

I would like to request an informal review session with the Hudson AHBR on February 14, 2018.

The property is at 37 N Oviatt in the historical district. It is not on the historical register. This home will be my family's new home (as opposed to an investment property or building for one of my clients).

The reason for this request is that we have a particularly challenged structure including but not limited to:

- The foundation has failed or is failing
- Dilapidated exterior and interior materials
- Outdated floorplan
- Rodent infestation
- No garage

Jason Baylor

Project Leader – Custom Homes

Payne & Payne Builders

10750 Mayfield Road - Chardon, OH 44024

Office: 440-286-9758 x106 Cell: 440-221-1121





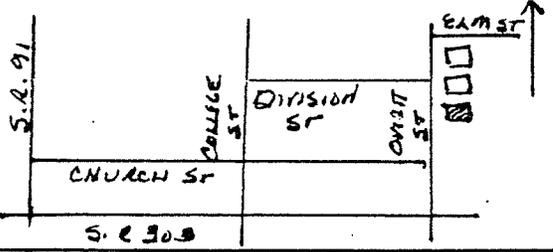






OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No.		4. Present Name(s) Residence, Kerry Friedl	
2. County Summit		5. Other Name(s)	
3. Location of Negatives Summit 32-5			
6. Specific Location 37 Cviatt Street		16. Thematic Category D	28. No. of Stories 2 1/2
7. City or Town If Rural, Township & Vicinity Hudson		17. Date(s) or Period c. 1967	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design not determined	30. Foundation Material molded concrete block
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 17 463576 4565411		19. Architect or Engineer	31. Wall Construction wood frame
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material gable - asph shingle
11. National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent residence	33. No. of Bays Front 3 Side 4
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use residence	34. Wall Treatment beveled siding
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape rect
14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known Kerry Friedl 37 Cviatt Street Hudson 44236	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District Hudson Local Historic District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior _____ Exterior food
42. Further Description of Important Features Front facade altered; Palladian window in front gable; dropped shed roof porch across front facade with slender turned supports; shelf lintels at windows; 6/6 double hung windows in second story, larger window in first story.		26. Local Contact Person or Organization Hudson Heritage Association	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
43. History and Significance		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
44. Description of Environment and Outbuildings Residential area, many old houses.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	41. Distance from and Frontage on Road 16' <u>5</u>
45. Sources of Information Summit County Tax Assessment records Personal inspection		46. Prepared by L Kewkirk, F Barlow	Photo
		47. Organization HRA	
48. Date	49. Revision Date(s)		

Summit Residence, Kerry Friedl

1204.07. - Certificates of Appropriateness.



The AHBR shall review applications for Certificates of Appropriateness and evaluate them to determine their compliance with the following standards:

- (a) The proposed change will not adversely affect or destroy any significant historic or architectural feature of the structure.
- (b) The proposed change is neither inappropriate or inconsistent with the spirit and purpose of the City's historic preservation laws and it will not adversely affect or destroy the general historic and architectural significance of the Historic District.
- (c) With respect to a proposed demolition, preservation is not economically feasible for the applicant and/or the denial of such Certificate would result in practical difficulty or unnecessary hardship that would deprive the applicant of all reasonable use of the land or building involved.
- (d) The proposed change complies with the historic district/landmark architectural and design standards set forth in [Section 1207.18\(a\)](#) of this Ordinance and Appendix D.

Appendix 1: - Secretary of the Interior's Standards for Rehabilitation

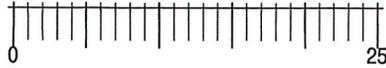


The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related 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.



front elevation



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Sheet 5 site plan	
Sheet 1 front elevation	
Sheet 2 first floor plan	
Sheet 3 second floor plan	
Sheet 4 third floor plan	



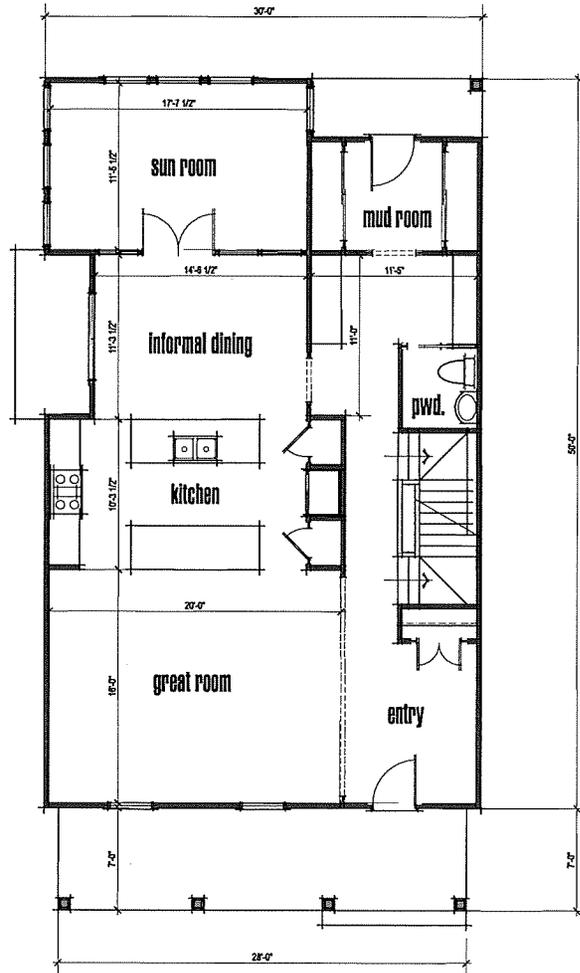
Baylor Residence
 37 North Ovalt Street Hudson, Ohio

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Revised: 01/22/18
<input type="checkbox"/> 1st draft
<input type="checkbox"/> progress
<input type="checkbox"/> design review
<input type="checkbox"/> 3rd party review
<input type="checkbox"/> permit
<input type="checkbox"/> construction
<input type="checkbox"/> approval
<input checked="" type="checkbox"/> revised 02/05/18

plan number:
3976

sheet:
1



first floor plan



Project:

Sheet 3 site plan
Sheet 4 First floor plan
Sheet 5 Second floor plan
Sheet 6 Second floor plan
Sheet 7 First floor plan

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BUILDERS, INC.

Baylor Residence
37 North Odell Street, Hudson, Ohio

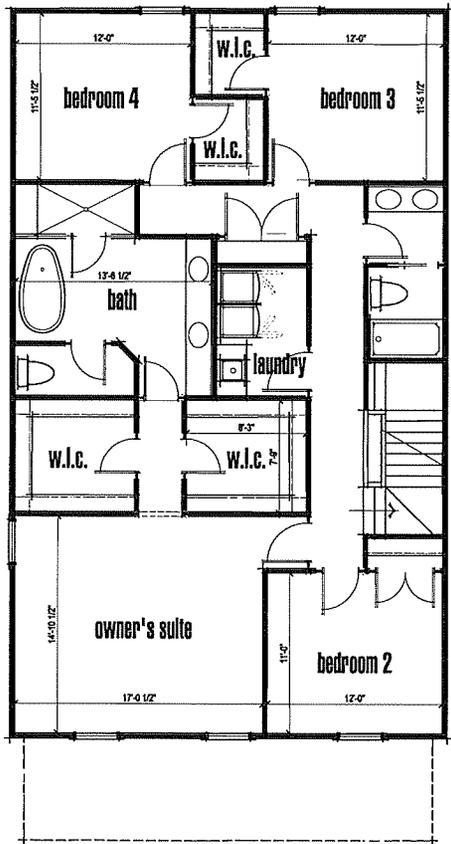
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Issued: 01/22/11

<input type="checkbox"/>	1st floor plan
<input type="checkbox"/>	program
<input type="checkbox"/>	design review
<input type="checkbox"/>	1st construction
<input type="checkbox"/>	permit
<input type="checkbox"/>	construction
<input type="checkbox"/>	approval
<input type="checkbox"/>	revised 02/05/11

plan number:
3978

sheet:
2



second floor plan



Index:

Sheet 3 site plan
Sheet 1 first elevation
Sheet 2 first floor plan
Sheet 3 second floor plan
Sheet 4 first floor plan



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37 North Oval Street Hudson, Ohio

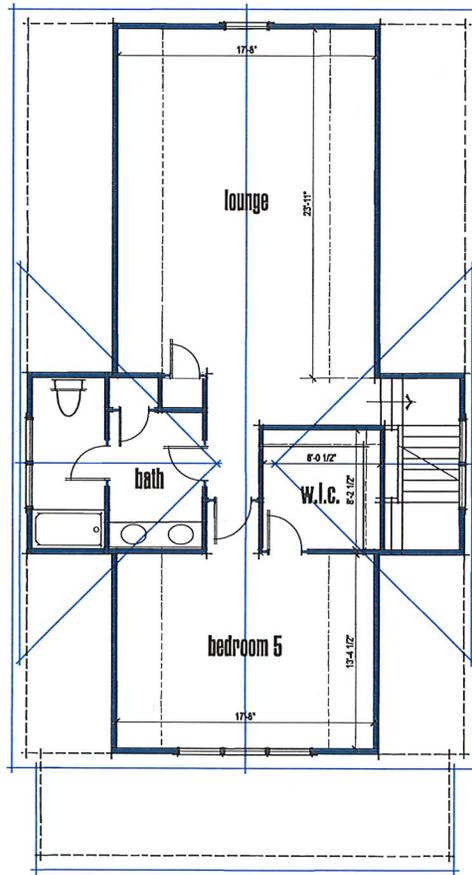
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Revised: 01/2018

<input type="checkbox"/>	REVISED
<input type="checkbox"/>	PROGRAM
<input checked="" type="checkbox"/>	DESIGN REVIEW
<input type="checkbox"/>	PERMITS
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	APPROVAL
<input checked="" type="checkbox"/>	REVISED 02/05/18

plan number:
3978

sheet:
3



third floor plan



Index:

Sheet 5 site plan
Sheet 1 first elevation
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Baylor Residence
37 North Oviatt Street Hudson, Ohio

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<input type="checkbox"/> bid-estimation
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sheet:
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