that reportedly dates to 1936.

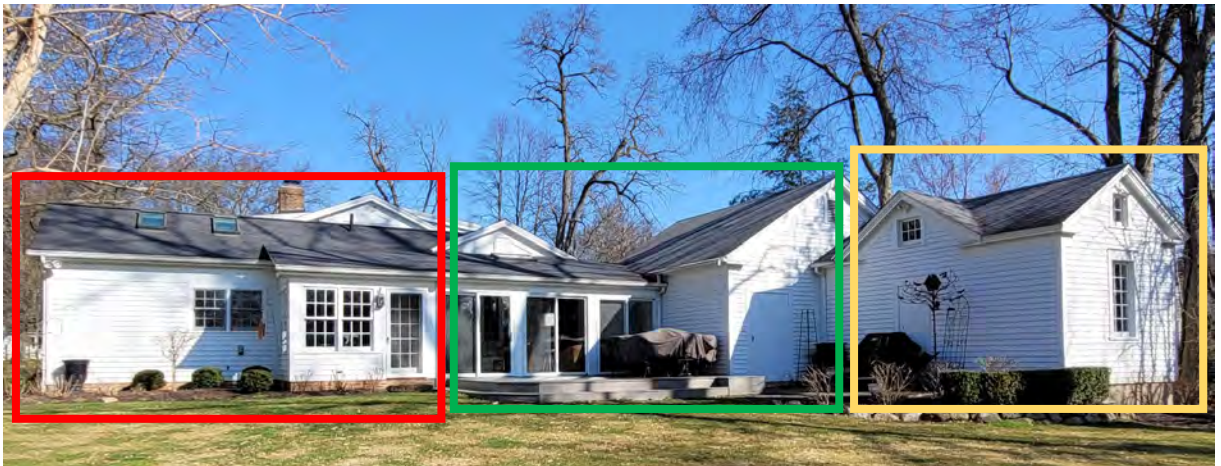


Image 10: Rear (south) and side (west) elevation. The red box indicates the 1997 addition, the green box indicates the 1985 addition and the yellow box indicates the garage that reportedly dates to 1936.



Image 11: Side (west) and rear (south) elevations. The portion to the left of the red line is the 1985 addition and the portion to the right of the red line is the garage that reportedly dates to 1936.



Image 12: Front (north) and side (west) elevations. The red box indicates the original house that dates to c1854. The green box indicates the addition that dates to 1997.



Image 13: House while standing across the street.



Image 14: House while walking east on Hudson Street.



Image 15: Front door, which appears to be a non-historic flush door with applied decoration.



Image 16: Side (east) elevation wood door to be removed.



Image 17: Houses to the west of 136 Hudson Street.



Image 18: Houses to the east of 136 Hudson Street.



Image 19: Houses to the northeast of 136 Hudson Street.



Image 20: House across the street from 136 Hudson Street.



Image 21: Houses to the northwest of 136 Hudson Street.

END OF REPORT

EXHIBIT A: City of Hudson, Codified Ordinances Appendix D. - Architectural Design Standards

To Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson

From Olivia Hopkins, AIA | Historic Architecture, Perspectus

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Section III-2. - Alterations to existing properties - all types.

The character of Hudson is preserved by maintaining the integrity of buildings as they are altered.

- a. *Alterations to non-historic buildings.* The following shall apply to all buildings which are not historic properties, as defined in Section III-2(b).
 - (1) In the case of an alteration to an existing property, an applicant must comply with the type design Standards in Part IV to the extent that they apply to the alteration itself.
 - (2) Applicants will be permitted to repair or replace existing non-conforming elements without bringing the element into conformance with the Standards, for example, shutters or windows may be replaced with essentially the same elements.
 - (3) If applicants propose to replace any element with another that is not the same (for example, aluminum windows for wood windows), the applicant will be required to conform fully with the Standards for those elements.
 - (4) Applicants may not be compelled to alter any part of the existing property which would otherwise not be affected by the proposed alteration.
 - (5) For existing buildings which do not conform to the type catalogue in Part IV, alterations will be allowed as long as they conform to the general principles enumerated in Section I-2, and they are compatible with the existing architectural style, materials, and massing of the building.
- 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 History 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 properties with well preserved and maintained high quality historic building materials. The preservation of these materials is essential to the distinguishing character of individual properties and of the district. Deteriorated materials shall be repaired where feasible rather than replaced. In the event that replacement is appropriate, the new material should be compatible in composition, design, color, and texture.
 - (i). Use of Substitute materials for Historic 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 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.
 - (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.) Substitute materials are acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials.
 - (iii). New freestanding structures and non-historic properties: The use of 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).

EXHIBIT B: Secretary of the Interior's Standards for Rehabilitation

To Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson

From Olivia Hopkins, AIA | Historic Architecture, Perspectus

CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.