

DATE: August 8, 2022

PROJECT ADDRESS: 30 Aurora

TO: Alicia Schrenk, Associate Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio
44236

FROM: Wendy Naylor, Naylor Wellman, LLC, Preservation Consultant

OVERVIEW

At the request of the City of Hudson, Naylor Wellman is providing this Design Review Advisory Report to assist the Architectural and Historic Board of Review (AHBR) in their review of the Owner Application requesting alterations to the locally designated historic property located at 30 Aurora Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Brief #14 was applied as it pertains to this Application.

QUALIFICATIONS

Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

Sources

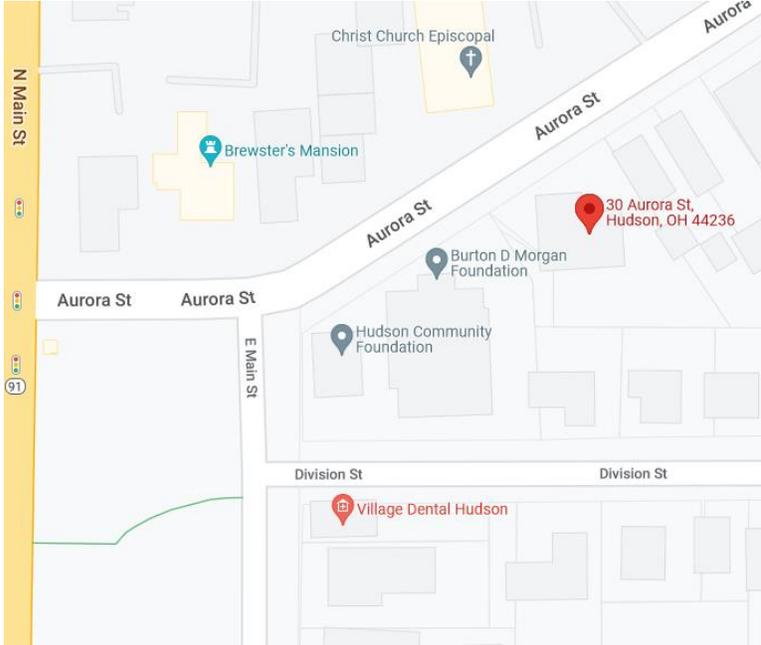
- ✓ *AHBR Packet with OHI Form and proposed Peninsula Architects Drawings submitted 7/12/ 2022, and Revised Drawings submitted 8/1&5/22*
- ✓ *Emails from Alicia Schrenk dated 8/2/22 and 8/5/22*
- ✓ *Naylor Wellman Site Visit, 8/6/22*
- ✓ *Newkirk, Lois. "Whedon-Farwell House 1826," Hudson A Survey of Historic Buildings in an Ohio Town, Kent: Kent State University Press, 31.*
- ✓ *Combination Atlas Map of Summit County, Ohio. Philadelphia: Tackabury, Mead & Moffett, 1874, 38.*

PROPOSED ALTERATIONS – 30 Aurora Street

- Landscape plan to include alteration of front walk/entry
- Landscape plan to include addition of rear yard elevated terrace lawn and trellis structure

PROJECT BACKGROUND AND DESCRIPTION

- The property is located in a residential neighborhood along the main corridor of Aurora Street in proximity to the Village Green



- *Primary public site line views of the façade west elevation from the Aurora Street public sidewalk. The façade is oriented to the west towards the Village Green and intersection of Aurora and E. Main Streets.*



- *The 1826 Federal style Whedon-Farwell House was designed by architect-builder Lemuel Porter and is considered a masterpiece of his work. The building exhibits Italianate style elements likely added when carpenter Charles Witty owned the house in 1867-1873. The two-story single dwelling originally operated as an inn, then “young ladies’ seminary” around 1870 and later served as the Hudson Primary School in 1930s. The building is located in the local Hudson Historic District and subject to review using the Secretary of Interior’s Standards for Rehabilitation, under Hudson Code section 111-1-2b (1) as greater than 50 years old.*
- **Relevant Historic Character Defining Features of Whedon-Farwell House include:**
 - (a) Orientation of the building at a diagonal with the façade facing west towards the central Village Green, rather than parallel with Aurora Street*
 - (b) Painted shiplap siding with simple window trim*
 - (c) Classical fluted pilasters divide symmetrical façade bays below wide roof eaves with brackets and dentiled cornice*
 - (d) A walkway and sandstone steps lead to an Italianate flat roof front porch with brackets supported by chamfered columns covering an arched entry with paired single panel wood & glazed double door entry*
 - (e) An Italianate cupola mimics the façade with paired arched windows and flat roof supported by brackets with wide roof eaves and dentiled cornice*



Whedon-Farwell House, Image 1874
Combination Atlas Map of Summit County, Ohio. Philadelphia: Tackabury, Mead & Moffett, 1874, 38.

DETERMINATION OF EFFECT:

- **ISSUE:** The AHRB is asking for a determination on the compatibility of a proposed landscape plan with alterations to the front walk/entry, and rear yard elevated terrace lawn and trellis structure, as proposed in Revised Drawings submitted 8/1/22.

Secretary of the Interior's Standards for Rehabilitation #1, 2, 9 & 10

PRESERVATION BRIEF #14 New Exterior Additions to Historic Buildings: Preservation Concerns

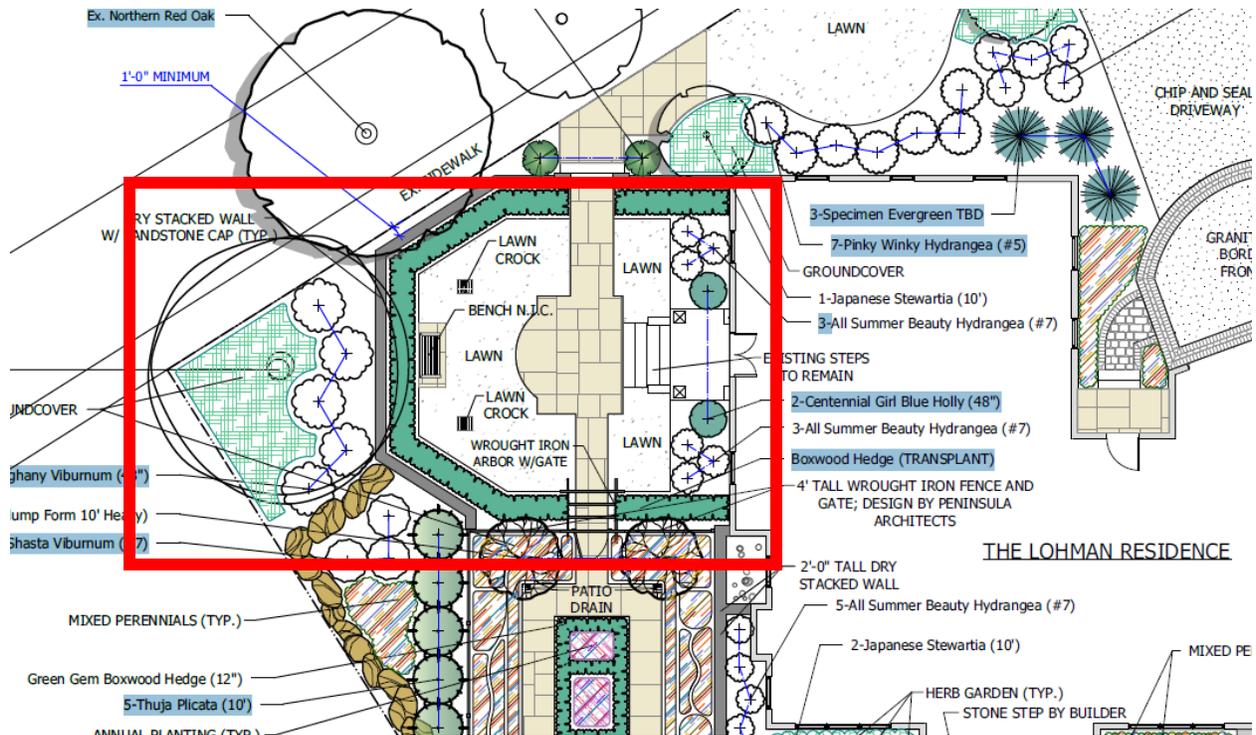
New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions, exterior alterations or related new construction should be compatible with the historic building but differentiated so as not to create a false sense of history by adding conjectural features from other historic properties. They should not detract from the overall historic character of the primary historic building. The focus for design review is on new construction that is within the public view from the city sidewalk or other public space.

- Historic architectural style and elements should not be duplicated, but instead interpreted in a simpler and distinguishable design for the addition or new construction. They should pick up design “cues” from the historic building, including fenestration pattern and proportions, overall size, scale, massing, form and type of ornamentation.
- Materials and colors should be compatible with those of the historic building. The use of salvaged architectural materials from another historic building for an addition is discouraged.
- It is not appropriate to construct an addition, exterior alteration or new construction that overpowers or detracts from the primary historic elements and character-defining features or will require the removal of significant building elements or site features.
- Additions or new construction should be constructed so that they may be removed at a later date without damaging the primary historic elements.

Q: Compatibility of Proposed front walk/entry alterations

Proposed Plan:



A character defining feature of the Whedon-Farwell House is its diagonal placement on the lot with the façade and front entry, oriented west towards the historic Village Green and intersection of Aurora/E. Main Streets. The proposed plan removes this visual connection and physically disconnects the building by adding a dry stacked wall with sandstone cap and shrubbery lined barrier to the front entry with no gate. The proposed design removes the historic pedestrian connection between the house façade entry, sidewalk and town and obstructs the façade and front entrance.

The proposed rear terrace lawn is situated only a few feet from the rear property line and elevated 4-5 ft above the natural grade line. The 9' trellis is proposed to rest on a top of a 5' retaining wall situated close to the rear property line for a total of 14" in height. Shrubs and a 6" board on board fence separate the 29 & 33 Division Street properties to the rear which reside at a lower grade. The elevated terrace lawn and trellis structure in combination with the change in topography will cause these features together to tower over and negatively impact the adjacent Division Street historic properties.



View standing at rear of Whedon-Farwell House facing rear 6' board on board fence and 29 Division Street rear yard



Grade change at rear of Whedon-Farwell House and 29 & 33 Division Street rear yards

RECOMMENDATION

Recommendation of Denial:

The proposed front walk/entry landscape plan removes the visual connection and physically disconnects the building from the character defining feature of the Whedon-Farwell House with its diagonal placement on the lot and façade and front entry oriented west towards the historic Village Green and intersection of Aurora/E. Main Streets. The design may be improved to maintain the historic character defining elements of the house by opening the shrubbery and wall to allow for a gate and walkway connecting to the city sidewalk to access the front entry.

The elevated terrace lawn and trellis structure in combination with the change in topography will cause these features together to tower over and negatively impact the adjacent Division Street historic properties. The change in elevation at the rear of the property which continues to slope downwards towards adjacent 29 & 33 Division Street Houses creates a design challenge to maintain the scale of the neighborhood without introducing elements that overwhelm neighboring historic properties. Reducing the height of the trellis and increasing the rear setback would improve the scale of the design and lessen the impact on adjacent historic properties.

END of REPORT

APPENDIX

DESIGN CRITERIA

CITY OF HUDSON CODIFIED ORDINANCE - DESIGN CONSIDERATIONS

Relevant Sections highlighted in grey.

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 be 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).

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Relevant Sections highlighted in grey.

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.