

CITY OF HUDSON — ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

QUALIFICATIONS & PROPOSALS REQUEST FOR CONSULTANT ARCHITECT

JULY 7, 2023



June 30, 2023

Mr. Nick Sugar, City Planner
City of Hudson
Community Development Department
1140 Terex Road
Hudson, OH 44236

RE: Request for Qualifications and Proposals, Architectural and Historic Board of Review Request for Consultant Architect

Mr. Sugar,

Perspectus is pleased to submit this proposal in response to the above referenced RFQ/P.

Perspectus Architecture is an award-winning design studio with significant experience working with leading civic, campus, and cultural institutions. Our Historic Studio bridges these client types and was established when the firm that Lauren Burge and Elizabeth Murphy led since the 1990s joined Perspectus in 2016. Perspectus is committed to the continued care for historic resources through preservation, restoration, rehabilitation, and reconstruction. Please refer to the attachments for more information, including staff resumes and project examples.

STATEMENT OF QUALIFICATIONS

In addition to our considerable experience providing communities with Design Guidelines that support local historic preservation ordinances, Perspectus staff members are currently working as Historic Preservation Consultant Architects for two jurisdictions in the Cleveland/Akron area. In each case, we have advised on approximately 30 cases per year:

City of Akron: Since 2017 Perspectus has assisted the City of Akron, by conducting Section 106 Reviews. Lauren Burge, AIA, Principal, and Registered Architect in Ohio, performs these reviews.
Contact: Kurt Mulhauser, City of Akron Office of Integrated Development
166 South High Street
Akron, OH 44308
(330) 375-2090

Village of Chagrin Falls: Since 2018 Perspectus has assisted the Village of Chagrin Falls' Architectural Board of Review in interpretation of the Village's Historic Preservation Ordinance when evaluating applications for alterations.
Olivia Zepp, AIA and Registered Architect in Ohio, serves as Project Architect for these reviews.
Alice L. Sloan, Assoc. AIA and APT-RP assists with these reviews.
Contact: Robert Jamieson, Chief Administrative Office, Village of Chagrin Falls
21 West Washington Street
Chagrin Falls, OH 44022
(440) 247-5050 x2798

SCHEDULE & FEES

Perspectus can adhere to the review schedule and anticipated submittal dates. The proposed staff members live in or near the City of Hudson. Please refer to the attached document for our Fee Proposal.

Please feel free to contact Lauren Burge (lburge@perspectus.com) or Alice Sloan (asloan@perspectus.com) with any questions.

Thank you for this opportunity to collaborate with your team.

Sincerely,



Lauren Pinney Burge, AIA
Principal



Alice L. Sloan, Assoc. AIA,
APT-RP

FIRM OVERVIEW

Perspectus is a full-service architecture firm committed to creating exceptional experiences. We design healthcare, campus + cultural, senior living, civic + government, commercial, historic architecture, science + technology, and clubs + hospitality spaces.

FIRM HISTORY

Perspectus was established in 2001 by Bill Ayars, FAIA, FACHA and Larry Fischer, AIA, ACHA. Their vision: an architectural design firm recognized for service and design excellence. Bill and Larry fostered a culture of growth at Perspectus, building a design legacy that would outlast them through transparency and mutual trust.

In 2018, Salvatore Rini, AIA, ACHA and Michael Lipowski, AIA, ACHA assumed Managing Principal roles alongside Bill, as Larry transitioned into his new role as Chairman of the firm's Board of Advisors. Today, our team of Principals guide the firm's ongoing mission of exceptional design and service.

OUR VISION

Our reason for being goes beyond buildings. It's about more than architecture. We exist to create a better-designed, more functional world through exceptional spaces that enhance healing, working, learning and living. We exist to achieve our clients' greatest aspirations and improve the lives of those who encounter our designs. Within a framework of cooperation, respect and professionalism, we turn complicated problems into stunning solutions, architect tomorrow's experiences while acting as protectors and rejuvenators of history, and we employ our earned expertise to rise to any challenge set before us.

44

TOTAL STAFF

27

REGISTERED ARCHITECTS

03

INTERIOR DESIGNERS

08

LEED ACCREDITED
PROFESSIONALS

Frank Lloyd Wright's Westcott House Restoration

DESIGN PHILOSOPHY

Perspectus believes that constraints lead to compelling design solutions, approaching the design process as an opportunity to tackle challenges that will maximize value for our clients.

Problem-solving is where design happens. A modern approach to design and construction should be responsive to the project's context and the demands of the program. In other words, no project is a clean slate; the context gives life to the design.

The Perspectus team is adept at blending creative solutions, emerging trends and construction technology into comprehensive solutions that directly respond to project site, program and user needs. Quality architecture utilizes simple, efficient design gestures that produce dynamic and highly functional spaces. These spaces are built with contemporary, durable materials and buoyed by technical competency. The result is a structure that is sustainable, efficient, and infused with timeless character and approachability.

FIRM HISTORY

Perspectus was established in 2001 by Bill Ayars, FAIA, FACHA and Larry Fischer, AIA, ACHA. Their vision: an architectural design firm recognized for service and design excellence. Bill and Larry fostered a culture of growth at Perspectus, building a design legacy that would outlast them through transparency and mutual trust.

In 2018, Salvatore Rini, AIA, ACHA and Michael Lipowski, AIA, ACHA assumed Managing Principal roles alongside Bill, as Larry transitioned into his new role as Chairman of the firm's Board of Advisors. In 2022, Bill announced his retirement from Perspectus, while Mike and Sal continue to guide the firm's ongoing mission of exceptional design and service.

SERVICES

Perspectus Architecture's professional team delivers comprehensive design and historical architecture services. We provide clients with the technical support necessary to incorporate emerging trends and technology.

- ▼ **Architectural Design**
- ▼ **Interior Design**
- ▼ **Preservation**
- ▼ **Environmental Graphic Design**
- ▼ **Site + Feasibility Studies**
- ▼ **Programming + Planning**
- ▼ **Sustainable Design**



Lauren Pinney Burge, AIA

PRINCIPAL IN CHARGE



Lauren is a Principal for our Historic Architecture studio and a nationally recognized leader in the field of historic preservation. Her portfolio of award-winning projects is a testament to her talent for improving design in a manner sensitive to historic structures, reprogramming existing spaces for adaptive reuse, and solving unique construction problems old buildings can present.

A nationally recognized expert in cyclical maintenance of historic buildings, Lauren was asked by the National Park Service to contribute to the Preservation Brief on the subject. Her knowledge and experience with the Secretary of the Interior's Standards is used in her work as the Section 106 compliance consultant for the City of Akron.

As an industry thought leader, Lauren routinely lectures at regional and national conferences. She is an active member and past national chair of the AIA Historic Resources Committee, a peer reviewer for the Association for Preservation Technology International's scholarly journal, *The Bulletin*, and was part of the advisory group that helped establish the Ohio Historic Tax Credit application process.

EDUCATION

Graduate Studies in Preservation
Kent State University-
Preservation of Built
Environment

Bachelor of Architecture
Kent State University /
KSU Florence Studio

Applied Optical Microscopy,
Certificate from Smithsonian
Institute Center for Materials
Research & Education

REGISTRATION

Registered Architect Ohio

Federal Qualifications (36 CFR
61) for Architectural History,

Architecture, Historic
Architecture and Historic
Preservation Planning

Section 106 Trained

RELEVANT EXPERIENCE

Design Guidelines

Various Locations, Ohio

City of Erie, Pennsylvania

City of Zanesville, Ohio

City of Kent, Ohio

City of Green, Ohio

City of Portsmouth, Ohio

City of Massillon, Ohio

City of Medina, Ohio

City of Cuyahoga Falls, Ohio

City of Cleveland Heights, Ohio

Forest Hills Park Masterplan /
Design Guidelines

City of Akron

Akron, Ohio

Historic Preservation Consultant

West Hill Survey

Lindell Residence

City of Shelby

Shelby, Ohio

Historic Preservation Plan

City of Cuyahoga Falls

Cuyahoga Falls, Ohio

Falls Theater Assessment, CLG
Consultant

City of Green

Green, Ohio

Hartong Farm Renovations
& Restoration, Lichtenwalter
Schoolhouse Restoration

City of Massillon

Massillon, Ohio

106 Review

Cultural Gardens

Cleveland, Ohio

Romanian Cultural Garden

American Garden

Chinese Cultural Garden

Italian Cultural Garden

Kenmore Blvd Historic District

Akron, Ohio

National Register Nomination

Cuyahoga County Courthouse

Cleveland, Ohio

ADA Compliance, Materials, Roof
Restoration, Finishes

Edsel & Eleanor Ford House

Grosse Pointe Shores, Michigan

Cyclical Maintenance Plan /
Restoration

Faber Building

Wooster, Ohio

Rehabilitation & Adaptive Reuse

Falls Stamping and Welding (1701 Front St.)

Cuyahoga Falls, Ohio

Restoration & Adaptive Use

Frank Lloyd Wright's Westcott House

Springfield, Ohio

Feasibility Study through
Restoration

Henry Ford Estate

Dearborn, Michigan

Preservation Planning, Cyclical
Maintenance

Logan County Landmark Preservation Board

Bellfontaine, Ohio

Holland Theater Assessment and
Historic Structure Report

Wayne Agency Building

Cuyahoga Falls, Ohio

Restoration, Historic
Preservation

Tax Credits, Exterior and Interior
Restoration

Smith Orr Homestead

Orrville, Ohio

Restoration, Adaptive Use

Stuyvesant Motor Car Company (Prospect Yard)

Cleveland, Ohio

National Register of Historic
Places nomination, Historic Tax
Credit, Adaptive Use

Thomas J Moyer Judicial Center

Columbus, Ohio

Interiors Restoration, Mosaics/
Bronze (with Schooley Caldwell
Associates)

The University of Akron

Akron, Ohio

Polsky Building Facade
Assessment and Terracotta
Repair

Cottrill Farm

Massillon, Ohio

Federal 106 review,
Reconnaissance survey, OHI
forms

Ohio Supreme Court

Columbus, Ohio

Interiors Restoration,
Mosaics/Bronze with
Schooley Caldwell Associates

The United Building

Akron, Ohio

Restoration Specifications,
Paint Analysis

The Serum Building, Dept of Agriculture

Reynoldsburg, Ohio

Adaptive Reuse

Forest Hill Park (Rockefeller)

Cleveland, Ohio

Historic Structures
Documentation

Alice L. Sloan, Associate AIA

ASSESSMENT & HISTORIC PRESERVATION SPECIALIST



As a Technical Preservation Specialist, Alice's breadth of experience spans more than a decade. She can contribute to any phase of a project, but she has expansive knowledge regarding preventive architectural conservation, which she uses to prepare restoration and preservation plans, technical building assessments and historic community design guidelines.

She is a skilled researcher and also works closely with the State Historic Preservation Office and the National Park Service in the preparation of National Register nominations for State and Federal Historic Tax Credits.

Alice has created multiple community Design Guidelines and is currently assisting the Village of Chagrin Falls' Architectural Board of Review in interpretation of the Village's Historic Preservation Ordinance when evaluating applications for alterations.

Alice also directs our partnership with the Tablet PC Annotation System (TPAS®), an add-on program for AutoCAD® used in building assessment, and she regularly shares her specialized knowledge on our blog, at conferences and through webinars. She is an active member of the Association for Preservation Technology (APT) Eastern Great Lakes Chapter and serves on the Outreach Committee for the APT International Conference.

EDUCATION

Master of Science
University of Pennsylvania -
Historic Preservation

Bachelor of Arts
The College of Wooster

PROFESSIONAL QUALIFICATIONS

Code of Federal Regulations
(36 CFR 61) for History and
Architectural History

AFFILIATIONS

American Institute of Architects,
Associates (AIA)

Association for Preservation
Technology Recognized
Professional (APT-RP)

APT-Eastern Great Lakes
Chapter Vice President 2022
and President-Elect 2023

National Trust for Historic
Preservation

RELEVANT EXPERIENCE

Design Guidelines
Various Locations, Ohio
City of Zanesville, Ohio
City of Massillon, Ohio
Cuyahoga Falls, Ohio

**B.F. Goodrich Company,
Buildings 10 & 17**
Akron, Ohio
Tax Credit Consultation
National Register Historic
District Nomination

J.M. Sealts Company Building
Lima, Ohio
Tax Credit Consultation
National Register Nomination

Ohio Mutual Company Building
Salem, Ohio
Tax Credit Consultation

**Lakewood Board of Education
Building**
Lakewood, Ohio
Tax Credit Consultation
National Register Nomination
(Draft)

Massillon State Hospital
Massillon, Ohio
Tax Credit Consultation
National Register Historic
District Nomination (Draft)

**Ludowici Roof Tile Company
Historic District**
New Lexington, Ohio
National Register Historic
District Nomination

Marion Catholic High School
Marion, Ohio
National Register Nomination

John H. Lehman High School
Canton, Ohio

National Register Nomination

**Kenmore Boulevard Historic
District**
Akron, Ohio

National Register Historic
District Nomination

Village of Smithfield
Smithfield, Ohio
National Register of Historic
Places Eligibility Evaluation

Holland Theatre
Bellefontaine, Ohio
Historic Structure Report

Big Four Depot
Galion, Ohio
Restoration Assessment

Faber Building
Wooster, Ohio
Tax Credit Consultation

City of Shelby
Shelby, Ohio
Historic Preservation Plan

**Commonwealth Properties -
Alhambra Arcade Building**
Cuyahoga Falls, Ohio
Rehabilitation & Adaptive Reuse

North Royalton Cemetery
North Royalton, Ohio
Assessment and Exterior
Envelope Repairs

Wagnalls Memorial Foundation
Lithopolis, Ohio
The Wagnalls Memorial Historic
Structure Report
National Register Nomination

Wayne Agency Building
Cuyahoga Falls, Ohio
Tax Credit Consultation

Akron Center Tower
Akron, Ohio
Facade Assessment and Repairs

Monroe Theater
Woodsfield, Ohio
Conditions Assessment with
Cost Opinion and Programming

St. Sebastian Catholic Church
Akron, Ohio
Restoration

Spring Grove Cemetery
Medina, Ohio
Facade Assessment

University of Akron
Akron, Ohio
Polsky Building - Facade
Assessment and Restoration
Hower House - Conditions
Assessment, Maintenance and
Capital Projects Plan

**Columbus State Community
College**
Columbus, Ohio
Aquinas Hall - Cyclical
Maintenance Plan

**Logan County Landmark
Preservation Board**
Bellfontaine, Ohio
Holland Theater Assessment and
Historic Structure Report

Youngstown State University
Youngstown, Ohio
Multiple Building. Envelope
Assessment and Renovations

Olivia Zepp, AIA

PROJECT ARCHITECT



Olivia is a recently registered Project Architect and Historic Preservation Specialist. She is a dedicated team member who is always willing to jump in and lend a hand in any aspect of a project.

For Olivia, helping with design work and contributing to the restoration process brings satisfaction. She enjoys researching a building's past to establish its current context, and appreciates the impact a revitalized historic building has on the community. Olivia also assists with the complex application process for federal and state rehabilitation tax credits and is actively involved in using Revit software to assist with modeling and creating drawings.

EDUCATION

Master of Architecture in Preservation - Ball State University

Bachelor of Science in Architecture, University of Cincinnati

REGISTRATION

Registered Architect Ohio

American Institute of Architects, Associates (AIA)

RELEVANT EXPERIENCE

City of Cleveland *Cleveland, Ohio*

City Hall, Room 505
Restoration and Rehabilitation
Music Hall
Restoration and Rehabilitation

City of Zanesville *Zanesville, Ohio*

Design Guidelines

Columbus State Community College
Columbus, Ohio
Aquinas Hall Envelope
Conditions Assessment & Renovation
Davidson Hall Conditions Assessment

Carroll County Courthouse Bell Tower
Carrollton, Ohio
Conditions Assessment and Restoration

Christ Presbyterian Church
West Canton, Ohio
Space Planning and Restoration

Everett Group
Akron, Ohio
Robinson Mansion - Historic Tax Credits Consultation

Lima Trust Building
Lima, Ohio
Historic Tax Credits, Adaptive Use, Interior Design

Newton Falls Heritage Accord
Newton Falls, Ohio
Historic Structures Report

The Ohio Mutual Building
Bucyrus, Ohio
Adaptive Reuse

The University of Akron
Akron, Ohio
St. Paul's Church - Mothball Plan

Van Wert YMCA
Van Wert, Ohio
Feasibility Study

Wuliger & Wuliger
Hudson, Ohio
Residential Master Suite

Youngstown State University
Youngstown, Ohio
Multiple Building. Envelope Assessment and Renovations

Ludowici Roof Tile Company Historic District
New Lexington, Ohio
National Register Historic District Nomination

Norwalk Arts Center, LLC
Norwalk, Ohio
Norwalk Theater Master Plan

Gilmour Academy
Gates Mills, Ohio
Tudor House Assessment Study

Village of Loudonville
Loudonville, Ohio
Loudonville Opera House Renovations

The Country Club
Pepper Pike, Ohio
Main Building Envelope Assessment

Akron Beacon Journal Building
Akron, Ohio
Rehabilitation + Preservation

Wagnalls Memorial Foundation
Lithopolis, Ohio
Wagnalls Memorial Library
Historic Structures Report

Mainstreet Wadsworth
Wadsworth, Ohio
Downtown Wadsworth Historic District - National Register Nomination

Osborne Capital Group
Akron, Ohio
Philadelphia Rubber Works Company Building - adaptive Reuse, National Register Nomination, Tax Credit Consulting
BF Goodrich Complex/Canal Place Buildings - Adaptive Reuse, National Register Nomination, Tax Credit Consulting

Historic Architecture Specialized Services

THE STUDIO

Our Historic Studio has a national presence in the field of preservation of older and historic buildings. The studio has provided Architectural and Historic Preservation services for over fifty years. Now operating as a fully integrated studio of Perspectus Architecture, Chambers, Murphy & Burge merged with Perspectus Architecture in 2016. Chambers, Murphy & Burge was originally founded as Chambers and Chambers Architects in 1963. Henry and Lorraine Chambers were nationally recognized for their hands-on approach to restoration, and authored a manual for the National Park Service, Cyclical Maintenance for Historic Buildings, which remains a standard in the industry today. Current principals uphold the reputation of the late Henry and Lorraine Chambers. The studio approaches design and construction taking into consideration the Secretary of the Interior's Standards for the Treatment of Historic Properties. Services include:

- ▶ Conditions/Defect Surveys
- ▶ Cyclical Maintenance and Preservation Plans
- ▶ Design Guidelines for Historic Districts
- ▶ Federal and State Historic Tax Credits
- ▶ Grant Research and Applications
- ▶ Historic Materials, Conservation and Specifications
- ▶ Historic Structure Report
- ▶ Historically Compatible Design
- ▶ Local Landmark Listings
- ▶ National Register of Historic Places Nominations
- ▶ Paint Analysis and Historic Color Identification
- ▶ Restoration and Adaptive Reuse
- ▶ Section 106 Compliance Review

We specialize in the careful work associated with historic façade and envelope restoration, which is your current need. Our team understands not only how to restore historic fabrics of masonry and terracotta, we also understand how buildings and materials can fail, so we can arrive at design solutions that will allow for longevity and durability. We understand the design approaches and construction techniques of earlier era's architects and builders.

FEDERAL + STATE REHABILITATION TAX CREDITS

Income producing Certified Historic Structures are eligible for a 20% income tax credit based upon Qualified Rehabilitation Expenditures for a project that follows the Secretary of the Interiors Standards for Rehabilitation. The credit can be syndicated to equity shareholders. Perspectus can walk you through the process of certifying your eligible historic structure and complying with the Standards enforced by the State Historic Preservation Office and the National Park Service.

TOOLS + EQUIPMENT

The Historic Architecture team utilizes technical resources and numerous pieces of equipment that allow specialty work to be done in-house. (Boroscope, binocular microscope, Rilem tube testing, crack monitors, moisture meters infrared thermography, and data-logging hygrometers.)

Perspectus is also a development partner for TPAS® software. TPAS® (Tablet PC Annotation System) is an add-on computer program to Autodesk's AutoCAD® computer drafting program. TPAS® is used to highlight problem areas of the structure directly into AutoCAD drawings using a tablet PC in the field. This process eliminates translating paper field notes to AutoCAD drawings, improving consistency and reducing errors. The program can then calculate the severity, distance, area, or volume of the noted conditions. A digital camera is linked into the program for recording unique conditions. TPAS® marks the location of a photograph on the plan or elevation with a digital link to the photograph and optional caption. When the assessment is complete, TPAS® not only produces a drawing with associated notes and photographs, but it can also produce a spread sheet listing the issues and associated measurements, severity, location, and photographs. Through use of TPAS®, and other observation technology, like drones, we can better understand existing conditions, and therefore better establish design scope, control cost, and limit change orders.

Below, Left to Right: In-field assessment; Rilem Tube Testing; Using the Binocular Microscope; and Historic Finish Investigation of original Engelmann Spruce benches in the 1875 Salt Lake Tabernacle. The Mormon pioneers wanted to "give their best to the Lord", so they hand painted grain on the benches to look like oak.





Design Guidelines

CITY OF KENT DESIGN GUIDELINES FOR THE KENT DESIGN OVERLAY DISTRICT + LISTED PROPERTIES

The Kent Design Guidelines are intended to assist the community in preserving and enhancing places of special character. These guidelines are written to be utilized by property owners, tenants, building managers, property caretakers, architects, and builders that would be conducting work affecting a historic property. The guidelines provide a framework for making good decisions about rehabilitation and new design. Recommendations, photographs and drawings offer information and advice on how to achieve appropriate design solutions for various types of properties within the district and also throughout the City of Kent.

CITY OF GREEN DESIGN GUIDELINES FOR HISTORIC LOCAL LANDMARKS + HISTORIC DISTRICTS

The Guidelines for the City of Green were developed with input from the community at public meetings facilitated by Perspectus. The public meetings were a combination of education about the historic resources of the community and input from the community on the desired content of the published guidelines. The adopted Guidelines included both guidance for alteration to existing structures, and compatible design for new construction. Each area of the city was given its own distinct requirements, specifically suited to that area's existing context.

The Guidelines also included instructions for care of historic materials, and lists of resources where both the property owners and the Historic Preservation Commission could find additional information.

DESIGN GUIDELINES FOR THE CITY OF PORTSMOUTH HISTORIC DISTRICTS + LISTED PROPERTIES

Perspectus supplemented the codified Ordinance of the City of Portsmouth Chapter 1317, Historic Preservation Districts. "Stakeholder" and focus groups conducted meetings with the Design Review Board were held and a public meeting to educate the community on the economic opportunities with the new guidelines. This publication was presented to Council and subsequently placed on the City's website

DOWNTOWN ERIE DESIGN GUIDELINES AND STANDARDS

Erie Downtown Partnership retained Perspectus in Fall 2021 to create Design Guidelines and Standards for the Downtown core of Erie, Pennsylvania. The guidelines will provide guidance for the future development of this core, which is composed of buildings of varying vintages, as well as several buildings listed on the National Register of Historic Places. The downtown core is also overlayed with several historic districts.

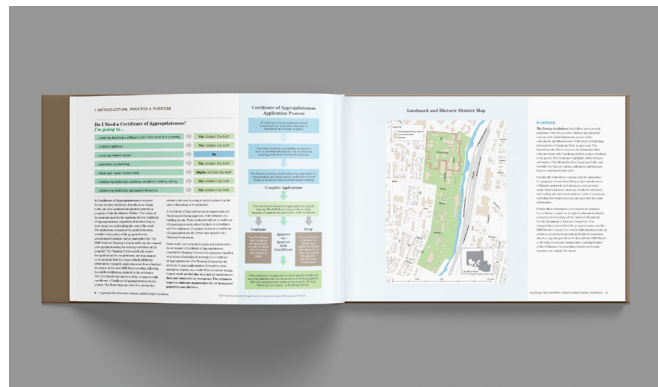
DESIGN GUIDELINES FOR THE MASSILLON DOWNTOWN HISTORIC DISTRICT

Perspectus was commissioned to expand and update the original 1990 Downtown Massillon Preservation Design Guidelines by Judith B. Williams. These Guidelines provide citizens, business owners, and property owners with a history of the community and with an illustration of the types of buildings that represent Massillon's unique past. The Guidelines highlight different types and styles of the City's buildings, and describe the historic values, influences, and features that are associated with each. Describing proper maintenance of historic materials, these guidelines contain information on metal work, brick and stone masonry, windows and doors, and roofing and rainwater systems. Ultimately, the Guidelines assist Downtown property owners to avoid lengthy reviews when planning work on their historic properties, and the Historic Preservation Commission to consistently interpret and apply the Ordinance establishing local historic districts and listed properties.



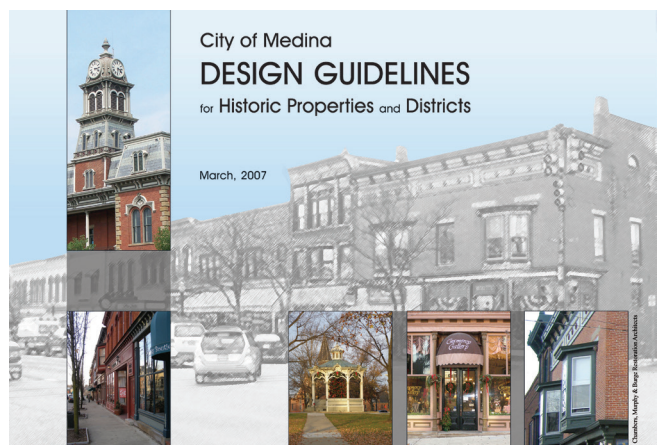
DESIGN GUIDELINES FOR THE CUYAHOGA FALLS DOWNTOWN HISTORIC DISTRICT

The City retained Perspectus to create new design guidelines for the district. The Cuyahoga Falls Downtown Historic District Design Guidelines provide citizens and property owners with a brief historical context of the community and illustrations of the types of buildings that represent Cuyahoga Falls' unique past. The Guidelines are a source of information that communicates why Cuyahoga Falls is a place of which to be proud. The Guidelines highlight different types and styles of buildings found in Cuyahoga Falls, and describe the historic values, influences and features that are associated with each. These Guidelines interpret the City's ordinance, based on accepted national standards, primarily the Secretary of the Interior's Standards for the Treatment of Historic Properties. This interpretation serves both the property owner and the Design + Historic Review Board.



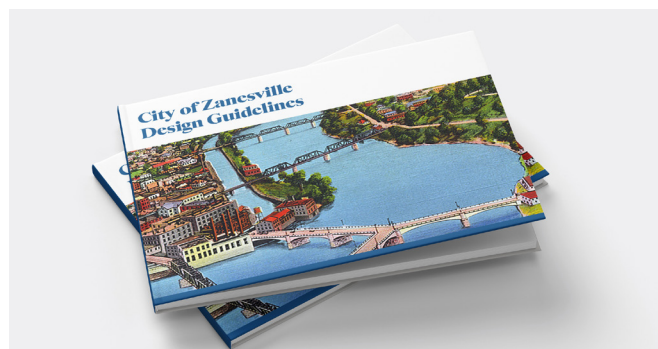
CITY OF MEDINA DESIGN GUIDELINES FOR HISTORIC PROPERTIES + DISTRICTS

The process of developing the guidelines included facilitating user group meetings for property and business owners, developers, realtors, architects and historians. Input from this meeting was used to develop a framework for the guidelines that would achieve a number of stakeholder goals such as expediting reviews, protecting important resources, and clearly defining requirements. A televised community meeting to set overall goals for the guidelines, and a training meeting for board members were also conducted. This document has become the basis of a statewide training seminar for Design Review Boards.



CITY OF ZANESVILLE DESIGN GUIDELINES

Perspectus began the development of the City of Zanesville Design Guidelines by reviewing existing planning documents provided by the City. Then, using existing documents as a basis, an analysis of the types, styles and eras of Zanesville historic resources was conducted. Identification included the historic building typology and its characteristics, architectural styles and elements, and historic building materials. Example structures of each type were photographed to be used in the design guidelines.



PROPOSED FEE

Based upon review of the scope of services, tasks and schedule outlined in the RFP, we offer the following fee structure for the project:

One Review Cycle Fee:	\$ 1,500.00
Reimbursable Expenses* Allowance:	\$ 50.00
<hr/>	
AHBR Meeting	Billable Rate of Proposed Team Members
Reimbursable Expenses* Allowance:	\$ 50.00

** Reimbursable expenses include mileage to/from site, printing, delivery/expedited transportation.*

PLEASE NOTE THE FOLLOWING BILLABLE RATES OF PROPOSED TEAM MEMBERS:

- ▼ **Lauren Burge, AIA** **PRINCIPAL IN CHARGE** **\$200/hour**
- ▼ **Olivia Zepp, AIA** **PROJECT ARCHITECT** **\$105/hour**
- ▼ **Alice Sloan** **HISTORIC PRESERVATION SPECIALIST & QUALITY ASSURANCE** **\$ 95/hour**

THE PROPOSED FEE IS BASED ON THE FOLLOWING PRESUMPTIONS:

1. The typical application consists of residential application for additions or renovation.
2. For each review cycle, staff anticipates the following process:
 - a. Staff will forward to the Consultant a copy of the applicant's submittal by the Thursday following a Wednesday evening AHBR request for consultant assistance. In addition to the applicant submitted information, staff will also forward readily available historical records obtained from the City of Hudson and the Hudson Historical Society.
 - b. The consultant architect will review the submitted documentation and prepare a written report regarding the appropriateness of the proposal, compliance of the project to the Secretary of the Interiors Standards for Rehabilitation, the City of Hudson Architectural Design Standards, and general insights on the submittal.
 - c. Staff requests an eight day turn around for the completion of the Consultant report. Staff typically is aware of submittals in advance which may be candidates for consultant architect services and will alert the consultant to potential requests.
 - d. Attendance at one scheduled AHBR site visit to observe field conditions is incorporated into the standard fee.
 - e. If the consultant architect is requested to review a revised plan submittal for an application, a second review cycle fee will be initiated.
3. **ADDITIONAL SERVICES WILL BE CHARGED AT THE HOURLY RATES HEREIN:**
 - a. Applications that refer to more than one main building w/ one small accessory structure, such as a garage.
 - b. Archival research.
 - c. Coordination with entities beyond the City of Hudson Community Development Department.
 - d. Meetings and site visits (in-person or virtual) beyond the one-hour AHBR site visit during the one review cycle, and the separately contracted one AHBR meeting.
 - e. Note: the one site visit with AHBR presumes travel to/from site, one hour at the site, and preparation of report.
 - f. Note: attendance at one AHBR meeting will include coordination/preparation for the meeting, travel to/from Hudson, meeting time and follow-up.

PERSPECTUS

1300 East 9th Street, Suite 910
Cleveland, Ohio 44114

PERSPECTUS.COM