

**To:** Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson  
**From:** Olivia Hopkins, AIA | Historic Architecture, Perspectus  
**Date:** April 4, 2024  
**Re:** 121 Elm Street  
**CC:** Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

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**SUBJECT PROPERTY: 121 Elm 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 28, 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, along the side (east) elevation and on the rear (north) side, a one-story addition. The proposed addition overlaps the side (east) pre-1950 historic addition and connects to the rear (north) elevations of the 1889 historic house and side (east) and rear (north) elevations of the 1963 historic garage. The materials of the proposed addition are painted vertical board and batten Hardie board siding and Hardie board window trim with detailing to match the existing house. The roof is called out as being shingled to match the existing. The windows were noted on site to be Andersen aluminum clad wood windows. The foundation material was noted onsite to be CMU.
  - a. The one-story shed roof portion on the side (east) elevation will have the shed roof replaced with a new single shed roof with one consistent slope. The existing historic fixed window and historic tripartite 6 lite window will be removed. A new tripartite window, with a fixed window and two casements on either side, will be added to the side (east) elevation.
  - b. Removing, on the side (east) elevation, the east facing historic gable wall, which dates to the pre-1950 construction.
  - c. Constructing, on the side (east) elevation, a new one-story east facing gable. This gable will be roughly twice the width of the existing gable and will be a different roof pitch than the existing gable. The roof is held below the existing house's second floor roof eave. The side (east) wall is in line with the existing house and will have two casement windows equally spaced on the elevation. The rear (north) elevation of the addition will have a glass sliding door with 3 doors.
  - d. Removing, on the rear (north) elevation, most of the existing historic rear (north) walls and windows of the 1889 historic house and pre-1950 historic addition.
  - e. Constructing, on the side (east) elevation of the 1963 historic garage and on the rear (north) elevation of the 1963 historic garage and the 1889 historic house a one-story east/west gable with a hipped roof porch at the

rear (north) end. The roof is held below the existing house's second floor roof eave. The side (east) elevation of the proposed addition is set back from the existing house and will have a glass sliding door. The side (east) elevation of the gable end will have two 1 over 1 double hung windows on either side of an upper fixed window, these three windows are evenly spaced on the gable. The rear (north) elevation has two 1 over 1 double hung windows on either side of a glass sliding door, these three openings are evenly spaced under the hipped roof of the porch. The side (west) elevation has one 1 over 1 double hung window and a steel Bilco (cellar) door from the basement.

2. Extending, the 1889 historic house's rear (north) side, north/south gable. The shingled roof will match the existing house. The siding material is not specified. On the rear (north) elevation of the extension is a set of paired 1 over 1 double hung windows centered on the gable.

## APPROPRIATENESS OF PROPOSED CHANGES

**Proposed change #1** is **not appropriate** because it appears to overwhelm the massing of the historic house, removes what appears to be historic materials from the side, and inappropriately replicates historic detailing on the proposed additions.

**Proposed change #2** is **not appropriate** because the extended north/south gable's roofline should allow the historic structure to dominate; the extended gable should be below not only the existing 1889 historic house's roofline, but also below the existing 1963 historic garage's roofline. Suggest retaining the pre-1950 addition's historic side (east) windows and gable wall and simplify the detailing on the proposed addition.

### Change #1:

- a. **Massing:** While the massing of the addition is on the rear (north) of the house, is held below the roof line of the existing house and is not visible when looking straight at the house from Elm Street, there is an additional public realm to the side (east) of the house with the walking path where the public can see the addition. Because of the replacement of the pre-1950 addition east gable wall with a wider gable wall, the proposed addition appears to more than double the length of the side (east) elevation as seen from the public realm which does not comply with Standard #9 and Preservation Brief #14 (new additions...shall not destroy historic materials that characterize the property. New work shall be...compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment). The removal and replacement of the pre-1950 historic addition's side (east) gable, as stated in Change 1.b and 1.c, further alters the proportions of the side elevation due to the proposed gable being wider than the existing gable along with the removal of historic materials. The proposed addition is not set back on the side (east) elevation from the historic house which would create a visual break from the historic house and the proposed addition.
- b. **Materials:** The proposed addition does not comply with Standard #2 (The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided) and Standard #9 due to the removal of historic materials (wood siding, wood windows, and wood window trim) across the rear (north) of the 1889 historic house and the side (east) gable and rear (north) of the pre-1950 historic addition, and side (east) and rear (north) of the 1963 historic garage. However, the board and batten fiber cement siding (Hardie Board), while typical of Carpenter Gothic Revival buildings in Ohio during c1835-1870 (Gordon, page 80), is an appropriate material to add interest and create a distinction from the existing house.
- c. **Detailing:** The intricate detailing of the window trim is replicating the detailing of the historic house and should be simplified to comply with Standard #9 to allow the historic detailing to remain on the historic house and distinguish new from old.

### Change #2:

- a. **Massing:** The proposed extension of the gable is not distinguishable from the existing house by matching the roof ridge line of the existing house and therefore does not comply with Standard #9. The extension of the gable also adds to the overpowering effect of the overall proposed addition from the public realm.
- b. **Materials:** The proposed addition does not comply with Standard #2 and Standard #9 due to the removal of historic materials (wood siding, wood windows, and wood window trim) across the rear (north) of the 1889 historic house building.
- c. **Detailing:** The intricate detailing of the window trim is replicating the detailing of the historic house and should be simplified to comply with Standard #9 to allow the historic detailing to remain on the historic house and distinguish new from old.

## SOURCES CONSULTED

1. AHBR Agenda Packet with OHI Form and proposed drawings by Costlow & Assoc..

2. AHBR Meeting Agenda Minutes, 121 Elm Street, 3/13/2024.
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. National Register of Historic Place Form by Thirza M. Cady, Asst. to Janet Sprague. *Hudson Historic District Reference Number 73001542*. April 7, 1973.
7. National Register of Historic Place Form by Lois Newkirk. *Hudson Historic District (Boundary Increase) Reference Number 89001452*. August 19, 1989.
8. National Register of Historic Place Form by Wendy Naylor and Diana Wellman. *Hudson Historic District (Boundary Increase) Reference Number 100007849*. April 15, 2021.
9. Gordon, Stephen. *How to Complete the Ohio Historic Inventory*. Columbus, Ohio: Ohio Historic Preservation Office, Ohio Historical Society, 1992.
10. House Report for HHA Historic Marker: 121 Elm Street/Schuyler Chamberlin House, 1889. Hudson Heritage Association (HHA).

## 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 for the district is 1806-1963. The district is significant under Criteria A and Criteria C.
  - a. The significance under Criteria A as stated in the 1973 National Register Nomination (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 20<sup>th</sup> 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. Elm Street, on which the subject property and garage stands at number 121, was added to the National Register Historic District in the 2021 boundary increase. The 2021 NRN states, "Elm Street...continues the Village grid pattern and characteristics associated with development of the central Village with small residential lots fronting narrow streets with sidewalk and streetlights, tree lawns and consistent setbacks...The one and two-story dwellings on Elm Street...are late nineteenth century to mid-twentieth century house types and include Bungalows, Cape Cod, and Minimal Traditional, with predominantly Colonial Revival elements..."
  - d. The house at 121 Elm Street was owned by Schuyler M. Chamberlin who, as stated in the 2021 NRN, "In 1867, Schuler M. Chamberlin purchased an 11.04 acre parcel at the eastern boundary of the Village of Hudson...During the post railroad construction years, he subdivided his land into the Chamberlin Subdivision...in 1889...build the Schuler Chamberlin House, 121 Elm Street..." The 2021 NRN also states, "Two houses on Elm Street...represent the 1850-1907 period. The Farmhouse dwelling...is demonstrated by the wood frame two-story cross gabled pre-Ellsworth 1889 Schuyler Chamberlin House 121 Elm Street (#302) with Stick style elements, and the characteristic two-story front gabled with side-gabled wings..." Information on the NRN district contributing garage is stated in the 2021 NRN, "A 1963 two-story barn with two-car garage is set back at the rear west side of the house."
2. The property is located on the north side of the street, the third structure from the corner of Elm Street and N. Oviatt Street in the Historic Residential Neighborhood Hudson Zoning District. The terrain is flat.
3. The structure is approximately rectangular in plan and two stories. The structure has wood siding. The windows are wood. The foundation is CMU. The structure vernacular. The garage is rectangular in plan and two stories tall. The garage has hardie siding. The garage windows are vinyl. The garage foundation is CMU.

4. According to the Ohio Historic Inventory, the house was built 1889. The side (east) shed roof section and east gable addition appear to date to pre-1950 according to the photograph.
5. According to photograph from the 2021 Historic District Boundary Increase the house has had changes over time to including, the porch wrapping the front (south) and side (east) elevations, a chimney on the side (east) elevation, removing a first-floor window on the side (east) elevation, window shutters being removed, and the window rim being painted light to match the light siding.



**Image 1:** 1950. Courtesy of the City of Hudson.





**Image 2:** Front (south) elevation.



**Image 3:** Side (west) elevation.





**Image 4:** Front (south) elevation of garage and northwest corner of house. The opening between the two structures will be closed off with the new addition.



**Image 5:** Rear (north) elevation of house. Rear (north) and side (east) elevation of the garage.





**Image 6:** Side (east) elevation. The red box indicates the historic pre-1950 windows to be removed. The green box indicates the pre-1950 historic addition side gable to be removed.



**Image 7:** Photo taken from the public walkway to the east of the house.





**Image 8:** Detail of side gable to be removed.



**Image 9:** Detail of the pre-1950 historic addition's window to be removed.





**Image 10:** Detail of the pre-1950 historic addition's window to be removed.



**Image 11:** Detail of rear (north) door to be removed.



**Image 12:** Typical detail of the 1889 house rear (north) windows to be removed.



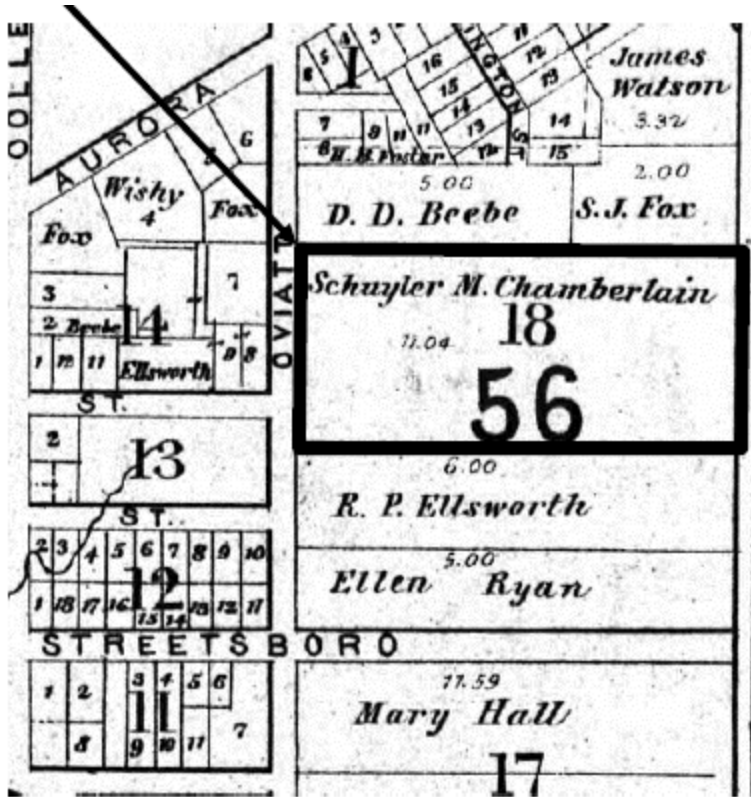


Image 13: 1874. Combination Atlas Map of Summit County, Ohio, Hudson Corporation. Historic District (Boundary Increase) photograph.

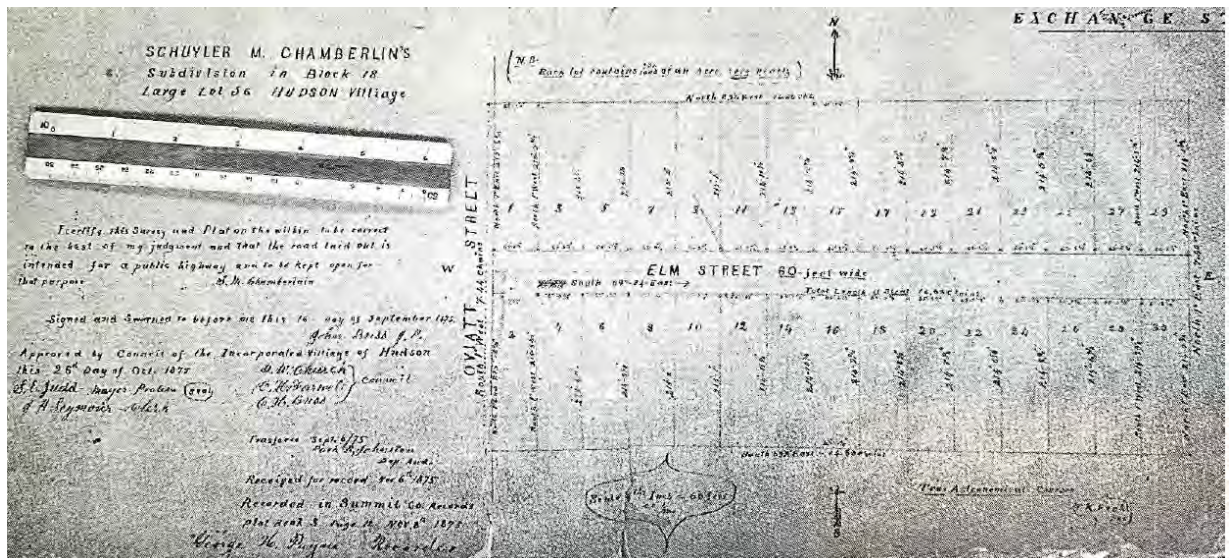


Image 14: 1875. Schuyler M. Chamberlin Subdivision. Historic District (Boundary Increase) photograph.



**Image 15:** 1891. Chamberlin Allotment. Historic District (Boundary Increase) photograph.



**Image 16:** Hudson National Register Historic District contributing house to the west.





**Image 17:** Houses to the southeast.



**Image 18:** Houses to the southwest.

**END OF REPORT**

**To** Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson  
**From** Olivia Zepp, AIA | Historic Architecture, Perspectus  
**CC:** Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus and Alice Sloan, Associate AIA

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#### **EXHIBIT A: City of Hudson codified ordinance – Design Considerations**

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).

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

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.