

City of Hudson Historic Preservation Commission
Application for Certificate of Appropriateness
November 28, 2023



326-328 Allen Street
Hudson, New York 12534

Hudson Historic Preservation Commission Certificate of Appropriateness

Property: 326-328 Allen Street
Hudson, NY 12534

Applicant: Bryan Bullett

Application Deemed Complete: December 1, 2023

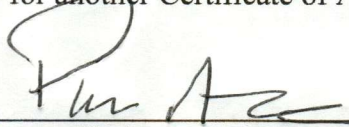
SEQRA: Type II

Decision: This application, dated November 29, 2023, attached hereto and hereby incorporated into this Certificate of Appropriateness determination, for restoration of exterior chimneys including repointing, replacement of the mansard roof with Eco Star shingles in chiseled diamond slate, sealing of existing metal roof with EPDM, repair of yankee gutters and drip edges, installation of Bilco hatch door, and repair of rotting carpentry on roof and dormers, pursuant to the specifications submitted to the Commission (the "Project"), is hereby approved, subject to the following condition:

1. Any new mortar shall be historically appropriate in color, composition and substance.

Basis: The Commission approves this application for the Project. The Project is appropriate and compatible with the surrounding properties and will not adversely or permanently alter the historic integrity of the surrounding properties when measured by the criteria set forth in 169-6B of the Hudson City Code.

This approval does not apply to any historical building elements not currently visible that are revealed in the course of the approved alterations. If any historical building elements are revealed, applicant must inform the Building Code Enforcement Officer immediately, and applicant may need to apply for another Certificate of Appropriateness.



Phil Forman, Chairman
Historic Preservation Commission

Date: December 15, 2023



Please note that the issuance of this Certificate of Appropriateness is not a building permit or a sign permit. You must obtain those permits from the City of Hudson Code Enforcement Office at 429 Warren Street, Hudson, NY, before commencing work.

**City of Hudson, New York
Historic Preservation Commission**

**Application for a
Certificate of Appropriateness**

Application Meetings are on the second Friday of the month at 10:00 am in the Common Council Chambers of City Hall, 520 Warren Street, Hudson, New York 12534. All applications must have a representative at the meeting in order to be reviewed. Applications deemed complete may be approved, denied or approved with modifications at an Application Meeting. Otherwise, complete applications may be approved, denied, or approved with modifications by the Commission at its meeting held on the fourth Friday of the month at 10:00 am in the Common Council Chambers at City Hall. Questions? Call Code Enforcement Department. (518) 828-3133.

Note: Applicants should review Committee Standards before planning work to ensure that the application conforms to these requirements. Please be advised that the purchase of any building materials, including windows, doors, roofing, and siding will be purchased at the applicant's own risk prior to issuance of a Certificate of Appropriateness.

Date: November [29], 2023

Property Address: 326-328 Allen Street, Hudson, NY 12534

Owners Name: Bryan Bullett

Sections of local laws authorizing review by the Historic Preservation Commission (HPC or Commission) of proposed work on designated landmarks and historic district properties are in Chapter 169 of the City of Hudson Code. <http://cityofhudson.org/content/Generic/View/33>
The Commission requires the following information and/or documentation before it can declare the application complete:¹


Categories of Proposed Work (check any that apply)

- Repair, including re-pointing of brick or stone
- Windows & Doors, including storm windows
- Alteration, including alterations and materials changes to store fronts
- Additions & other new construction
- Painting of unpainted surfaces
- Roofing
- Sign
- Fence
- Demolition

¹ Hudson City Code §169-7A(1-7) lists contents of a complete application. §169-7A(B) authorizes the Commission to require the applicant to provide "[a]ny other information that the Commission may reasonably require in order to visualize the proposed work."

Please attach a detailed description of the proposed work to this application. If you are unsure about which category best describes the work, the applicant should contact the Code Enforcement Officer in order to establish into what category(ies) the proposed work falls.

I understand and agree that no work on this request shall commence until written approval has been given by the Building Inspector and HCP as required by law.

Owner's Signature:  _____

1. APPLICANT

Name: Bryan Bullett
Address: 326-328 Allen Street, Hudson, NY 12534
Telephone/e-mail/fax: 917-288-1310 / bryan.bullett@gmail.com

2. PROPERTY

Name: Bryan Bullett
Address: 326-328 Allen Street, Hudson, NY 12534
Telephone/e-mail/fax: 917-288-1310 / bryan.bullett@gmail.com

Status (If Known): Local Landmark In Local Landmark District () On National Historic Register or in NHR Dist. ()

Use: Current: Single-family residence and bed & breakfast.
Proposed: No change.

3. PROPOSED WORK

Scope of Work: Exterior masonry and carpentry repair and roofing (see Addendum).

Reason for Work: Remediation of deferred maintenance existing as of date of present owner's purchase of the property (May 2022); secure against future water penetration.
Architect/Engineer (If Applicable): N/A
Contractor: Stevmar Roofing & Sheet Metal Inc. Carpentry and masonry are currently being bid.
Construction Schedule: Commencement on or about April-May 2024.

4. PROPERTY HISTORY (If Known)

Date of Original Construction: 1865
Original Architect/Builders: Believed to be designed by Gilbert Bostwick ("G.B.") Croff
History of Use: Bed & Breakfast / Inn (since at least 1995)

History of Alterations: Converted to a 7-suite Inn (likely during 1980s). Secondary means of egress added (dates unknown): 2nd and 3rd story fire escape and back stair, respectively. Mud room / rear porch addition added to north side (dates unknown).

Note: The applicant is strongly encouraged to contact local resource facilities and historical or preservation groups to locate available information about the building and its history, including its variations of use or occupancy since its construction. If possible, include a description of physical alterations to the building, particularly those of the last 50 years, and indicate the year (or approximate) in which they occurred.

5. SUBMISSIONS for non sign CoAs - check and attach: (169-7) • Designates REQUIRED

Survey*: X Drawings (to scale)*: n/a Elevation Drawings (to scale)*: n/a

Specifications: X


Historic Photographs (If Available): X Contemporary Photographs*: X


Environmental Assessment Form (EAF)*: n/a

Samples: _____

Others: _____

Note: The more detailed your submissions the better the chance the application will be deemed complete.

Signature of Applicant:  _____

Signature of Owner:  _____

November 28, 2023

City of Hudson
Historic Preservation Commission
520 Warren Street
Hudson, NY 12534

Re: CoA Application, 326-328 Allen Street, Hudson, NY 12534

Dear Commission Members,

Please find my application herein. The following information is provided for further detail regarding the proposed project:

Project Narrative

326-328 Allen Street is an 1865 house built in the Second Empire style with an Italianate central tower. Before current ownership acquired the property in May 2022, the house operated for approximately 37 years as the Hudson City Bed & Breakfast, Hudson's longest continuously operating Inn. Previously, the house is believed to have served variously as an inn and/or brothel for periods of the 20th century. The house was built by Joshua T. Waterman, who served as mayor of Hudson for four terms beginning in 1853.

The house suffers from deferred maintenance that existed at the time of purchase. Following extensive research and contractor discussions, present owner now seeks approval for a critical initial project phase intended to secure the building envelope from elements and prevent water and ice penetration, to prevent further deterioration and preserve this historic property. Accordingly, the present application is timely in nature. The project is being undertaken by the homeowner on a limited budget and is intended to preserve the building's structural integrity from risk of further structural deterioration.

The current project encompasses three main elements, essentially from the third story up:

- 1. Chimney restoration**
- 2. Roofing**
- 3. Exterior carpentry repair and restoration (e.g., Yankee gutters and Dormer windows)**

Future project phases are expected to address additional exterior work and cosmetic enhancements.

Timing

Homeowner requests, if possible, expedited approval during December 2023, to allow materials purchase before significant year-end anticipated price increases. At minimum, requesting expedited approval of the roofing materials (EcoStar slate and EPDM).

Scope of Work

1. Chimneys

Existing Conditions

There are three chimneys, one on the west and two on the east wall of the building. Chimneys are internal and not visible below the Mansard roof line (third story). Chimneys show deteriorated / missing grout and some cracked bricks. Existing tar flashing has separated in spots, creating gaps potentially allowing water penetration. There is one metal chimney cap on southeast chimney. Water penetration has previously caused interior damage and must be remediated to prevent deterioration to the building structure.

Proposed Work

Exposed brick will be repointed, concrete crowns rebuilt, and chimneys covered with stone slab caps supported by brick supports at each corner. EPDM flashing will be applied creating a water seal with the adjoining flat roof. If required subject to further investigation, one or more existing chimneys may be removed to the existing roofline and rebuilt like-for-as and to the above specifications.

2. Roofing

Existing Conditions

- a. **Mansard:** mismatched combination of hexagonal slate, rectangular slate and asphalt shingle. Slate is significantly deteriorated, cracked and delaminating throughout. Numerous slate tiles are broken or missing, exposing wood roofing substrate to the elements, or patched with bare sheet metal. A section on the northwest side has been replaced with asphalt shingle. Original floral color pattern is partially discernable but distorted due to patching with non-matching tiles and/or coated with tar in sections. Shapes: north side (rear) of building consists of rectangular slate tiles; south and east sides are primarily 6-sided (hexagonal) tiles (with some sheet metal patchwork); west side is combination of hexagonal slate and rectangular shingle.
- b. **Flat Top Roof: *Not visible from street.*** Has slight pitch but not visible from street. Consists of welded metal, believed to be the original tin roof. Coated with silver coating. Silver coat is cracked and water potentially penetrating at weld seams. Steel drip edge along perimeter. Wooden roof access hatch in deteriorated condition.
- c. **Yankee Gutter Liners: *Not visible from street.*** Existing gutter lining consists of asphalt roofing material in aged / deteriorated condition. Perforated in sections leading to water penetration into and failure of soffits (see below). Steel drip edge along perimeter.
- d. **Dormer Window Roofs:** Metal, generally intact. Some sections previously repaired (e.g. with spray foam) and misshapen.

Proposed Work

- a. **Mansard:** Replace with EcoStar™ Majestic Slate, Chisel Point (diamond) shape, in color Midnight Gray, with matching hip caps at four corners. This is a leading brand of

rubberized material manufactured to visually replicate slate.² Flash according to manufacturer's specifications.

- b. **Top Flat Roof: *Not visible from street.*** EPDM membrane applied to existing metal roof. Flash according to manufacturer's specifications. Install new metal Bilco access hatch (not visible from street).
- c. **Yankee Gutter Lining: *Not visible from street.*** EPDM membrane will replace existing asphalt roofing material gutter liner. Install new slip tube inserts into existing gutter downspout leaders. Flash according to manufacturer's specifications.
- d. **Dormer window roofs:** EPDM membrane applied to existing metal roof. New steel drip edges applied to create clean perimeter appearance and mask misshapen areas. Flash according to manufacturer's specifications.
- e. **Drip edges:** Steel (like-for-as existing).

3. Carpentry

Existing Conditions

- a. **Yankee Gutter Fascia and Soffits:** Significant failure of soffits on south and west sides, with boards missing and/or rotted through, due to water penetration from failing sections of asphalt Yankee gutter liners (see above). Questionable areas / cracks on north and east sides for further investigation. Sections of fascia rotted and/or cracked.
- b. **Dormer Windows:** Significantly deteriorated wood elements throughout. Majority of window sills rotted out.
- c. **Mansard Trim:** Wood corner trim pieces significantly deteriorated. Top decorative trim appears largely intact (subject to further on-site investigation as elevation is approximately 45 feet above street level and inaccessible to homeowner).

Proposed Work

- a. **Yankee Gutter Fascia and Soffits:** Repair and/or replace deteriorated wood elements like-for-as. Use epoxy filler as needed. Scrape, sand to original surface plane and repaint.
- b. **Dormer Windows:** Repair and/or replace deteriorated wood elements like-for-as. Use of epoxy filler as needed. Scrape, sand to original surface plane and repaint.
- c. **Mansard Trim:**
 - a. Corner Trim: Remove wood corner trim pieces and replace with EcoStar Majestic Slate hip caps to match Mansard roofing material (see above).³
 - b. Top Edge Trim / Crown Molding: (Pending further investigation) if salvageable, scrape/sand and repaint existing top trim. If not salvageable, replace like-for-as.
- d. **Painting:** Scrape, sand and repaint wood elements.

² Budget limitations do not permit the use of natural slate.

³ Budget limitations do not permit reproduction of existing non-salvageable wood trim elements.

Thank you for your kind consideration and service on the Commission. Should you require further information, please don't hesitate to contact me.

Best regards,

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a stylized, somewhat abstract shape.

Bryan Bullett

Materials Specifications ⁴

Majestic Slate Standard Colors



Black



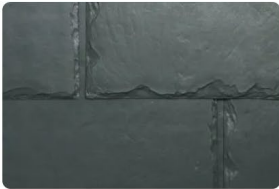
Cedar Brown



Chestnut Brown



Driftwood



Earth Green



Federal Gray



Midnight Gray



Mountain Plum



Sage Green



Smoke Gray



Stone Red



Tioga Terra Cotta

⁴ Source: https://ecostarllc.com/wp-content/uploads/2017/07/602689_Majestic-Slate-Cut-Sheet_011419_web.pdf

Materials Specifications (continued) ⁵

Product Offering

Many unique shapes and designs have been seen in slate roofing throughout history. EcoStar offers Majestic Slate in five tile shapes, along with Hip & Ridge, for endless opportunities to create unique and custom designs for any residential or commercial project. Whether your design calls for a traditional Georgian, modern bungalow, or contemporary ranch, our Majestic tile line has the perfect combination of options to enhance the personality of your architectural style.



12" Traditional

The classic look of the 12" Traditional tile provides beauty and architectural appeal to any building.



10" Traditional

The same look and appeal of the 12" Traditional in a smaller size for additional customization.



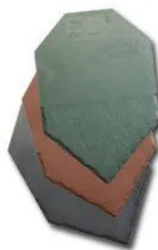
Beaver Tail

The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.



Beveled Edge

The look of scalloped edges in a hexagonal pattern makes beveled edge tiles a classic. This rare style can be intermixed with traditional slate tiles or used separately for historical applications.



Chisel Point

Chisel Point tiles form a beautiful diamond pattern on the roof, reminiscent of European roof designs



Hip & Ridge

Majestic Slate Hip and Ridge is designed to provide the look of natural stone slate in the ridge and hip portions of the roof. Tiles are 18"l x 12"w x 1/4"h and available in 11 colors.

⁵ Source: <https://ecostarllc.com/product/majestic-slate/>

Materials Specifications (continued)

EPDM sample: detail of 330 Allen Street (neighboring property) showing EPDM roofing material and chimney flashing:



Existing Conditions Photos

Chimneys



Mansard Roof, Dormer Windows, Trim



Flat Metal Top Roof



Yankee Gutters, Fascia and Soffits



Historical Photo Reference

Nos. 1 and 2 Willard Place were nearly identical to 326 Allen Street and believed to be designed by the same architect (G.B. Croff). Both houses were acquired by St. Mary's Parish in 1916 and demolished in the 1950s to make way for the school building that now stands in their place:



1 & 2 Willard Place, circa 1900



2 Willard Place, circa 1900







326 Allen Street, circa 1995



326 Allen Street, circa 1980s

Historical Photo Reference (continued)

 <p><i>Hudson City</i> <i>Bed and Breakfast</i> <i>Hudson, New York</i></p> <ul style="list-style-type: none"> ➤ HOME ➤ HISTORY OF THE HOUSE ➤ HUDSON HISTORY & LINKS ➤ ROOMS & RATES ➤ DIRECTIONS ➤ EMAIL US 	 <p><i>Hudson City</i> <i>Bed and Breakfast</i> <i>Hudson, New York</i></p> <ul style="list-style-type: none"> ➤ HOME ➤ HISTORY OF THE HOUSE ➤ HUDSON HISTORY & LINKS ➤ ROOMS & RATES ➤ DIRECTIONS ➤ EMAIL US
<p><u>In a Hurry?</u> <u>Print Our Brochure</u></p> <p>Hudson Valley Columbia County, NY</p> <p>Check Availability Make Reservation</p> <p>Local Attractions:</p> <ul style="list-style-type: none"> • World class antique shopping • Art galleries and craft shops • Hudson Opera House • The American Firefighters' Museum  <p>Welcome To Our House <i>Wireless Internet Access Available!</i></p> <p>We offer fine accommodations in varying degrees of charm and amenities. Our grand deluxe room often used as our honey noon suite has a king canopy bed, sitting area and a grand bath with soaking tub and brass shower</p>	<p>Welcome to the Joshua T. Waterman House</p> <p>The Second Empire house was built by Joshua T. Waterman in 1865. Mr. Waterman was born in Historic Hudson in 1807. His family was originally from Cape Cod, Massachusetts.</p> <p>He was connected with the business affairs of the Hudson Branch of the Hudson and Albany railroads and also served as the Mayor of Hudson for four consecutive terms beginning in 1853.</p> <p>Joshua and his wife, Jeanette Ten Eyck had twelve children... a fact that makes this grand and spacious house, with three stories and a tower, seem not so spacious after all.</p>  <p><u>In a Hurry?</u> <u>Print Our Brochure</u></p>

From archive of the former Hudson City Bed & Breakfast web brochure.

Neighborhood Property Photo Reference

412 Warren Street is a nearby example of the “chisel point” (diamond) pattern on a Second Empire Mansard roof.



412 Warren Street (“chisel point” roof tile shape detail)



412 Warren Street

Neighborhood Property Photo Reference (continued)

Numerous neighboring properties have had Mansard roofs replaced in recent years, several utilizing synthetic material and/or monotone colors.



356 Union Street



332 Union Street



502 Union Street



445-447 Warren Street (dated photo; green roofing is presently grey monotone synthetic slate)



20 South Front Street

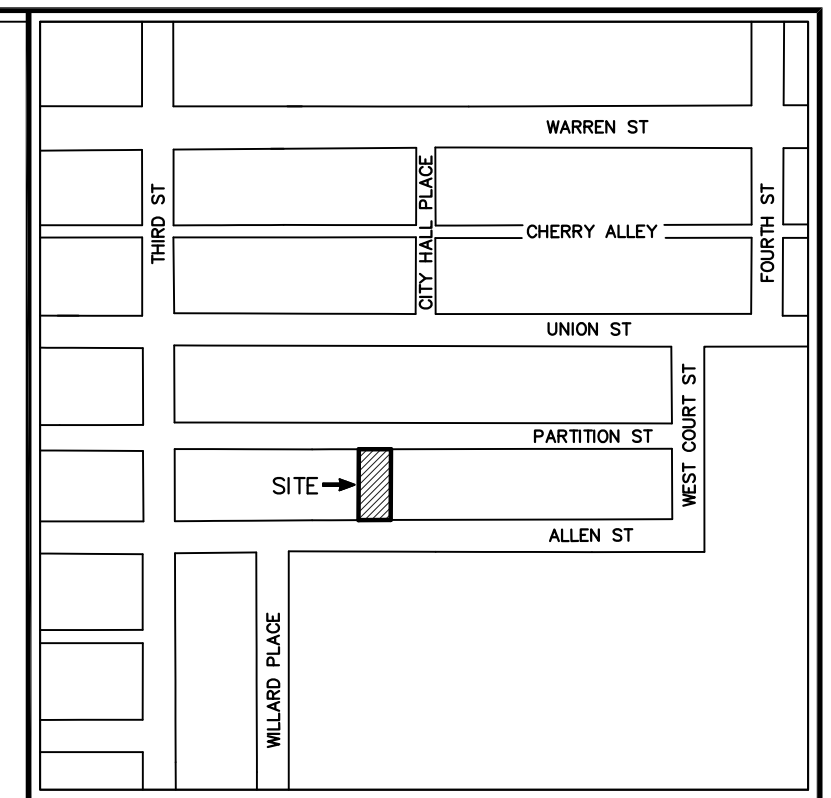
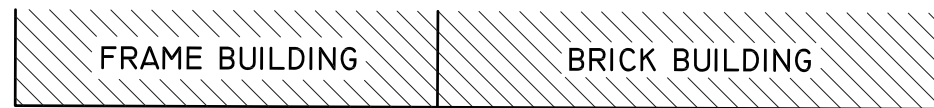


431 Warren Street

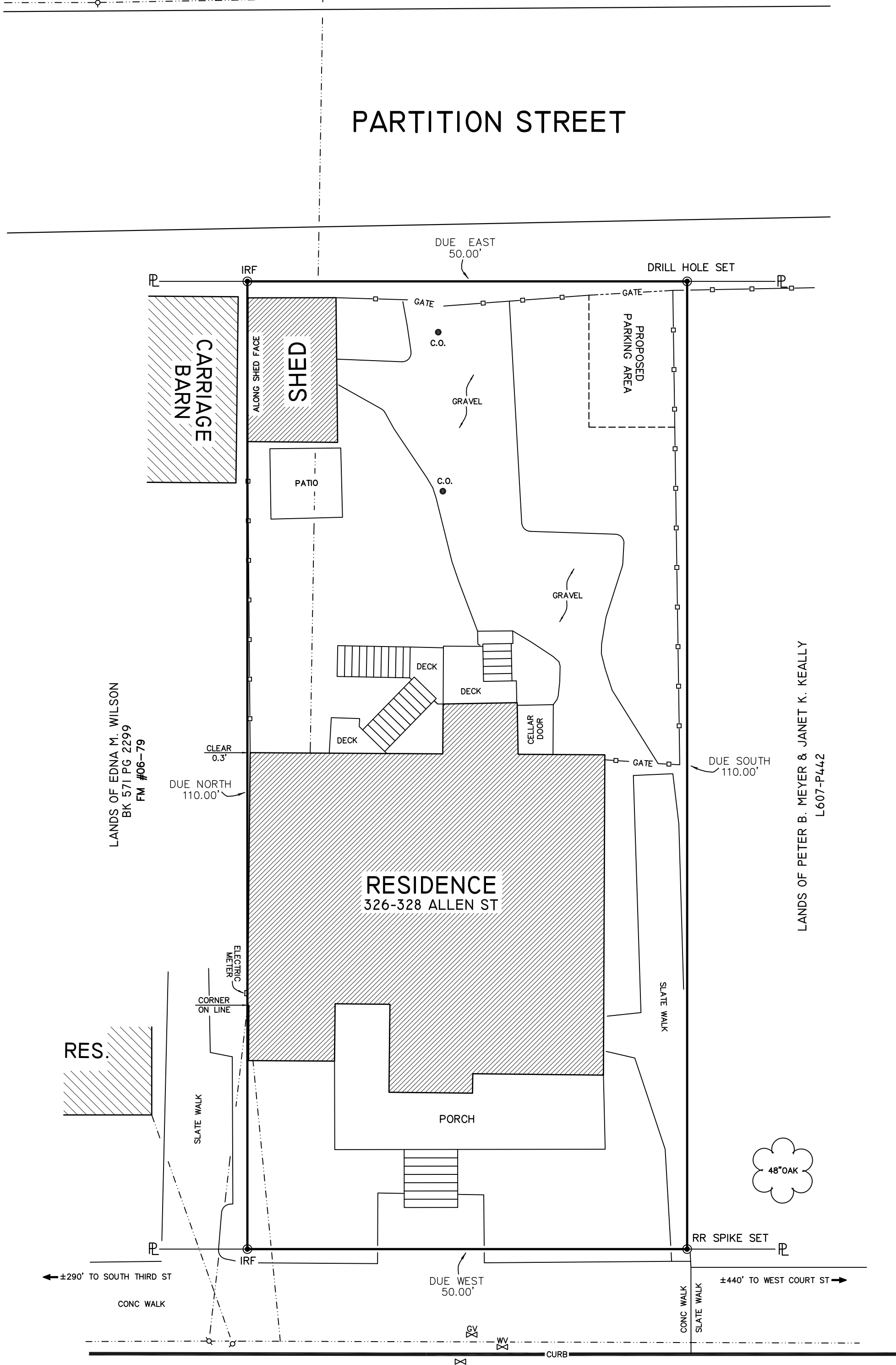


611 Union Street (example of synthetic shingle roofing)

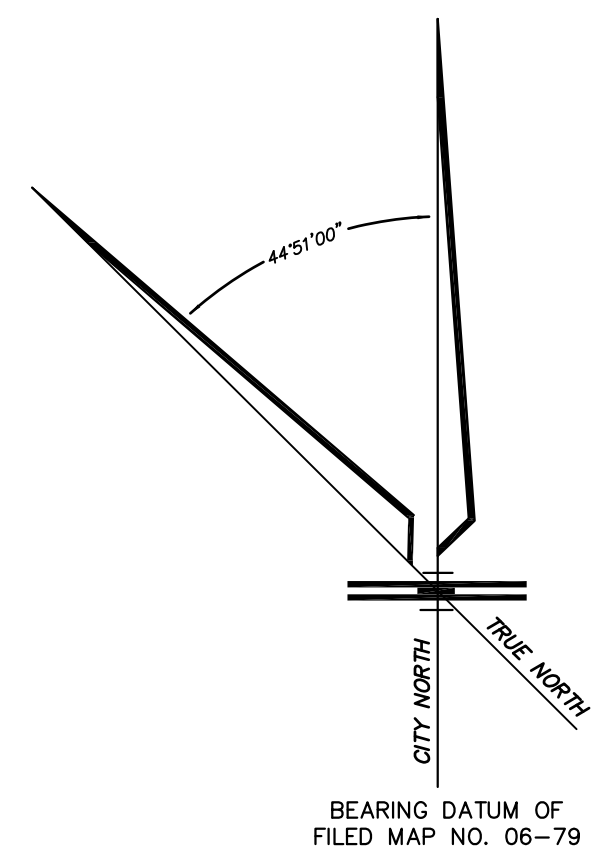
Survey (attached)



LOCATION SKETCH



LEGEND	
---	NO PHYSICAL BOUNDS
—○—	WOOD FENCE
—◇—	OVERHEAD UTILITIES
●	IRON ROD FOUND
○	IRON ROD SET
○	CLEANOUT
○	GAS VALVE
○	WATER VALVE



ALLEN STREET

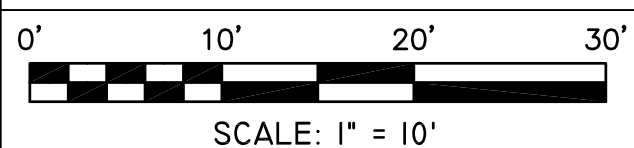
SURVEY OF PROPERTY OF
BRYAN D. BULLETT

THIRD WARD, CITY OF HUDSON, COLUMBIA COUNTY, NY

AREA=0.126 ACRES (5,500 SQ. FT.)

NOTES:

- SOURCE OF TITLE IS BOOK 961 PAGE 1481.
- THIS PROPERTY IS LISTED AS TAX MAP PARCEL NO. 109.52-01-70. ADDRESS IS 326-328 ALLEN ST.
- SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD.
- REFERENCE IS MADE TO A MAP ENTITLED: "324 ALLEN STREET PROPERTY OF IRA GOTTLIEB AND PAM GOTTLIEB TO BE CONVEYED TO EDNA M. WILSON" DATED JANUARY 19, 2006 BY JAMES TOMASO, FILED MAP NO. 06-79.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE EMBOSSED SEAL AND SIGNATURE OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SEC. 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



NYS LIC. NO. 050639

SURVEY BY:
DANIEL J. RUSSELL, PLS
NY LICENSE NUMBER 050639
FOR ALVIN B. HUEHNEL, PROFESSIONAL LAND SURVEYOR
A DIVISION OF CRAWFORD & ASSOCIATES ENGINEERING, P.C.
4411 ROUTE 9, SUITE 200, HUDSON, NEW YORK 12534
TELEPHONE: (518) 828-2700
DATED: AUGUST 3, 2022

