



1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

September 2, 2020

MEMORANDUM

To: City Council Members
From: Nick Sugar, City Planner
Subj: Historic District Expansion Study

Background

City Staff has researched the viability of expanding the historic district through a neighborhood survey, initiated by a resident led petition. Initial survey results were presented to Council on March 3, 2020. Staff was requested to increase the response rate through direct contact; i.e. door to door visitation and phone calls.

Staff notes the study area has been reduced to only include Elm Street and Roslyn Avenue (as discussed March 3, 2020), based on lack of response from E Streetsboro Street and the newer construction dates of homes along Bradley Drive. The current study area includes a total of forty-four (44) properties.

This second effort was delayed until July 2020 due to concerns over COVID-19. In late July, staff sent an informational letter to all property owners within the study area. This letter has been included as an attachment to the memo.

The letter was followed up with door to door visits on two occasions. Additional responses were collected via phone calls and remote Zoom calls. All previous respondents were asked to re-confirm their votes.

Staff has compiled the following results and findings to help determine if the study area should be added to the city's Local Historic District as well as the National Register of Historic Places.

Survey Results

Responses Overall

Do you support the City of Hudson pursuing historic district designation of your property?

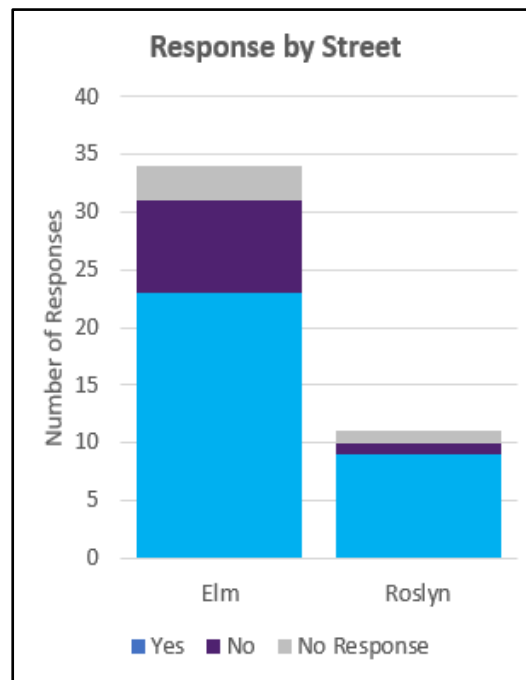
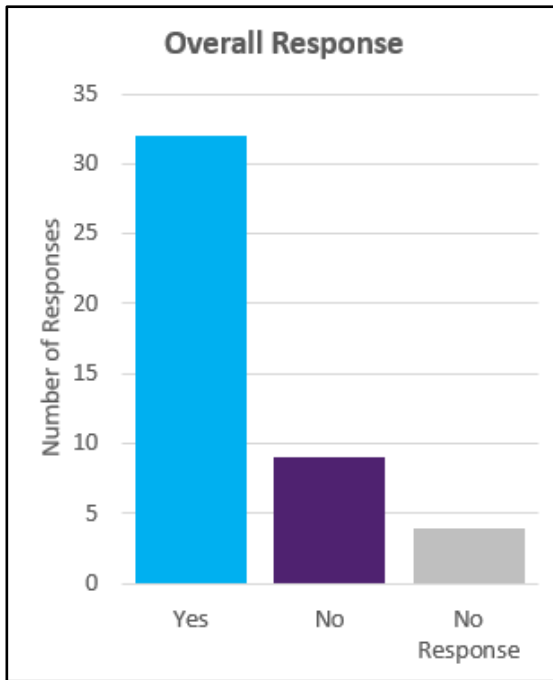
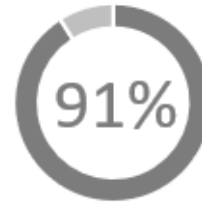
Overall
Response Rate



Elm
Response Rate



Roslyn
Response Rate



Summary Findings

- A total of forty (40) responses were received from the forty-four (44) homes in the study area. This effectively doubled the response rate of the prior effort.
- The survey results strongly support pursuing historic district expansion for Elm Street and Roslyn Avenue, with eighty (80%) of respondents in favor on Elm Street and ninety (90%) percent in favor on Roslyn Avenue.
- There are currently four (4) individually designated historic landmarks on Elm Street, reinforcing a strong interest in historic preservation. Staff notes one of the properties who did not respond to the survey is an individually designated historic landmark.
- Those not in favor of expansion generally cited increased regulations and additional review through the AHBR as determining factors in their decision.

Study Area Overview:

In 1867, an undeveloped eleven (11) acre property at present day Elm Street was bought by Schuyler Chamberlain and subdivided; later named the Chamberlain addition to Hudson. Chamberlain built his home in 1889 and most of the lots were developed after 1910. The neighborhood is distinguished by multiple architectural styles and historic materials, including Colonial Revival, Craftsman and Tudor Revival. The mature trees and preserved historic streetlight also contribute to the overall character. Roslyn Avenue continued this unique development pattern, with some homes dating back to 1925.

Study Area by Age of Home

Older  Newer

