

October 8, 2021

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## MEMORANDUM

To: AHBR Members

From: Nick Sugar, Senior Planner

Subj: Staff Review Comments – Peg’s Foundation Cultural Campus Case 21-1046

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### Project Background

The proposed plan would redevelop approximately one (1) acre of land bounded by Park lane to the north, W. Streetsboro Street to the south, the West Green to the east and First Street to the west. The scope of work includes:

- Removal of non-historic additions from the Greek Revival Baldwin Buss House and restore the building. The building was constructed in 1825 and originally owned by Augustus Baldwin, a prominent merchant, and designed by renowned architect Lemuel Porter.
- Remove existing building at 53 First Street. The building was formerly Merino’s Beer and Wine Shop and was moved from the northeast corner of the project site to its current location in 2004. The building has been altered significantly from its original design.
- Remove existing multi-tenant building at 17 W. Streetsboro Street. The office building was constructed in 1989.
- Construct a 9,400 sq. ft. building to function as Peg’s Foundation Offices and Art Gallery. The first floor would mainly comprise an art gallery with office space on the second floor.
- Other site improvements including gardens, walking paths, and on-street parking (along Park Lane).

### Applicable Design Standards

#### Section I-2 Principles

The following core principles guide the decisions of the AHBR:

- i. The creation and maintenance of the "public realm" takes precedence over individual buildings.
- ii. Buildings shall maintain a high level of architectural quality.
- iii. The site plan and building shall respect the land and the environment in which they are placed.
- iv. There shall be architectural variety within a defined framework.

- v. New buildings and alterations shall respect the existing context and framework - The design of any building shall be judged in reference to its site and the character of its surroundings, not as an independent object. The site plan for all new buildings shall be prepared with a clear understanding of the framework that exists or is being created in a particular area, through development standards, zoning and other regulations.

During informal review, The AHBR questioned the overall compatibility of the Peg's Foundation building in comparison to the traditional design of the Baldwin Buss house and First and Main development, with the exception of the smallest mass.

Staff notes the applicant has redesigned the roof and cornice to aid in compatibility to surrounding development. Question if other design elements from surrounding development could be integrated such as smooth stone banding and window header/sills. Question if fenestration could be more compatible/uniform, particularly along front elevator/stairwell mass.

### **Section I-3. - Coordination with zoning and development standards**

The normal process of review for new building projects will require the applicant to satisfy zoning and development standards prior to being reviewed by the AHBR. Applicants are advised to review the Land Development Code. Many issues of design, especially siting, landscaping, direction of approach and building orientation may be determined under prior review.

Staff notes the building, siting and orientation requirements in the Land Development Code requires the main entrance of a new building to face the street. Therefore, a front entrance is required along First Street.

### **Section II-2 Building types**

The new building would be classified as a Two Story Wing building type. This building type is classified as main body with subordinate wings. The proposed Peg's Foundation building meets the massing, material, and detail requirements of the Two Story Wing Type; however the large window located along the elevator/stairwell mass would not meet the following requirement for openings: *windows on the public faces of a building should be arranged so that they are regulated by a system of (invisible) parallel and perpendicular lines.* As previously mentioned, question if this fenestration could be redesigned to be more uniform with the rest of the building and more compatible to surrounding development.

### **Section III-1. - General standards for all buildings**

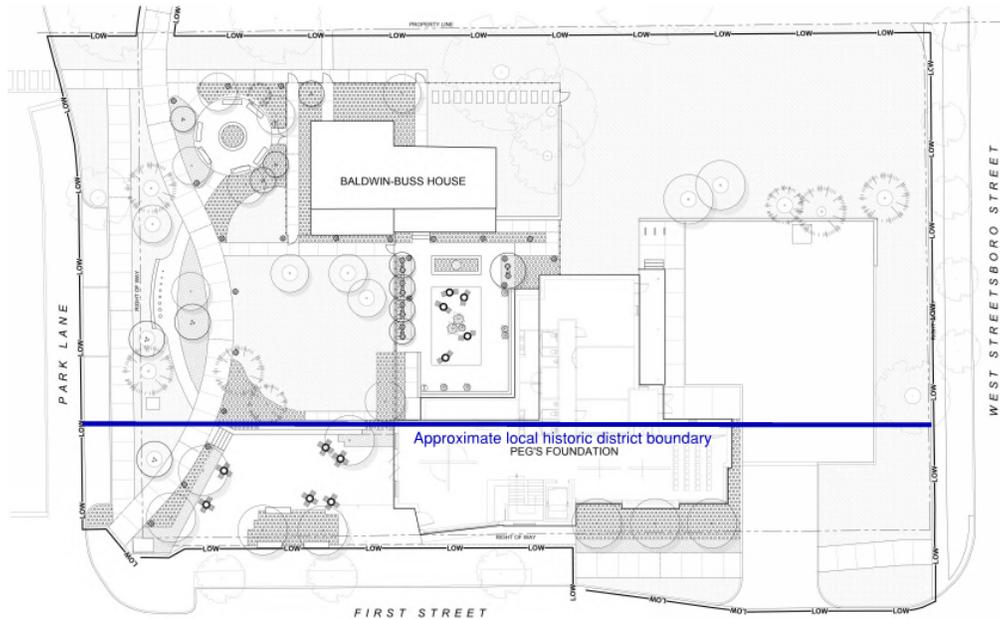
*Responsibility to contribute to the public realm.* All buildings must contribute to the public realm in their design by presenting a well-designed public facade.

- i. The front door or main entrance to a building shall be visible from the street. An entrance to a public building shall be clear and visible from the street and not obscured by building masses or fences.

Staff notes this design standard reinforces the requirement for a main entrance along First Street.

## Relationship to the historic district

The local historic district boundary intersects the property shown in the image below. As a result, the majority, if not all, of the main mass of the Peg's Foundation building would be located outside of the local historic district. The rear wing; however, would be located completely within the district.



Therefore, staff suggests the rear wing and the main mass be reviewed separately; with the main mass subject to the city's general design standards and the rear wing subject to any applicable Secretary of Interior Standards or City of Hudson design standards for historic buildings/properties. This will permit the proposed differentiation with the main body of the Peg's Foundation building, such as the gabled roof form.

Overall, The use of the grade change and retaining walls keeps the Pegs Foundation building scale subordinate to the historic Baldwin Buss house and softens the presence from the historic green.

Suggest the clay tile roof option for the proposed rear wing of the Peg's Foundation Building. This detail would help differentiate the wing from the main building and the portion of the building within the historic district vs. the portion located outside of the district.

## Section III-2 (b.) standards for historic properties

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.

The Baldwin Buss House was included in the 1934 Historic American Building Survey (HABS). At that time, a HABS team from the Nation Park Service visited Hudson and conducted an architectural survey. These drawings are attached and have been referenced by the applicant for their proposal.

Staff notes the plans for the restoration indicate areas of siding, window, and door replacement. Applicant shall document why repair of these features are not feasible. Staff recommends the AHBR conduct a site visit to better evaluate existing conditions.

Additionally, staff questions the design of the large picture window located on the rear wing of the Peg's Foundation Building. The wing is located in the historic district and shares many tradition design elements compatible to historic architecture, excluding the proposed window.

**Additional Staff Comments:**

- Proposed demolition of 17 W Streetsboro Street: Staff notes the building is located within the historic district; however, was constructed in 1989 and is considered noncontributing.
- Proposed demolition of 53 First Street: Staff notes the building is located outside of the historic district and is not designed a historic landmark. While the overall building has historic significance, many important features have been lost and altered drastically over time.
- Applicant to submit product specification sheets for proposed materials for Peg's Foundation Building.
- Applicant to submit cross sections for window and cornice details for Peg's Foundation Building.
- Applicant to submit specification sheets for shingles, doors and cross section of windows for the Baldwin Buss House.