

DATE: May 6, 2022

PROJECT ADDRESS: 122 N. Main Street

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 122 N. Main Street. The Secretary of the Interior's Standards for Rehabilitation, Preservation Brief #14 New Exterior Additions-Rooftop and City of Hudson Architectural Design Standards Part III (h) were 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 Agenda Packet 4/5/2022 with OHI Form and HSB Architect Drawings
- ✓ Email from City staff 4/15/22 transmitting Staff Review Comments
- ✓ Site Visit with AHBR, City staff and HSB Architect 4/26/2022

PROPOSED ALTERATIONS – 122 N. Main Street

ca. 1893 one-story painted masonry commercial building

- A rooftop HVAC mechanical unit was installed replacing a lower profile unit
- Owner is proposing plans to screen the new unit with full width Wolmanized Wood and Azek panel wall behind existing historic parapet.

PROJECT BACKGROUND AND DESCRIPTION

- *The property is centrally located on the main corridor of N. Main Street situated directly across from the Village Green paved flagpole area and crosswalk connecting to the west side N. Main Street city sidewalk*

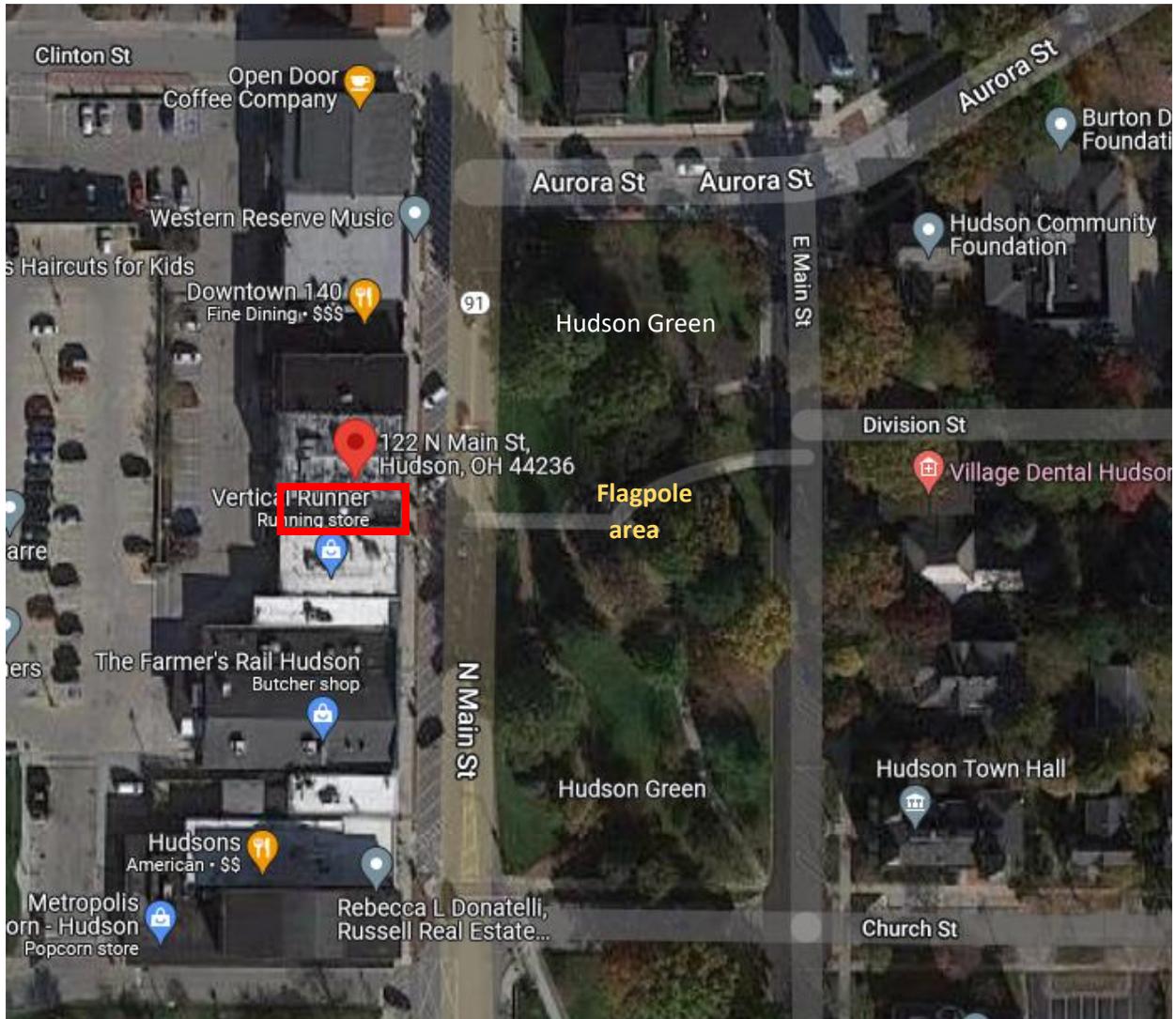


- *The ca. 1893 one-story painted masonry commercial building, located in the local Hudson Historic District, is subject to review using the Secretary of Interior's Standards for Rehabilitation, under Hudson Code section 111-1-2b (1) as greater than 50 years old.*
- *Relevant Historic Character Defining Features:*
 - (a) *The decorative parapet is a prominent character defining feature of the 1893 building and appears to be historic material.*
 - (b) *The storefront has been altered to meet the needs of commercial owners over time. The recessed front entry door has been replaced with a multi-paned window and blind wood panels have been installed at the sign board.*



Site Visit Photo 2022

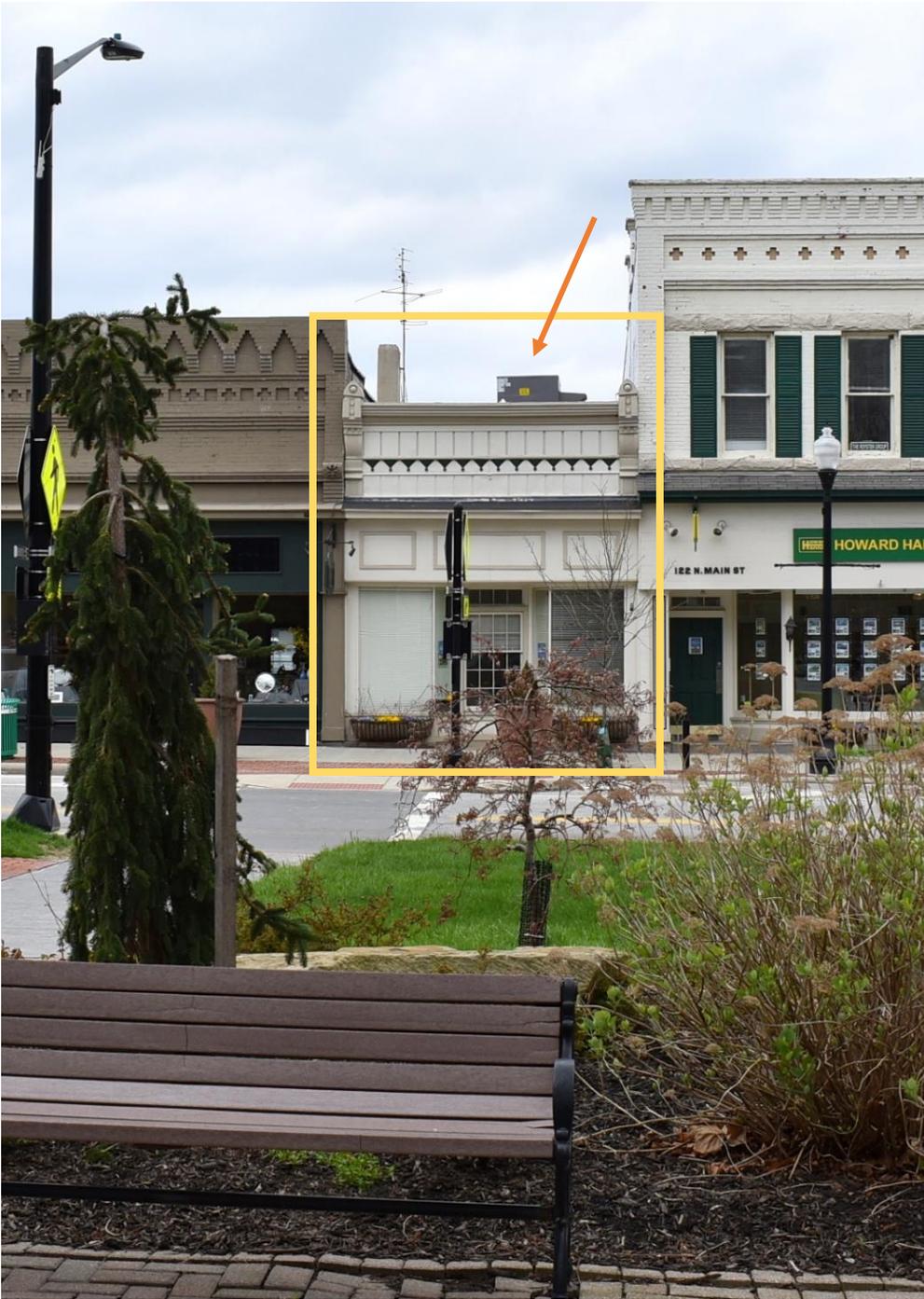
Location Map, Google Maps



- *Primary public site line views of the façade are from the historic Hudson Green*



View from central flagpole area in historic Hudson Green



View from central flagpole area in historic Hudson Green



View from east of central flagpole area in historic Hudson Green

DETERMINATION OF EFFECT:

ISSUE: Staff/AHRB is asking if the installed mechanical equipment or proposed screen wall can be moved further to the rear to reduce visual impact and for guidance on color and compatible material for a screen wall. Staff acknowledged that a screen wall would be appropriate versus extending the height of the parapet as it would have less of an impact on the historic building.

- *Hudson Architectural Design Standards Part III (h) require that “All Mechanical equipment be screened from public view whether on the ground (with acceptable fencing or landscaping or on the roof (with parapets). Mechanical roof screens are not acceptable. A Sight Line study must be submitted showing mechanical equipment is not visible from the centerline of surrounding streets and property lines.”*

Secretary of the Interior’s Standards for Rehabilitation #9

PRESERVATION BRIEF #14 New Exterior Additions to Historic Buildings:

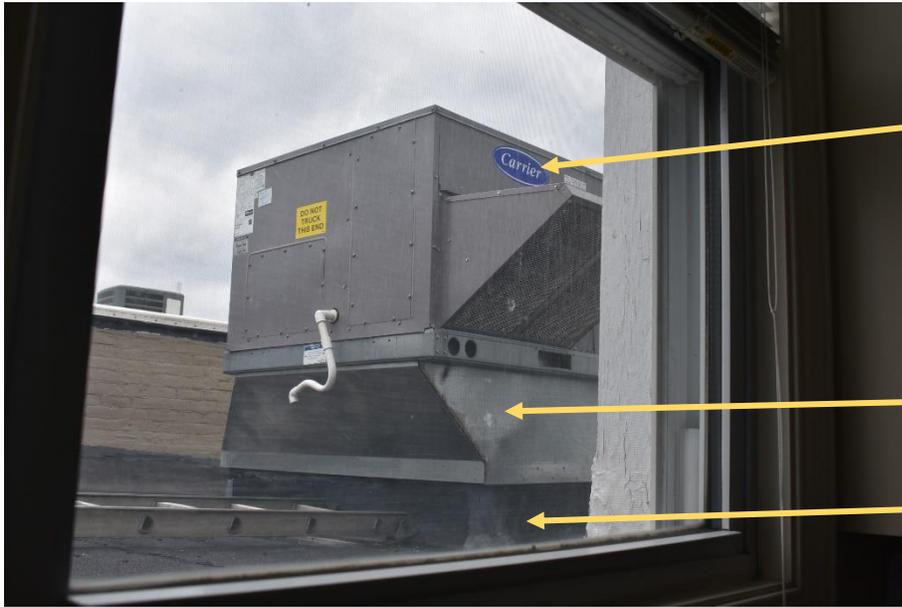
Preservation Concerns

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.

Installed Mechanical Unit



Carrier Equipment

Metal Adapter

Existing Curb from Previous Unit

Front Elevation Unit, view facing SW: The new mechanical unit rests on an existing curb with metal adapter required to install the new Carrier equipment

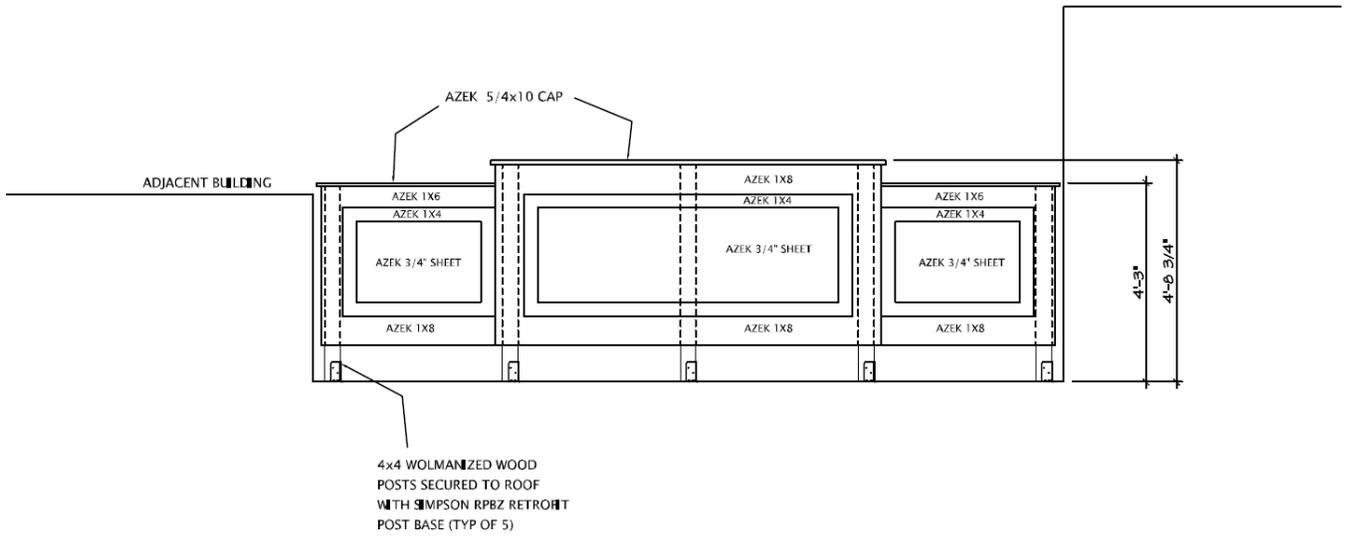


Front Elevation Unit, view facing SW



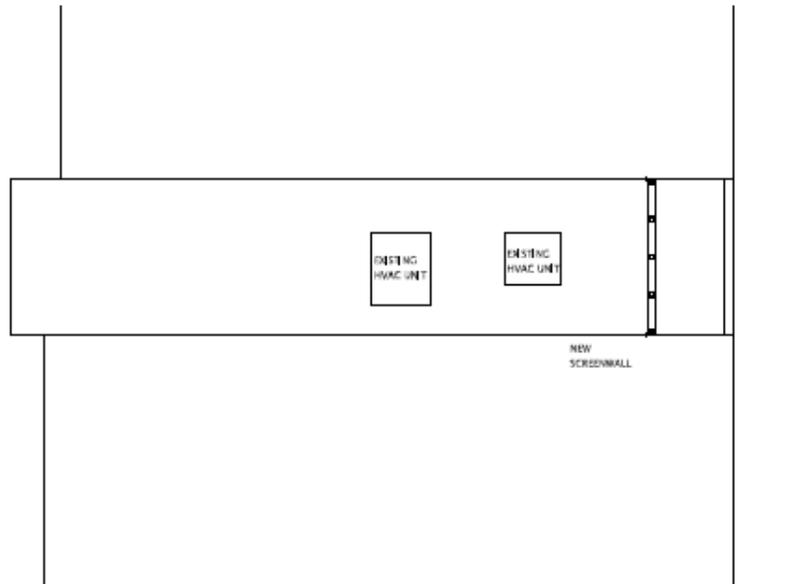
Rear of Unit, view facing E

Architect Proposed Design:

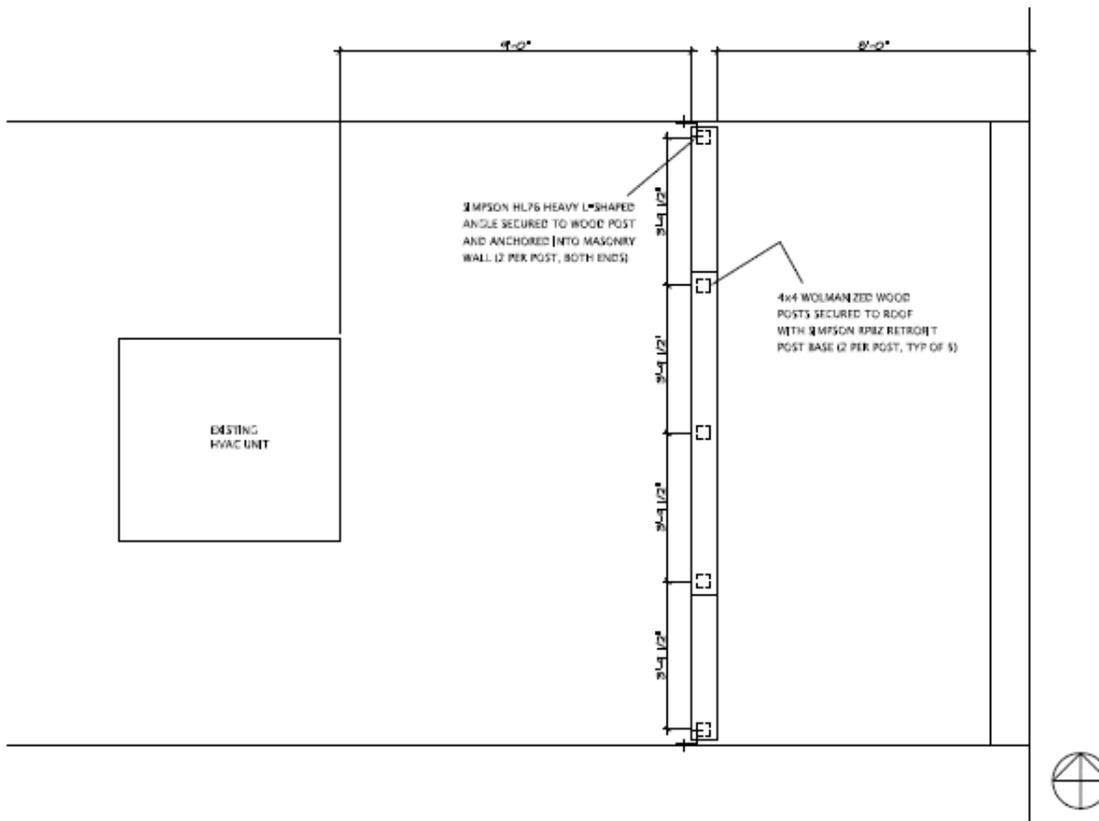


PROPOSED

Architect Proposed Roof Location and Dimensions:



Roof Plan
1/8" = 1'-0"



Enlarged Plan

RECOMMENDATION

Recommendation of denial of proposed 4' 8" full width paneled screen design to be placed 8' to the rear of the parapet wall. This design and location detract from the character defining existing historic parapet, by creating a new feature.

It is recommended that applicant relocate the proposed full building width screen wall to the rear and as close as possible to the front of the mechanical unit while meeting code and manufacturer's recommendations for screening. A simple design, perforated metal screen wall, finished in a cream color is recommended to allow for airflow and to blend with the neighboring buildings.

A public site line study from Hudson Green should demonstrate that the proposed height of the screen wall conceals the mechanical equipment from view and does not detract from the existing historic parapet.

At the site visit, the architect stated that it was feasible to move the screen wall to the rear and closer to the front of the unit due to access to the unit from the rear window of a neighboring building under the same ownership. The mechanical contractor did not attend the site visit to discuss moving or reconfiguring the mechanical unit to lower the height.

A screen wall is not recommended for public site line views from the rear elevation, consistent with neighboring buildings.

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.