

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: November 5, 2024
Re: 48 College Street
CC: Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus

SUBJECT PROPERTY: 48 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. The City of Hudson and AHBR has requested that Perspectus review and provide an opinion on one (1) specific alteration: citing 'the rear window alterations,' and further explaining that 'the applicant is proposing to remove a door and windows on a historic addition (1850s) and install glass swing doors.' 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 #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 October 29, 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. Removing, on the rear (west) elevation, three historic 1 over 1 wood storm windows three historic wood double hung windows; one window is a 3 over 1 configuration and the other two windows are a 1 over 1 configuration. Note the window trim around the three windows appears to have an additional applied trim piece along the surround when compared to the other windows on this elevation. Note the windows appear to be replacements dating to the c1920s/1930s, which is within the Period of Significance for the historic district (1806-1963).
2. Removing, on the rear (west) elevation, the non-historic wood paneled door which appears to date to the 1970s. The non-historic door itself is set in a presumed historic location, both location and surround are presumed to date to the adjacent window replacement that appears to be from c1920s/1930s, which is within the Period of Significance for the historic district (1806-1963).
3. Adding, on the rear (west) elevation at the 1850s addition: on the right (south) end, 3 fixed doors, each featuring a full-lite glass above a painted wood panel; and on the left (north) end, 1 swing door flanked by a fixed door on each side, each featuring full-lite glass above a painted wood panel. The material is Anderson, E-series custom door, clad wood doors. Areas of window infill will match existing siding.
4. Removing, on the rear (west) elevation, the non-historic shed roof overhang which appears to date to the 1970s.

APPROPRIATENESS OF PROPOSED CHANGES

1. **Proposed changes #'s 1-3: can become appropriate** with the following alterations to the design:
 - a. **Change #1 & #2:** Standard #2 states that, "the **removal** of distinctive materials...that characterize a property will be avoided." The proposal is to remove the historic first-floor openings on the rear elevation. To optimize retention of historic openings and materials, consider retaining the existing historic door opening, remove and replace the flanking single windows with paired 1 over 1 double hung windows, and retain the existing single window on the far right (south). If this configuration is not possible because it conflicts with interior programming, consider an alternative option discussed in Item 1.b.i. below.
 - b. **Change #3:**
 - i. **Solid/Void Relationship:** The proposed change alters the rhythm of the solid/void relationship on the rear (west) elevation. The size of the proposed openings, which are proposed to be grouped into 2 sets of three, visually overpowers the elevation. Standard #2 states that the "...alteration of features, spaces, and spatial relationships that characterize a property will be avoided." Further, while two of the existing three first-floor windows to be removed are aligned with the second-floor windows, the proposed configuration does not align with the second-floor windows. The Uniform Architectural Criteria states, "The building façade facing the street is generally the most carefully treated...However, an important characteristic which typifies time period is the consistency and the care of the design treatment on the building sides and the rear of the building...they (windows) were organized in similar opening patterns; that is, they were likely to line up vertically (one above another...)" The grouping size and spacing of the proposed window elements into 2 sets of three not aligned with the second-floor windows dominate the first-floor wall and is not appropriate. Consider reducing the grouping size and evenly spacing them across the wall (centering them on the existing second-floor windows); to approximate the existing solid/void relationship. An alternate option to the preferred option suggested in Item 1.a. above is to consider removing more historic material: from left to right, suggest the sequence of new door, paired 1 over 1 double hung window, paired 1 over 1 double hung window, and existing single window to remain. This will lessen the visual impact of the alteration to the elevation.
 - ii. **Detailing:** The detailing of the proposed doors also visually overpowers the elevation. Standard #9 states that, "new work shall be differentiated from the old and shall be compatible with the architectural features." This house is not a high-style Federal or Greek Revival; the house has origins in the Folk House National style. Note that on the existing exterior of the house, formal wood trim detailing (wood paneling and window/door surrounds) typical of high style Federal and Greek Revival is not present; therefore, the introduction of formal wood paneling and surrounds is not compatible with the house. Consider removing the bottom panels and simplifying the trim. Refer to configuration suggested in Item 1.a. (preferred) and Item 1.b.i. above.
2. **Proposed changes #4: is appropriate and compliant.**

SOURCES CONSULTED

1. AHBR Agenda Packet with OHI Form and proposed drawings by Peninsula Architects.
2. House Report for HHA Historic Marker: 48 College St, No Date. 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. Ohio Historic Inventory (OHI) form by L Newkirk and F Barlow
6. McAlester, Virginia. *A Field Guide to American Houses*. Eighth printing, Alfred A. Knopf, 2023.
7. National Register of Historic Place Form by Thirza M. Cady, Asst. to Janet Sprague. *Hudson Historic District Reference Number 73001542*. April 7, 1973.
8. National Register of Historic Place Form by Lois Newkirk. *Hudson Historic District (Boundary Increase) Reference Number 89001452*. August 19, 1989.
9. National Register of Historic Place Form by Wendy Naylor and Diana Wellman. *Hudson Historic District (Boundary Increase) Reference Number 100007849*. April 15, 2022.

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. Criteria C that embody the distinctive characteristics of a type, period, or method of construction...

2. The property is located on the west side of the street, on the corner of College Street and Division Street in the historic Residential Neighborhood Hudson Zoning District. The slope increases from south to north.
3. The structure is approximately rectangular in plan and two stories. The structure has brick exterior walls on the southern portion and replacement wood siding on the northern portion. The windows are wood with wood exterior storm windows. The foundation is brick at the southern portion and a mix of stone and CMU at the northern portion. The structure reflects the Folk House National (Gable-Front) style (c1850-1930) that has influences from the late Federal and Greek Revival styles; it was later altered in the Folk Victorian style (c1870-1910, featuring porch with spindle work detailing). Note that the front door of the house was originally on the gable-front south side of the house and was moved to the east side.
4. According to the Ohio Historic Inventory, the southern brick portion of the structure was built 1843 as a 1-1/2 story structure. The OHI states, "north addition within ten years of original structure", this is referring to the 2-story northern wood sided portion of the structure, which appears to date to c1900. The one-story wood sided north addition date is unknown.



Image 1: Rear (west) elevation. The red boxes indicate the historic wood windows and non-historic wood door in presumed historic location/opening with non-historic shed roof overhang to be removed.



Image 2: Detail view of one of the historic first-floor wood windows with presumed historic storm window to be removed.



Image 3: Detail view of a typical presumed historic second-floor wood window. Note the window with presumed historic storm window trim and how it differs from the first-floor historic wood window.



Image 4: Detail view of non-historic wood door in presumed historic location/opening with non-historic shed roof overhang.



Image 5: View looking west to the neighboring house.

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

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.