

**To:** Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson  
**From:** Olivia Hopkins, AIA | Historic Architecture, Perspectus  
**Date:** February 20, 2025  
**Re:** **16 Owen Brown Street**  
**CC:** Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus

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**SUBJECT PROPERTY: 16 Owen Brown 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 February 18, 2025.

**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.

**PROPOSED CHANGES**

The owner proposes to make the following changes to the existing structure:

1. Removing, on the front, north, elevation the shuttered door opening with door trim and the gable roof above.
2. Removing, on the left, east, elevation two first floor vinyl double hung windows.
3. Constructing, on the front, north, elevation a flat roof covered porch. The footprint of the porch extends past the front elevation of the historic house and the side elevation of the proposed addition. The front door will be under the covered porch, at the side addition. The columns are square simplified Doric. The proposed porch deck is wood. A wrap around front porch option was presented while on site. The wrap around porch extends past the side, west, elevation of the addition and is aligned with the historic house's left, east, elevation. The roof of the wrap around porch is a hip roof with a gable centered above the front door.
4. Constructing, on the side, west, elevation a two-story addition.
  - a. **Massing:** The proposed footprint will be 3 feet wider and 2 feet longer, closer to the street than the existing one-story portion. The addition is a two-story tall west facing gable end. The roof ridge line is held below the ridge of the historic house.
  - b. **Solid/Void:** At the first and second floor there are two new windows. The first-floor windows are at a similar head height to the existing windows. The windows do not align between the two levels.
  - c. **Materials:** The proposed foundation will be parged CMU. The proposed siding will be 6" Hardi-Board ship lap siding and the rear face will be Hardi-Board vertical board and batten siding. The proposed windows will be aluminum clad wood with wood trim. The proposed roof is asphalt shingles.
  - d. **Detailing:** The proposed trim is simplified.
5. Constructing, on the side, east, elevation a shed roof dormer. The dormer will have two double hung windows and one fixed clerestory window. The second-floor windows do not align with the windows on the first floor.
6. Constructing, on the rear, south, elevation a two-story addition with a porch.

- a. Massing: The proposed footprint of the addition is roughly rectangular in plan and is a south facing gable end. A small right, west, side bump extends to a covered porch with a shed roof. The right, west, side is held back from the historic house. The left, east, elevation has a shed roof dormer, and the wall is in line with the historic house. The roof ridgeline is held below the ridge of the historic house.
  - b. Solid/Void: The right, west, elevation has an entry door at the covered porch and two first floor windows. A fixed clerestory window at the second floor. The rear, south, elevation has two first floor windows and one second floor window. The left, east, elevation has three first floor windows and a clerestory window in the shed dormer. The first-floor windows are at a similar head height to the historic window openings.
  - c. Materials: The foundation will be parged CMU. The proposed siding will be Hardi-Board vertical board and batten siding. The proposed windows will be aluminum-clad wood. The proposed roof is asphalt shingles.
  - d. Detailing: Trim is simplified. The porch columns are simplified Doric columns.
7. Replacing on the historic house the non-historic wood shake siding with 6" Hardi Board ship lap siding.
  8. Removing, on the left, east, elevation three second floor vinyl sliding windows.
  9. Removing the one story shed roof portion on the west elevation.
  10. Re-roofing the historic house with asphalt shingles.
  11. Removing the window shutters.
  12. Replacing the existing vinyl windows on the house with aluminum clad windows.
  13. Parging the existing and proposed foundation walls.

## APPROPRIATENESS OF PROPOSED CHANGES

1. **Proposed changes #1-2** are **not appropriate** because it will remove what appears to be historic materials from the site.
  - a. **Change #1**: Removal of the front door will remove historic materials from the site, which is not consistent with the Secretary of the Interior Standards (SIS), #2, which states "Historic character shall be retained and preserved. The removal of historic materials... shall be avoided.". The front door and shutters should remain even if the door is not re-introduced as the main front door of the house. Removing this door opening will alter the rhythm of the front elevation. The placement of the front door at the proposed side elevation is appropriate, as this front door placement currently exists. The removal of the small gable roof above the shuttered front door is appropriate. The proposed wrap around porch would help incorporate the shuttered front door into the front elevation better than the smaller front porch.
  - b. **Change #2**: While the windows themselves are replacement vinyl windows, the window trim appears to be historic wood and removing these two windows will remove historic trim, which is not compliant with SIS #2. Removal of these two windows, which are visible when walking west on Owen Brown Street, will interrupt the rhythm of the elevation.
2. **Proposed changes #'s 3-7**: **can become appropriate** with the following alterations to the design:
  - a. **Change #3**: The OHI form states this is Gothic Revival styled house, which is evident in the front gable trim. McAlester states, "One-story porches are found on about 80% of Gothic Revival houses." Examples of full width porches and partial width porches are seen. The non-wrap around front porch option should not extend past the exterior walls of the house. The current configuration has the porch extending past the west and north walls of the house, the porch should be in the same plane as these walls to be a more accurate representation of a Gable Ell House plan, or an asymmetrical Gothic Revival house, which is being created with the proposed addition. The wrap around porch option if agreed upon should also be held within the plane of the historic house's west wall and not extend past. The gable at the wrap around porch noting the entry steps is a common occurrence on later examples of Gothic Revival houses.
  - b. **Change #4**: This addition changes the overall form of the house, which is consistent with the asymmetrical subtype of the Gothic Revival style. This addition changes the plan type of the house to a Gable Ell, which is a front facing gable house with an intersecting gable on the side and creates a right-angle intersection between the main house and wing.
    - i. Massing: The roof pitch of the side addition should be adjusted to be steeper, closer to the pitch of the existing house. Typical Gable Ell houses have steep gable roofs. The roof ridge could either be moved up some, but still held below the historic house ridge, or the footprint could be decreased in length to create a steeper slope.
    - ii. Solid/Void: The first and second floor windows should be aligned with each other to create a more unified elevation, where possible without altering the position of the historic windows.
    - iii. Materials: The siding material could be either bevel lap siding similar exposure to the existing under the non-historic shake siding, not ship lap siding, or board and batten siding. The bevel lap siding is

present under the non-historic shake siding and would be the historic siding on the house. The shake siding is a non-historic alteration and the thickness and scale of the exposure conflicts with the historic trim size. Fiber cement Hardi-board is an appropriate material to use in place of wood siding on an historic structure. A horizontal bevel lap siding would be more consistent with the surrounding houses, which have horizontal siding.

- iv. **Trim:** The proposed trim should have a simple profile, similar to the width of the historic trim. It should be distinguishable upon close inspection from the historic trim on the house.
  - c. **Change #5:** The proposed dormer on the historic house should have a gable roof instead of a shed roof. Gable roofs are more consistent with a Gothic Revival style house. The gable ridge should be at the same elevation as the addition's gable on the right, west, elevation. The new second-floor windows should align with the first-floor windows, this could mean adjusting the placement of the gable. The small clerestory window should be removed or given a proportion similar to the squarer attic windows, existing on the west side of the historic house.
  - d. **Change #6:**
    - i. **Massing:** The left, east, elevation of the addition should have a set back from the historic house wall.
    - ii. **Solid/Void:** The left, east, second floor clerestory window should either be a double hung aligned with the middle first-floor window, be given a proportion similar to the squarer attic windows, or be removed.
    - iii. **Materials:** See 2.b.iii for an explanation on siding for the addition.
    - iv. **Trim:** The proposed trim should have a simple profile, similar to the width of the historic trim. It should be distinguishable upon close inspection from the historic trim on the house.
  - e. **Change #7:** See 2.b.iii for an explanation on siding.
3. **Proposed changes #'s 8-13: are appropriate and compliant.**
- a. **Change #8:** The OHI form mentions these clerestory windows as being altered, while they could be classified as a historic change over time under SIS #4, smaller clerestory windows are not a typical feature in either a Gothic Revival style house or a Gable Ell house from this time period.

## SOURCES CONSULTED

1. AHBR Agenda Packet with OHI Form and proposed drawings by Costlow & Associates, LLC. with material specifications.
2. AHBR Meeting Agenda Minutes, 16 Owen Brown Street, 02/11/2025.
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*. Fifth printing, Alfred A. Knopf, 2020.
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.
10. Gordon, Stephen. *How to Complete an Ohio Historic Inventory*. Ohio Historical Society. 1992.

## 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 2022 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 2022 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..."
2. The property is located on the south side of the street, the third building from the corner of Owen Brown Street and N. Main Street in the Historic Residential Neighborhood Zoning District. The terrain is flat.
3. The structure is approximately rectangular in plan and two stories tall. The structure has wood shake siding over wood lap siding. The windows are replacement vinyl. The foundation is CMU. The structure has influences from the Gothic Revival style and is a Gabled Ell
4. According to the Ohio Historic Inventory, the structure was built c1860. The OHI form states, "Moved from 21 Clinton Street, present site of Morse Instrument Co." No date is given when the house was moved.



**Image 1:** Front, north, and side, west, elevations.



**Image 2:** Side, west, elevation.



**Image 3:** Rear, south, elevation.



**Image 4:** Front, north, and side, east, elevation. The red boxes indicate the elements to be removed.



**Image 5:** Detail of the shuttered front door and gable to be removed.



**Image 6:** The red boxes indicate the vinyl windows to be removed.



**Image 7:** Neighboring buildings to the northeast.



**Image 8:** Neighboring buildings to the northwest.



**Image 9:** Neighboring buildings to the west.



**Image 10:** Neighboring buildings to the east.

**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

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**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  
**From** Olivia Hopkins, AIA | Historic Architecture, Perspectus  
**CC:** Lauren Pinney Burge, AIA, Principal | Historic Architecture, Perspectus

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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.