

DATE: May 4, 2022

PROJECT ADDRESS: 56 College Street

TO: Alicia Schrenk, Associate Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio  
44236

FROM: Wendy Naylor, Naylor Wellman, LLC, Preservation Consultant

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## OVERVIEW

At the request of the City of Hudson, Naylor Wellman is providing this Design Review Advisory Report to assist the Architectural and Historic Board of Review (AHBR) in their review of the Owner Application requesting alterations to the locally designated historic property located at 56 College Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Brief #14 was applied as it pertains to this Application.

## QUALIFICATIONS

*Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).*

## Sources

- ✓ AHBR Agenda Packet with OHI Form and proposed Peninsula Architects Drawings
- ✓ Photos from AHBR Site Visit, 4/21/2022
- ✓ Naylor Wellman Site Visit, 4/26/2022
- ✓ AHBR Meeting Agenda Minutes, 4/27/2022

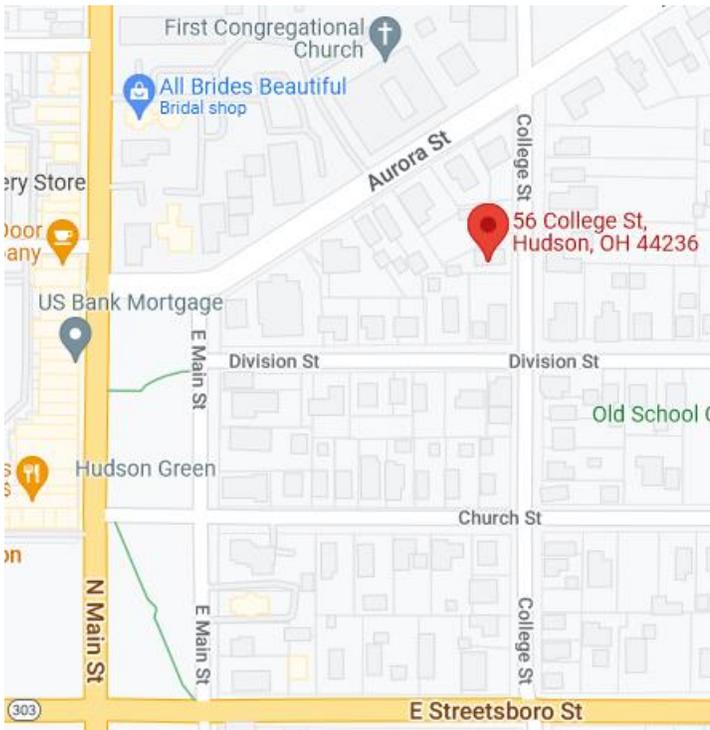
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## PROPOSED ALTERATIONS – 56 College Street

- South elevation dormer alteration raising the roof and removal of window
- Rear west elevation dormer/bay window
- Rebuild of north elevation enclosure with shed roof, triangular glass, raised skylight
- Garage demolition and new garage design

**PROJECT BACKGROUND AND DESCRIPTION**

- *The property is centrally located on the west side of College Street between the main corridor of Aurora Street and Division Street resting on a city lot sloping upwards from the street. The fenced in north side yard of 48 College Street is adjacent to the south.*



- *Primary public site line views of the façade and south elevation are from College Street including the raised east city sidewalk. College Street slopes upward towards the house from Division Street.*



**Public Site Line of Façade from raised east City Sidewalk**



**Public Site Line of South Elevation from Intersection of upward sloping College St. and Division St.**

- *The ca. 1870 Greek Revival style Front Gable two-story single dwelling is located in the local Hudson Historic District and subject to review using the Secretary of Interior's Standards for Rehabilitation, under Hudson Code section 111-1-2b (1) as greater than 50 years old.*
- **Relevant Historic Character Defining Features of 56 College Street House include:**
  - (a) Front Gable symmetrical façade with off-center entry door*
  - (b) Low pitched roof with cornice returns, cornice band and corner boards*
  - (c) Painted clapboard siding with fenestration including double hung windows with simple hood and south elevation frieze windows, all with wood surrounds and majority with flanking shutters*
  - (d) Victorian influences exhibited on full width front porch with turned columns, spindle rail and frieze, and decorative brackets.*
- **Non-Historic Elements**
  - a) North lean-to screened porch*
  - b) North roof dormer*
  - c) Rear one-story porch*



Façade Front East Elevation



South Side Elevation with frieze windows at roof line



North Side Elevation



Rear West Elevation

## DETERMINATION OF EFFECT:

**ISSUE: The AHRB is asking for a determination on the following questions:**

**Q1.** Overall compatibility of dormers as designed and alteration of south elevation first floor historic window

**Q2.** The use of a large, shed roof instead of a gable, use of triangular glass on the proposed glass enclosure/screen porch rebuild and use of the flat skylight which is significant in height and appears to not be compatible with the structure or existing house

**Q3.** The overall compatibility of the garage to the main house including the impact of proposed dormer additions on the historic mass and detached garage

## Secretary of the Interior's Standards for Rehabilitation #9

### PRESERVATION BRIEF #14 New Exterior Additions to Historic Buildings:

#### Preservation Concerns

New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions, exterior alterations or related new construction should be compatible with the historic building but differentiated so as not to create a false sense of history by adding conjectural features from other historic properties. They should not detract from the overall historic character of the primary historic building. The focus for design review is on new construction that is within the public view from the city sidewalk or other public space.

- Historic architectural style and elements should not be duplicated, but instead interpreted in a simpler and distinguishable design for the addition or new construction. They should pick up design "cues" from the historic building, including fenestration pattern and proportions, overall size, scale, massing, form and type of ornamentation.
- Materials and colors should be compatible with those of the historic building. The use of salvaged architectural materials from another historic building for an addition is discouraged.
- It is not appropriate to construct an addition, exterior alteration or new construction that overpowers or detracts from the primary historic elements and character-defining features, or will require the removal of significant building elements or site features.
- Additions or new construction should be constructed so that they may be removed at a later date without damaging the primary historic elements.

## Q1. Overall compatibility of dormers as designed and alteration of south elevation first floor historic window

### South Elevation Raised Shed Roof dormer alteration and removal of historic first floor window

#### Impact:

Dormer massing is too large in proportion to the remainder of the house; proposed dormer windows do not follow historic fenestration pattern creating a large square bay with multiple single pane windows that extends to the second-floor level. The proposed dormer creates almost a flat roof appearance, diminishing the Front Gable house type. The visibility from the façade and south elevation primary public site lines detracts from the Greek Revival character of the house. Topography of the site further accentuates the alteration.

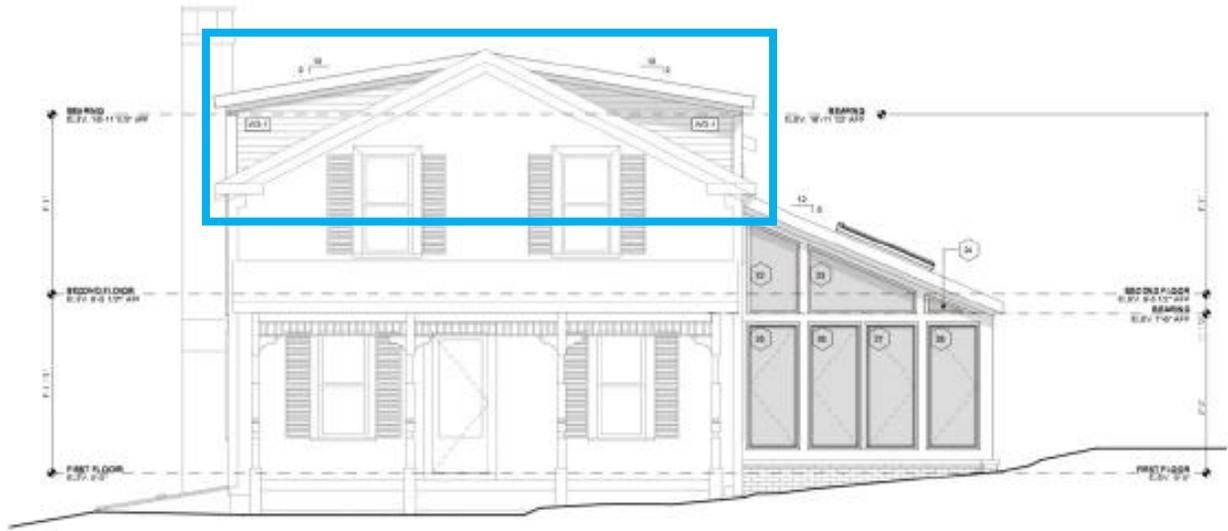
Historically, Greek Revival frieze windows served to bring light into the house, instead of dormers. The proposed dormer overpowers and detracts from the frieze windows. Replacement of the first-floor existing historic window alters historic double hung fenestration.



3 EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**Impact:** Raised roof creates another element at the façade and south elevation which distracts from the historic Front Gable house type and is not consistent with Greek Revival architecture.

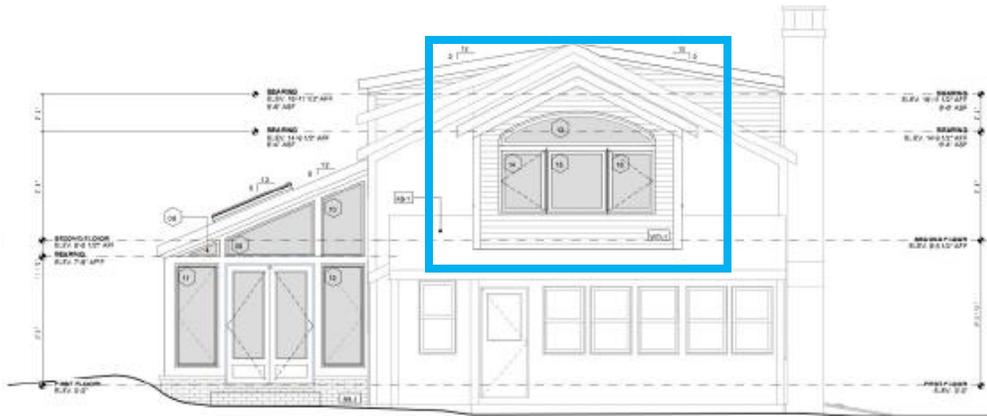


2 EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



### Rear West Elevation Gable Dormer/Bay Window

**Impact:** Rear gable dormer/bay window is appropriately scaled for a rear elevation and aligns with roof line. It is not visible from public site lines. It is unknown if existing second floor windows are historic. The elliptical transom and single pane windows are not consistent with the historic fenestration pattern of double hung windows with wood trim and flanking shutters.

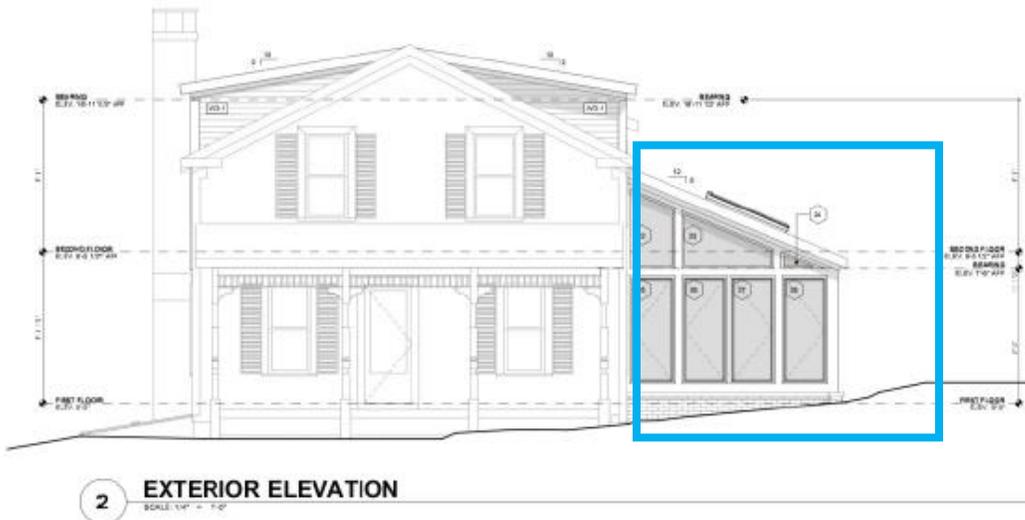


4 EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



**Q2. The use of a large, shed roof instead of a gable, use of triangular glass on the proposed glass enclosure/screen porch rebuild and use of the flat skylight which is significant in height and appears to not be compatible with the structure or existing house**

**Impact:** The shed roof is consistent with the Greek Revival form, however triangular shaped transom windows are a departure from the historic fenestration pattern. A lower profile skylight would be more compatible.





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## RECOMMENDATION

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### ***Recommendation of Revise and Resubmit:***

Proposed alterations should pick up design “cues” from the historic building, including fenestration pattern and proportions, overall size, scale, massing, form and type of ornamentation. It is not appropriate for an exterior alteration to overpower or detract from the primary historic elements and character-defining features, or require the removal of significant building elements or site features.

### **South dormer and west dormer/bay window, first floor historic window:**

The proposed south elevation shed roof dormer is out of proportion to the existing house and does not relate to the Greek Revival form or fenestration.

A smaller gabled roof dormer with double hung windows ending at the roof eave is recommended to improve massing and proportion relative to historic house. This would also remove the raised flat roof appearance from façade and south elevation public site lines and not overwhelm character defining frieze windows. The first-floor historic window should be retained or the replacement window should be consistent with flanking double hung windows.

### **Rear West Elevation Gable Dormer:**

Remove elliptical transom which is not consistent with the historic fenestration and propose fenestration compatible to the existing architectural Greek Revival language.

### **Glass enclosure/screen porch:**

The shed roof is consistent with the Greek Revival form, however triangular shaped transom windows are a departure from the historic fenestration pattern. A lower profile skylight would be more compatible. Clapboard siding at the triangular glass area and knee wall would improve compatibility with the historic house.

### **Garage:**

The garage design is dependent on the approved house dormer/raised roof design for compatibility. The proposed facade design creates an asymmetrical steeper pitch roof line with an overhang to the north and is inconsistent with the symmetrical low pitched roof house.

The proposed raised roof dormers with single pane windows are large and out of proportion with the building, and not consistent with the house double hung and frieze window fenestration. The dormers again create a flat roof appearance from the primary façade elevation. The elliptical transom window and sliding doors with grid at the rear elevation are not consistent with historic fenestration.

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**END of REPORT**

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## APPENDIX

### DESIGN CRITERIA

#### CITY OF HUDSON CODIFIED ORDINANCE - DESIGN CONSIDERATIONS

*Relevant Sections highlighted in grey.*

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 be 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).

## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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*Relevant Sections highlighted in grey.*

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.