

DATE: October 30, 2025

PROJECT ADDRESS: 78 Aurora Street

TO: Nick Sugar, AICP, City 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 78 Aurora Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns (with NPS notes, rev. June 2024)* and Standard #9 were applied as it pertains to this Application.

QUALIFICATIONS

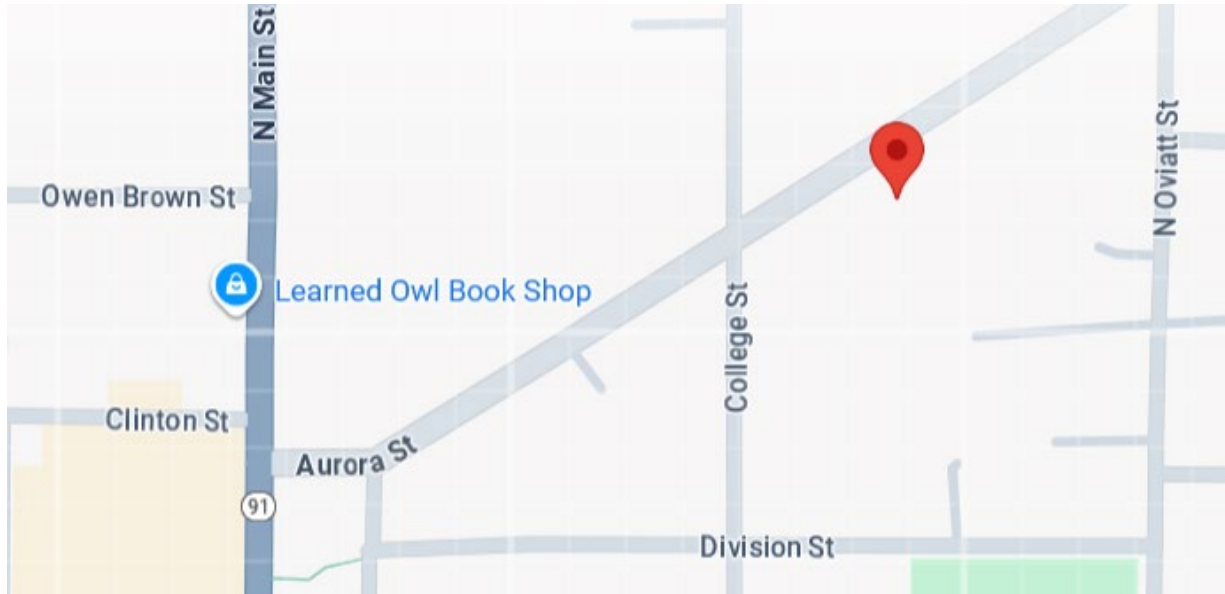
Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

Sources

- ✓ Email from Nick Sugar dated 10/9/25 requesting review
- ✓ Site Visit with AHBR, staff, architects and owner – 10/21/25
- ✓ Hudson National Register Historic District and Boundary Increase (NRHP# 73001542), NRHP# 89001452, NRHP #BC100007849
- ✓ ABHR Packet with Previous Drawings dated 9/16/25, approved by AHBR
- ✓ Perspectus Historic Consultant Report – 78 Aurora Street dated 5/22/25
- ✓ ABHR Packet with Revised Drawings dated 10/8/25
- ✓ Newkirk, Lois. Hudson, A Survey of Historic Buildings in an Ohio Town. Hudson Heritage Association, 1989, 36
- ✓ Sanborn Fire Insurance Maps
- ✓ Summit Memory. 78 Aurora Street, Hudson. Available at <https://www.summitmemory.org/digital/collection/hudson/id/540/rec/2>

The property is located on the south side of Aurora Street between College and N. Oviatt Streets, across from the Western Reserve Academy campus.

Location map – 78 Aurora Street



Photo, 2025

PROPOSED ALTERATIONS – 78 Aurora Street

1880 Colonial Revival Style house with 1-story garage

Modifications to previously approved rear addition. Proposed rear addition alterations to include demolition of the garage.

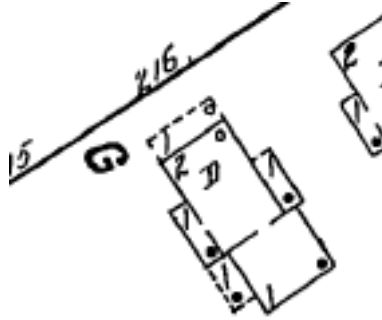
PROJECT BACKGROUND AND DESCRIPTION

The 1880 Colonial Revival Style house, constructed by Charles Witty, and the garage are contributing resources to the Hudson Historic District 1973 National Register Nomination (NRHP# 73001542), 1989 Boundary Increase (NRHP# 89001452), and 2022 Boundary Increase (NRHP #BC100007849). In addition, they are contributing resources to the CLG City of Hudson locally designated historic district.

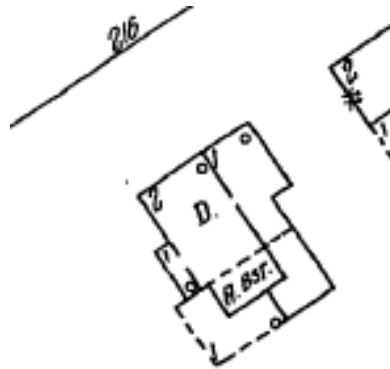
The 1880 two-and-a-half-story Front Gable house with Dutch lap siding and red tile roof exhibits Colonial Revival elements and the influence of James W. Ellsworth. The house has had a series of additions and alterations since ca. 1916. (See Sanborn Maps & Historic Images)

- A one-story east addition was added between 1916 and 1929, a full-width front porch was removed, and a raised basement was added at the rear.
- The east addition was altered after 1989 to two and one-half stories, creating a cross-gable roof.
- A rear southwest porch was also added between 1916 and 1929 and has been enclosed.
- A wrap-around porch was added at the façade and west elevation after 1989.
- The lot slopes to the rear with the addition resting on a raised basement foundation composed of painted fire block.
- The rear two-car utilitarian garage was built after 1938 with shingle siding and a pyramidal roof. It is not accessible to modern automobiles due to the narrow door width.

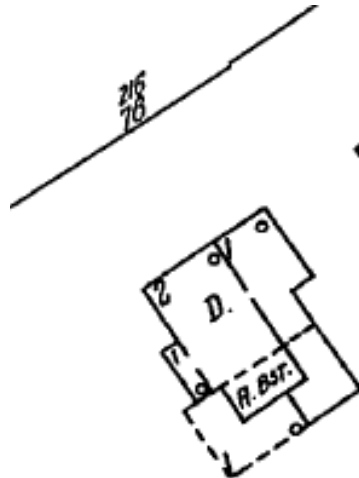
Sanborn Fire Insurance Map, 1916



Sanborn Fire Insurance Map, 1929 (no garage)



Sanborn Fire Insurance Map, 1938 (no garage)





Photo, 1950

Summit Memory. 78 Aurora Street, Hudson. Available at
<https://www.summitmemory.org/digital/collection/hudson/id/540/rec/2>



Photo, 1989

Newkirk, Lois. *Hudson, A Survey of Historic Buildings in an Ohio Town*. Hudson Heritage Association, 1989, 36.

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PHOTO DOCUMENTATION





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AHBR is requesting a determination on whether the proposed alterations and new addition are compatible with the existing historic house and neighborhood.

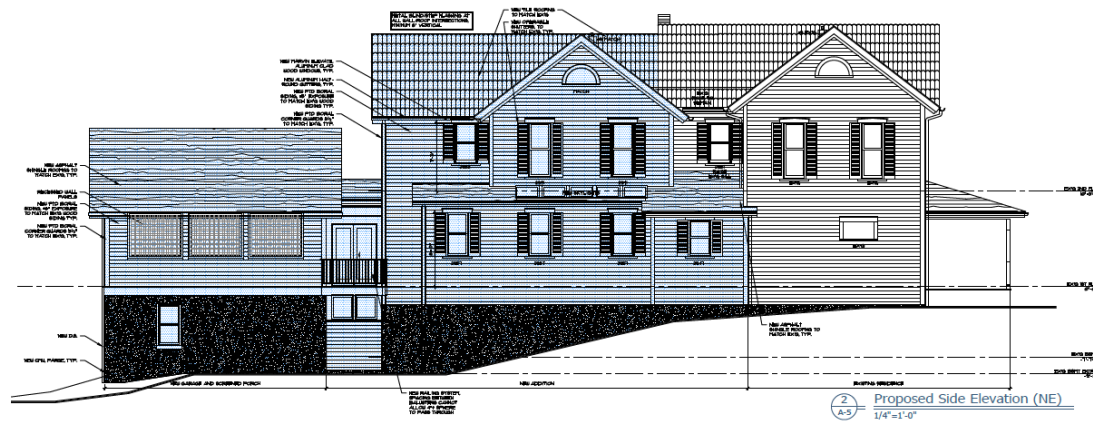
Existing East Elevation



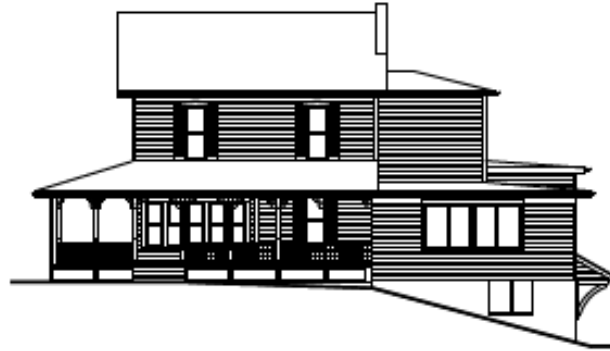
AHBR Approved East Elevation



Proposed Revised East Elevation



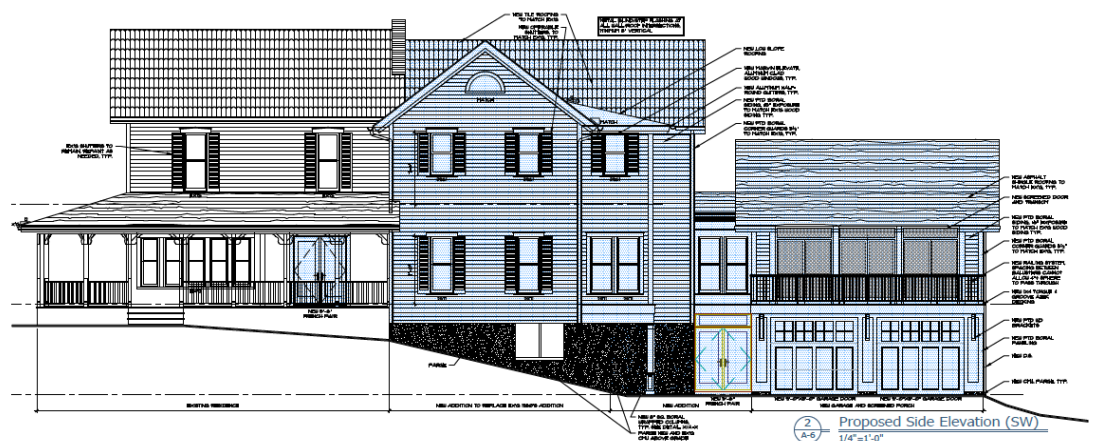
Existing West Elevation



AHBR Approved West Elevation



Proposed Revised West Elevation



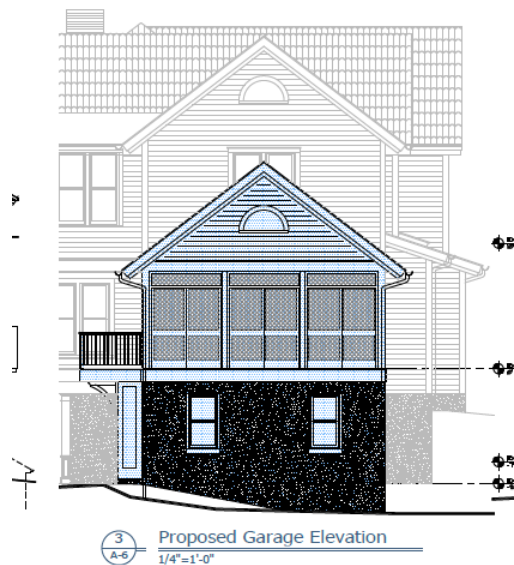
Existing Rear Elevation



AHBR Approved Rear Elevation



Proposed Revised Rear Elevation



National Park Service (NPS) Secretary of the Interior's Standards guidance on compatibility of new additions to historic buildings at as follows:

<https://www.nps.gov/subjects/taxincentives/additions.htm>

In accordance with Standard 9, a new addition must preserve the historic building's form/envelope, significant materials and features; must be compatible with the historic building's massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

There is no formula or prescription for designing a compatible new addition. A new addition to a historic building that meets the Standards can be any architectural style—traditionalist, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the very identity of the building being enlarged. New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.

A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation. However, rear or side elevations may not always be sufficiently secondary to be suitable locations for an addition, particularly when a historic building is visually prominent from many vantage points.

The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property. Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building. In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to a historic building is to offset it or step it back from the mass of the historic building.

DETERMINATION OF EFFECT:

The 1880 78 Aurora Street house has had numerous previous additions to the east, west, and rear, along with a facade wrap-around porch, becoming increasingly larger over time in comparison to the original 1880 front gable portion of the house. The proposed addition continues to increase the massing, further engulfing the original portion of the house. A prior consultant, while reviewing a previously AHBR-approved version of this addition, noted that “the square footage size and length of the proposed addition would be inappropriate, but the historic house has an existing addition and the proposed addition roughly stays within the footprint of this existing addition.” A visual break was recommended between the historic house and the proposed addition to divide the two masses, which has been provided in the revised drawings. In addition, a restudy of the tower was recommended using a gable form.

We agree that the proposed revised addition generally remains within the existing footprint of the original house and additions, while adding significant upward massing and height, which is somewhat camouflaged from public site lines by the rear slope of the property. The existing additions and alterations are no longer subordinate to the 1880s original front gable portion of the house. The two-car utilitarian garage is not accessible to modern automobiles due to the narrow door width. Demolition of the garage does not adversely impact the historic portion of the house.

A previous design with similar massing and scale has been approved by AHBR. Following NPS guidance, this proposed design dances on the edge of appropriate massing and scale, continuing a pattern of additions and alterations that is already in place. It is appropriately located to the rear where its visibility from the primary views is minimized and a hyphen has been added to separate the original house plus additions from the garage, following previous consultant, NPS and AHBR recommendations.

RECOMMENDATION

- ***Approval of the proposed revised design dated 10/8/25***
- ***Approval for demolition of the existing two-car garage***

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.