



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

Hudson Historic District Survey

Dear Resident,

Last winter, City of Hudson staff began studying the possibility of expanding the historic district to include your property. The study included an online survey and associated neighborhood meeting, hosted by City staff and the Cleveland Restoration Society. The results of this initial study were presented to City Council on March 3, 2020.

Council advised staff to reach out directly to each homeowner with the goal to significantly increase the overall response rate and the overall understanding of the historic district's process, rules and regulations. While COVID-19 initially halted this effort, staff is now looking to proceed. Staff will be focusing on Elm Street and Roslyn Avenue for possible designation.

I have included the attached Frequently Asked Questions (FAQs) sheet and design standards pertinent to properties within the historic district. Please review and feel free to contact me with any questions. Additional information, including the initial survey results, can be found on the city website at <https://www.hudson.oh.us/1199/Historic-District-Expansion>

Staff is requesting each resident to indicate they either support or do not support the City of Hudson pursuing historic district designation for their property at this time. Please call me at 330-342-1884, or e-mail me at nsugar@hudson.oh.us to offer your feedback and to allow staff to fully explain the benefits and responsibilities of being within the historic district. We are seeking a response from every property owner to determine the collective interest in pursuing designation. If you have already responded to the past survey no further action is requested.

Additionally, staff is planning to walk the neighborhood, door-to-door, **the week of August 10th** to follow up with anyone that has not responded and to help answer any questions. The final results of the survey will be presented to Council in September. Thank you for your time and consideration.

Sincerely,

Nick Sugar
Senior Planner, City of Hudson
330-342-1884
nsugar@hudson.oh.us

Historic District FAQs

“Why have a historic district?”

Hudson has a rich history punctuated by its unique and well-preserved architecture. The historic district was originally created in 1973 and has since served as a model for preservation in Ohio. Historic districts ensure neighborhoods remain charming, unique and distinctive. They serve as living history lessons and tangible reminders of a city’s past.

“What is the process if I want to make changes to the exterior of my house, outbuilding, or site features (such as a fence) if I am located in the historic district?”

All exterior work to your property would be reviewed by the city’s Architectural and Historic Board of Review (AHBR). As with all projects, you would begin this process by applying for a zoning certificate through the city’s website. City staff would then contact you with the scheduled date and time of the next available AHBR meeting. The Board would review your proposal and, if approved, issue a Certificate of Appropriateness.

“What is the main difference in how homes within the historic district are regulated compared to the rest of the city?”

The main difference is in the requirements for preservation. When reviewing proposed work in the historic district, the AHBR reviews per the **Secretary of Interior’s Standards for Historic Rehabilitation**. These standards emphasize the preservation and replacement of existing materials. Replacing historic features such as wood siding or a unique window design are discouraged and, if permitted, the replacement material must match the existing in design and materials.

“What are the specific design guidelines for properties within the historic district?”

The Secretary of Interior Standards have been included in this packet in their entirety.

“Are all buildings within a local historic district necessarily historic?”

No. Within the boundaries of the historic district, some buildings do not contribute to the qualities that give the district its historic or architectural significance. These may have been built within the last 50 years or been so altered that the overall integrity of the building has been lost. The City’s Architectural Design Standards take these factors into account when reviewing proposals for exterior work and offer flexibility for these homeowners.

“Will I have to fix up my building?”

There are no requirements on the owner to make any repairs. Current housing and building codes already exist to ensure buildings are in a safe and livable condition

“Is work on the interior of the building reviewed by the Architectural and Historic Board of Review?”

No. The AHBR would only review if the interior work would affect an exterior feature, such as a kitchen remodel requiring the removal of an exterior window.

“Would I need approval to paint my house?”

No. Hudson’s Architectural Design Standards do not address paint color and, therefore, no review is required.

Secretary of Interior Standards for Rehabilitation

Proposed alterations within the historic district are subject to the following standards.

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.

