

To: Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
From: Olivia Hopkins, AIA & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus
Date: October 4, 2024
Re: 56 College Street
CC: Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus

SUBJECT PROPERTY: 56 College 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. AHBR has requested that Perspectus review and provide an opinion on one (1) specific alteration: the appropriateness of a circular art glass window.

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 proposed re-location of the existing non-historic circular art glass window, compliance with above referenced documents, and general insights on the submittal.
2. Conducted a site visit on October 2, 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. Moving, from the side (north) elevation's front end of the structure to the rear end, an existing non-historic circular art glass window. The window is currently located at the second-floor level at the eastern (front) end of the side (north) elevation, in front of the side (north), one-story sunroom addition. The proposed change would replace an existing non-historic paired double hung replacement aluminum clad wood window at the western end of the side (north) elevation, behind the side (north), one-story sunroom addition. The non-historic circular art glass window features stained glass flowers.

APPROPRIATENESS OF PROPOSED CHANGES

1. **Proposed change #1 is appropriate and compliant.** The existing non-historic art glass window is being moved to the existing 1980s addition located at the rear of the house. Note that this addition dates to outside of the Period of Significance for the district. The window is also being moved further to the rear (western end) of the house and will not be visible when walking south on College Street. The Uniform Architectural Criteria states, "The building façade facing the street is generally the most carefully treated and the most important part of the design" (page 20). The non-historic circular window is not on the front of the house and is being moved further back from the front of the house to a location not visible from the public right of way. Furthermore, the previous additions have altered the historic window opening consistency along the side (north) elevation in relation to the front elevation.

- a. The proposed change complies with Standard #9 (New exterior alterations shall not destroy historic materials...), the non-historic circular art glass window is being placed in the non-historic 1980s addition and will not remove historic materials from this area.
- b. Also, Standard #9 (New work shall be differentiated from the old and shall be compatible with the architectural features...), the introduction of a circular art glass window is not inconsistent with the elements typical of the Vernacular/Folk House-National (with Greek Revival influences) and Folk Victorian (with Queen Anne influences) that this house exhibits.
- c. Please note the existing window appears roughly framed with vertical boards filling in the remainder of the previous rectangular opening. The proposed drawings show the siding terminating at the circular window trim.

SOURCES CONSULTED

1. AHBR Agenda Packet with proposed drawings by LB Architects LLC.
2. House Report for HHA Historic Marker: 56 College Street, January 11, 2007. Hudson Heritage Association (HHA).
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 2022.
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. McAlester, Virginia. *A Field Guide to American Houses*. Fifth printing, Alfred A. Knopf, 2020.
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, 2022.
9. Chambers & Chambers Architects and Betty-Lee Francis Preservation Planner. *Uniform Architectural Criteria for the Architectural and Historic Board of Review, Village of Hudson Ohio*. April 1977.

FINDINGS

1. The house at 56 College Street is within and contributing to Hudson National Register Historic District, reference number 100007849 (superseding 73001542 and 89001452). The Period of Significance for the district is 1806-1963. The district is significant under Criteria A and Criteria C.
2. According to the 2021 Hudson Historic District & Boundary Increase the house was constructed in 1870. The house exhibits influences from at least two styles as the house evolved over time: Vernacular/Folk House-National (gable front, with raking cornice return typical of the preceding Greek Revival style), and Folk Victorian (front-gable roof, with full-width one-story porch and spindle work detailing typical of the Queen Anne style).
3. According to the House Report for HHA Historic Marker, the house has had numerous alterations and additions over the years. The HHA report states the second floor at the rear of the house was constructed in 1983, outside the Period of Significance.
4. The structure is approximately rectangular in plan and two stories. The structure has replacement fiber cement siding. The windows are a mix of wood and replacement aluminum clad wood. The foundation is a mix of poured concrete and painted CMU.



Image 1: Circular art glass window to be moved. Note the rough framing vertical boards around the window.



Image 2: Western end of the side (north) elevation, towards the rear of the house. The red box indicates the existing non-historic window proposed to be removed and replaced with the re-located non-historic circular art glass window.



Image 3: View of side (north) elevation while walking south on College St, shown by the red arrow.

END OF REPORT

EXHIBIT A: City of Hudson, Codified Ordinances Appendix D. - Architectural Design Standards**To** Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson**From** Olivia Hopkins, AIA & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus**CC:** Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus**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.