

DATE: November 7, 2025

PROJECT ADDRESS: 49 Owen Brown Street

TO: Lauren Coffman, Assistant City Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio 44236

FROM: Wendy Naylor & Diana Wellman, Naylor Wellman, LLC, Preservation Consultants

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 its review of the Owner Application requesting alterations to the locally designated historic property located at 49 Owen Brown 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 they pertain to this Application.

QUALIFICATIONS

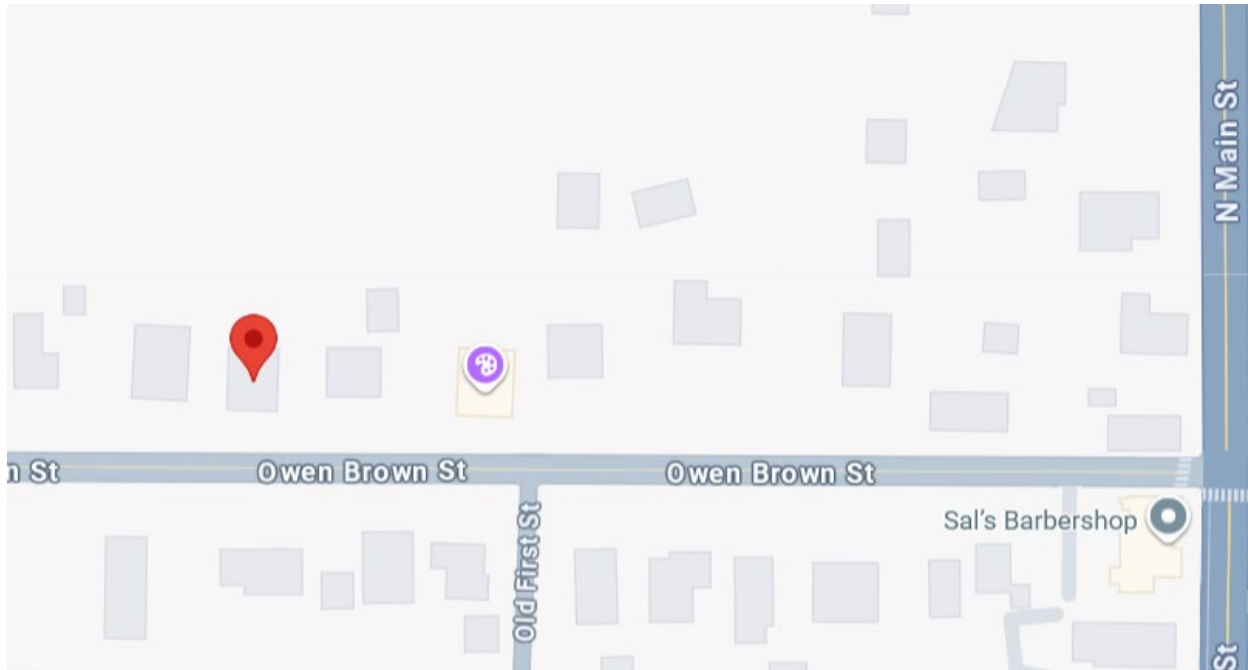
Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).

Sources

- ✓ Email from Lauren Coffman dated 10/30/25 requesting review, with Staff Notes
- ✓ Site Visit with AHBR, staff, architects and owner – 11/4/25
- ✓ Hudson National Register Historic District and Boundary Increase (NRHP# 73001542), NRHP# 89001452, NRHP #BC100007849
- ✓ ABHR Packet with Drawings dated 10/13/25, revised drawings dated 10/29/25
- ✓ Newkirk, Lois. Hudson, A Survey of Historic Buildings in an Ohio Town. Hudson Heritage Association, 1989, 233
- ✓ OHI Form, 49 Owen Brown Street, undated
- ✓ Sanborn Fire Insurance Maps – house does not appear on Sanborn 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 north side of Owen Brown Street to the west of First and North Main Streets

Location map – 49 Owen Brown Street



PROPOSED ALTERATIONS – 49 Owen Brown Street

Ca. 1865 Greek Revival style Upright and Wing type house

Staff Notes:

Adding additional square footage to rear of home at second floor to allow for two bedrooms/closets and one bath.

- Addition should be subordinate and distinguished from the existing building. The proposed addition should be lower in height than the existing building and the dormers reduced or removed.*
- Proposed second story overhanging the porch. The mass would not appear to be visually supported.*
- The resulting roof slope at the rear elevation.*

PROJECT BACKGROUND AND DESCRIPTION

The ca. 1865 Greek Revival style Upright and Wing type house is a contributing resource to the Hudson Historic District 1973 National Register Nomination (NRHP# 73001542), 1989 Boundary Increase (NRHP# 89001452), and 2022 Boundary Increase (NRHP #BC100007849). In addition, the house is a contributing resource to the CLG City of Hudson locally designated historic district.

- The existing ca. 1865 historic house with shingle siding and asphalt shingle roof appears to have been moved to this location, indicated by the structural tile, rather than stone, foundation.
- A one-story rear north gable addition with brick chimney appears to have been added after 1950, as evidenced by the CMU foundation. An elevated west deck leads to the rear entry.
- A full-width recessed front porch with spindle rail supported by square columns and window shutters were added to the one-story east addition after 1989.
- The vacant house is in fair to poor condition with deteriorating and curling shingle siding. There are no rear public sight lines.



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



Newkirk, Lois. *Hudson, A Survey of Historic Buildings in an Ohio Town*. Hudson Heritage Association, 1989, 233.

PHOTO DOCUMENTATION







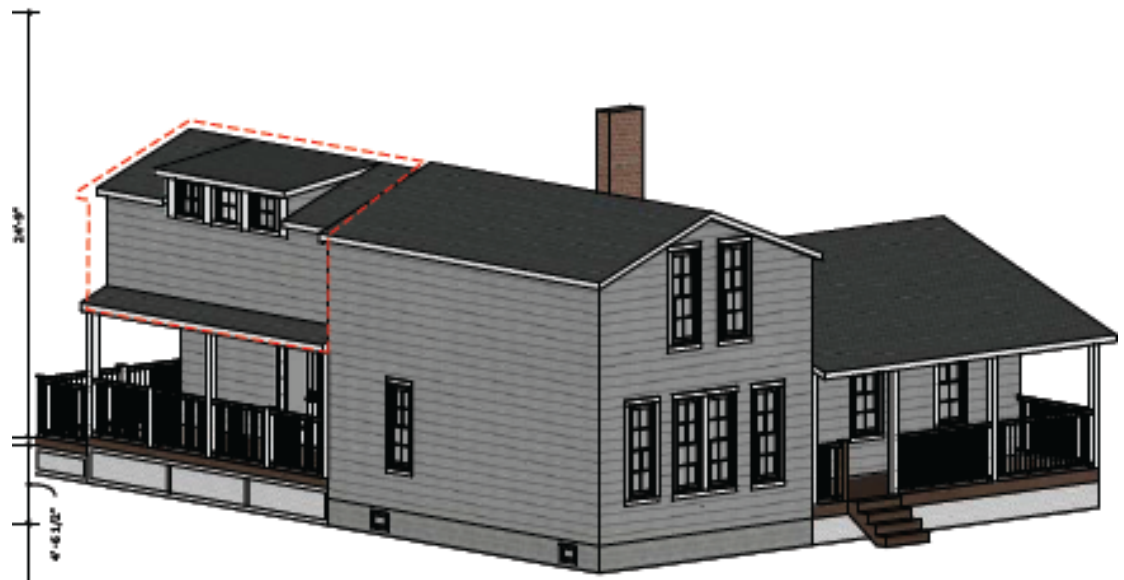
AHBR is requesting a determination on whether the proposed addition is compatible with the existing historic house and neighborhood.

Proposed Drawings were Revised 10/29/25 in Response to Staff Notes as follows:

Existing South and West Elevations



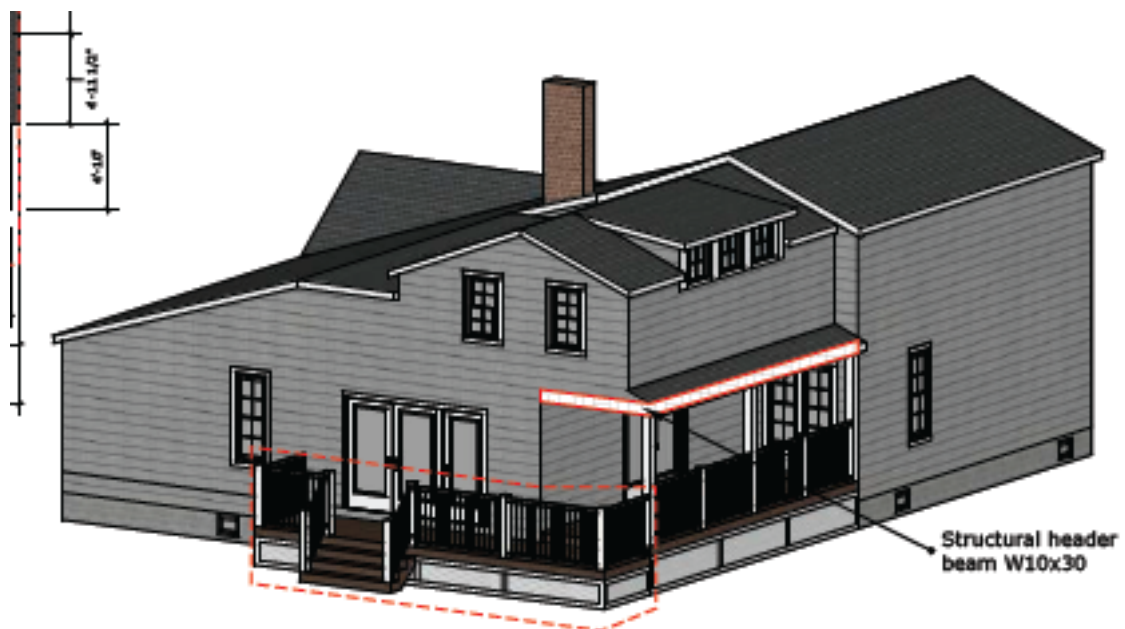
Proposed South and West Elevations



Existing Rear North and West Elevations



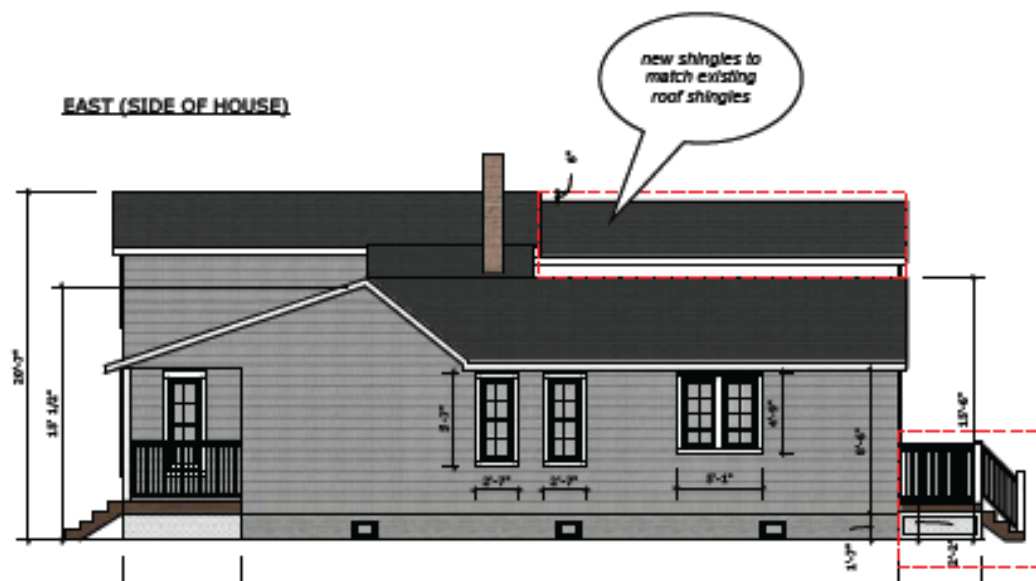
Proposed Rear North and West Elevations



Existing East Elevation



Proposed East 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 ca. 1865 Greek Revival style, Upright and Wing 49 Owen Brown Street house appears to have been moved to this location by 1950. Changes to the house include a ca. 1950s rear addition with a rear deck on the west elevation, along with a façade recessed spindle-rail porch and window shutters added after 1989.

The proposed addition places the massing of the house at the rear in an inconspicuous location at the second floor on top of the previous 1950s one-story addition. The proposed second floor is tucked below the historic roof ridge, creating a visual break from the historic roof ridge, with the mass setback from the west elevation wall plane. The dormer aligns with the ridge of the historic roof, but due to the angle of the gabled historic roof, it is higher than the historic slope. The proposed dormer height is based on interior AFF, which is less than 7'6"; lowering the dormer further would create a non-liveable design. The dormers could be improved with elongated rectangular windows instead of the proposed square windows, which would be more compatible with the existing historic fenestration. The dormer windows should not match the overall length of the historic windows, but be differentiated from the historic windows.

The proposed revised addition remains within the existing footprint and is generally camouflaged from public sight lines. The existing addition deck is elevated above the historic house foundation, and it is recommended that the floor of the new proposed rear porch align with the bottom of the shingles where they meet the foundation of the historic house.

RECOMMENDATION

- ***Approval of the proposed revised design dated 10/29/25 with recommendation to introduce elongated rectangular windows at dormers and lower the new rear side porch to align with the historic foundation/siding.***

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.