

To: Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
From: Olivia Zepp, AIA | Historic Architecture, Perspectus
Date: October 19, 2023
Re: 201 N. Main Street
CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

SUBJECT PROPERTY: 201 N. Main 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 & #16

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 October 17, 2023.

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 Zepp 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. Demolishing the one-story portion and porch (north of the two-story portion) and rebuilding with new materials.
2. Cutting the framing of the historic two-story structure between the first-floor finished floor and sill plate (see Image 11), lifting the entire two-story structure, and moving the building. Replacing the foundation walls with CMU block and an exterior brick veneer. The new foundation walls will match the footprint of the existing structure. Rebuilding the first-floor structural members and placing the two-story structure on the new foundation.
3. Installing new western red cedar siding, trim, and corner boards on the entirety of the two-story structure.
4. Rebuilding the eave returns on the west and east sides of the two-story structure.
5. Installing new shutters (painted PVC composite) at the new windows on the west and south elevations of the two-story structure.
6. Removing the existing brick chimney and constructing a new faux chimney (brick veneer) above the roof line (the chimney does not extend down into the interior of the building).
7. Demolition of the one-story rear additions, a portion of which appears in the 1916 Sanborn map (see Image 3). The additions appear to have been altered since their original construction.
8. Replacing the existing wood double-hung windows with 6 over 6 double-hung aluminum clad wood windows on the east elevation, west elevation, and first floor of the south elevation.
9. Replacing the existing 8 lite fixed wood windows with new 8 lite fixed aluminum clad wood windows on the south elevation at the second floor.
10. Adding two new 6 over 6 double-hung aluminum clad wood windows and a new 8 lite fixed aluminum clad wood window on the east elevation.
11. Installing new copper gutters and downspouts.

APPROPRIATENESS OF PROPOSED CHANGES

1. **Proposed change #1 is not appropriate** because it will remove what appears to be historic materials from the site. The Secretary of the Interior Standards (SIS), #4, states that “changes to a property that have acquired historic significance in their own right will be retained and preserved.” Applicant to submit evidence that the addition was constructed outside the period of significance, which ends in 1963. Further, evidence needs to be provided demonstrating why the demolition of what appears to be a historic portion and historic fabric of the building needs to be removed and cannot be lifted, moved, and reset along with the two-story portion.
 - a. It appears that the one-story portion is historic and may be original to the structure. Its form is common of a Gable-Front-and-Wing Family (more commonly known as a Gable-Ell or Upright-and-Wing house) popular between 1850-c1930. McAlester states, “While two-story gable-front houses dominated urban folk building in the Northeast, a related shape...became common in rural areas...an additional side-gabled wing was added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape. A shed-roofed porch was typically placed within the L made by the two wings...common only in the northeastern and midwestern states.” While the current configuration of the existing porch appears to not be original to the structure, it appears to be historic, and overall, it can be argued that this house is an early example of this building type.
2. **Proposed changes #'s 2-6: can become appropriate** with the following alterations to the design:
 - a. **Change #2:** The submitted drawings do not indicate an exterior finish for the new foundation walls, but brick veneer was discussed on-site. A sandstone veneer that matches the substantial scale as it appears in the c1900 image (see Image 1) would be appropriate. SIS #3 states that “Each property will 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 elements from other historic properties, will not be undertaken.”
 - b. **Change #3:** The lap exposure of the siding is not indicated on the drawings, it should match the lap exposure as it appears in the c1900 image (see image 1).
 - c. **Change #4:** The roof detail 4 on Sheet A1.03 does not specify a material for the “low slope above return.” This material should be copper to match existing.
 - d. **Change #5:** The proportions of the proposed shutters as drawn does not appear appropriate for the windows. Each shutter should be correctly sized to only cover half the window when in the closed position.
 - e. **Change #6:** The location of the faux chimney should be based on the c.1900 image (see Image 1). Note the chimney in the c.1900 image appears to be brick and the foundation appears to be stone. Codified Ordinances Appendix D – Architectural Standards Section III-1 states chimney material should match foundation material, but consider the note about the c.1900 image and building materials.
3. **Proposed changes #'s 7-10: are appropriate and compliant.**
4. Signage and lighting locations are not indicated on the drawings but will be reviewed by the AHBR per Codified Ordinances Appendix D – Architectural Standards Section III-1. The owner and AHBR will work together to determine appropriate locations for these items.

SOURCES CONSULTED

1. AHBR Agenda Packet with OHI Form and proposed drawings by Peninsula Architects with material specifications and General Contractor information.
2. AHBR Meeting Agenda Minutes, 201 N. Main Street, 6/28/2023.
3. Report supporting HHA Historic Marker.
4. 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.
5. 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.
6. Ohio Historic Inventory (OHI) form by L Newkirk and F Barlow
7. McAlester, Virginia. *A Field Guide to American Houses*. Fifth printing, Alfred A. Knopf, 2020.
8. National Register of Historic Place Form by Thirza M. Cady, Asst. to Janet Sprague. *Hudson Historic District Reference Number 73001542*. April 7, 1973.
9. National Register of Historic Place Form by Lois Newkirk. *Hudson Historic District (Boundary Increase) Reference Number 89001452*. August 19, 1989.
10. National Register of Historic Place Form by Wendy Naylor and Diana Wellman. *Hudson Historic District (Boundary Increase) Reference Number 100007849*. April 15, 2021.

FINDINGS

1. The structure is located in 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. The original district nomination states, "Hudson is unusually rich in buildings of the 1820's, 30's and 40's, when the town was at the height of its vigor. It was a thriving commercial and college town prior to its decline in the latter half of the century...The buildings in this district are various styles. These include Greek Revival, Western (Connecticut) Reserve, Federal, Tuscan and even a classic example of Gothic Revival. Several original buildings have disappeared and other have moved or replaced." It also states, "The north part of main street [where 201 N. Main is located] was not affected by either the fire of 1892 or 1911. Therefore, the buildings along the street are the original ones that were built as time and circumstances permitted. What are now primarily shops were originally homes, saloons and shops."
2. The property is located on the east side of the street, the second structure from the corner of North Main Street and Aurora Street in the Village Core Hudson Zoning District. The terrain is flat.
3. The structure is approximately rectangular in plan, one and a half stories. The structure has wood siding. The windows are a mix of wood double hung and fixed. The foundation is mostly not visible on the exterior, but from the interior is CMU block with small areas of sandstone. The structure has influences from the Greek Revival style.
4. According to the Ohio Historic Inventory, the structure was built 1840.
5. According to photographs from the Hudson Historical Society the structure has had changes over time including a one-story rear addition, porch alterations, replaced siding, replaced windows, and replaced foundation.



Image 1: Date c.1900. Courtesy of the Hudson Historical Society. Front (west) and side (north) elevation. Note the Gable-Front-and-Wing configuration of the house, the 6 over 6 double hung windows on the first floor, the exposure width of the siding, the two chimneys appear to be brick, and the foundation appears to be stone. The door appears to be under the porch on the north return wall.



Image 2: Appears to date to c.1916. Courtesy of the Hudson Historical Society. Front (west) elevation. Note the front porch changes and the bay window.

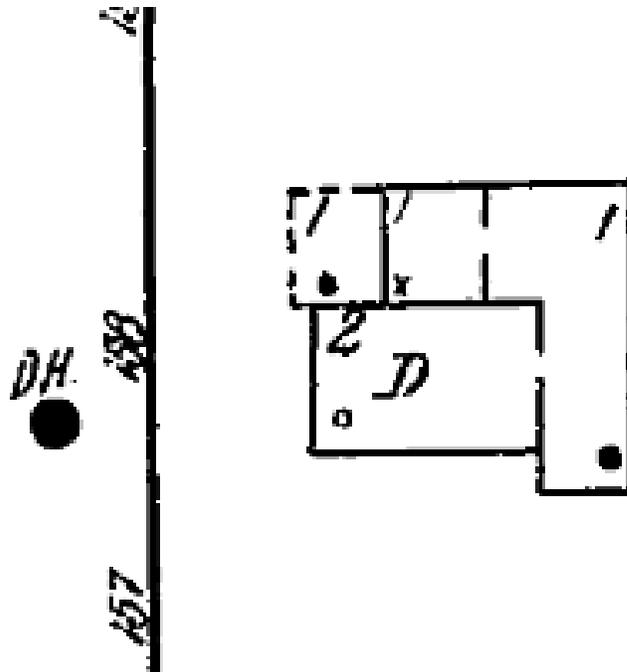


Image 3: 1916 Sanborn Map, Ohio Web Library. Note the configuration of the structure with a portion of the current rear (east) addition is existing by 1916. (North is up)



Image 4: Date c.1950. Courtesy of the Hudson Historical Society. Front (west) elevation. Note the elevation reconfiguration, the second story replaced windows, the front door on the two-story portion, and the one-story rear addition.

Restored Along Lines Of Early Hudson Home



This is a picture of the Hudson Village Realty and Hudson Homes Inc. building as it was originally built. It has been restored as nearly as possible. See picture of the restored building on page two. It was once occupied by the grandparents of Mrs. Louella Dodds.

Building Restored To Beauty Of More Than 100 Years Ago

Nov. 15, 1954

Huronites have watched with interest the remodeling of the new offices of Hudson Village Real Estate and Hudson Homes, Inc. at 201 N. Main st., but few realize that it has actually been a restoration project. In the picture above, you see the building as it was originally built. For years it was occupied by Mr. and Mrs. Chauncey Fowler, grandparents of Mrs. Louella Dodds, Owen Brown street. Mrs. Dodds had the picture and it was secured by Raymond S. West, when he started the remodeling program. The lines of the original building were adhered to as closely as possible by N. R. Johnson of Hudson Homes, Inc., general contractors for the project and also occupants of the building.

Mrs. Dodds is not sure whether or not the Fowlers built the building, but they moved in by 1840 and Mrs. Dodds' mother, Mary Fowler Crawford was born there in 1843. She says that the building now looks a great deal as it once did, but she misses two great Elm trees which once stood in front of the home and added a great deal of charm.

It is typical of Mr. West to have wanted to restore an old building for new offices rather than build a new one. He has continually fought for the preservation of the Early American atmosphere in Hudson, has encouraged others

to restore lovely old homes here and is interested in seeing that new homes built here are in keeping with the mood and feeling of the village, which has made it widely known not only in Ohio but in neighboring states. His feeling is contagious as the members of the firm of Hudson Homes, Inc., builders, will tell you. The two companies have joined forces

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Image 5: 1954. Courtesy of the Hudson Historical Society. Article stating the restoration of the exterior of the building. The article references the c.1900 photo as being what was originally built and the structure was, "restored as nearly as possible."



Image 6: Date c.1970. Courtesy of the Hudson Historical Society. This is the presumed configuration from the 1954 restoration. Front (west) elevation. Note the front porch reconfiguration, the window replacements on the two-story portion, the replaced windows at the porch, and the one-story rear addition.



Image 7: Front (west) elevation.



Image 8: Rear (east) elevation. One-story rear addition to be removed, including presumed addition that existed by 1916 according to the Sanborn map in Image 3.



Image 9: Rear (east) elevation. Detail showing siding under existing siding. Outer layer of front elevation siding should be removed to see if another layer of wood siding exists. If so, this should be evaluated per historic photos to determine if this is the historic lap exposure width.



Image 10: Front (west) elevation. Detail at two-story portion showing sandstone foundation behind concrete. Also note wood siding behind the existing siding and mineral wool.



Image 11: Interior, southwest corner of the two-story structure. Red line indicates where structure will be cut to be lifted.



Image 12: Image taken in basement showing termite damage to the north-south structural member in the two-story portion.



Image 13: Image taken in basement showing sandstone foundation at the north wall of the two-story portion.

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

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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

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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.