PERSPECTUS

MEMO

- To: Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
- From: Olivia Hopkins, AIA | Historic Architecture, Perspectus

Date: June 5, 2024

Re: <u>13 N. Oviatt Street</u>

CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

SUBJECT PROPERTY: 13 N. Oviatt Street

At the request of the City of Hudson, Ohio and per their Codified Ordinances Section 1202.04(b)(3), Perspectus is providing this advisory report to assist the Architectural and Historic Board of Review (AHBR) in their review of the Owner Application requesting demolition to the designated historic property. The following were applied as it pertains to this application under the Codified Ordinances Appendix D. - Architectural Design Standards Section III-2.b.(1):

- 1. Codified Ordinances Appendix D. Architectural Design Standards Section III-2 (attached as EXHIBIT A)
- 2. The Secretary of the Interior's Standards for Rehabilitation (attached as EXHIBIT B)
- 3. National Register of Historic Places (attached as EXHIBIT C)
- 4. National Park Service Preservation Briefs: N/A

Perspectus performed the following:

1. Reviewed the submitted documentation for the appropriateness of the proposal, compliance with above referenced documents, and general insights on the submittal.

QUALIFICATIONS

Lauren Pinney Burge, Principal, Historic Architecture, is a registered Architect in the state of Ohio, meets Federal Qualifications (36 CFR 61) for Architectural History, Architecture, Historic Architecture and Historic Preservation Planning, and is Section 106 Trained.

Olivia Hopkins is a registered Architect in the state of Ohio, meets Federal Qualifications (36 CFR 61) for Architecture, Historic Architecture.

Alice Sloan meets Federal Qualifications (36 CFR 61) for History and Architectural History and is an Association for Preservation Technology Recognized Professional (APT-RP).

PROPOSED CHANGES

The owner proposes to make the following changes to the existing structure:

1. Demolition of the existing historic house.

APPROPRIATENESS OF PROPOSED CHANGES

- Proposed change #1 is <u>not appropriate</u> because it will demolish and remove a contributing resource from the National Register Historic District. The Secretary of the Interior Standards (SIS), #1 states, "A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment." SIS #4, states that "changes to a property that have acquired historic significance in their own right will be retained and preserved."
 - a. It is Perspectus' qualified professional opinion that the house located at 13 N. Oviatt Street was constructed in 1953 and falls within the Period of Significance (1806-1963) of the Hudson Historic District Boundary Increase (Elm Street and Roslyn Avenue) (listed 3/31/2022 in the National Register of Historic Places), making it a contributing resource. Perspectus has concluded that the house is a contributing resource based upon review of primary (original) and secondary (analyzed) archival sources (including historic imagery and written documentation) provided by The City of Hudson. The house's contribution to the Hudson Historic District is also clearly stated in the 2022 Boundary Increase NRN.
 - i. Aerial images taken by the US Department of Agriculture taken in 1970 shows a structure constructed at 13 N. Oviatt St. The 1975 photograph provides a clearer version of a house outline in the same location as the 1970 photo.
 - ii. The Summit County Property Tax & Appraisal card for Parcel ID: 3201335 (accessed 5/20/2024) states the Year Built is 1953.

- iii. The 2022 National Register Nomination (NRN) cites the date of construction of the house as 1953. The 2022 NRN appears to provide an accurate date of construction through scholarly research. Authors of NRNs conduct extensive research before submission to reviewing agencies, including the State Historic Preservation Office (SHPO) and National Park Service (NPS) for scrutiny and approval. The credibility of this research is reinforced by Ohio's NRN review process which includes the Ohio Historic Site Preservation Advisory Board's (OHSPAB) critique of NRNs and recommendation of Ohio properties for nomination to the National Register of Historic Places. The OHSPAB is, "a 17-member board appointed by the governor with the advice and consent of the senate...A majority of the members of the advisory board shall be recognized professionals in the disciplines of history, archaeology, architectural history, architecture, and historical architecture" (Ohio Revised Code). SHPO assists the author of the NRN in making the OHSPAB-requested changes. After clearing state-level review, SHPO sends the NRNs to NPS for final review and listing by the Keeper of the National Register of Historic Places. See "Findings" for specific text regarding 13 N. Oviatt Street.
- b. Note that buildings such as 13 N. Oviatt Street may be listed as contributing to a National Register Historic District regardless of habitability at the time of construction or habitability throughout the life of the building. Within the Hudson Historic District, a number of contributing resources are barns or garages. The fact that the building may not have originally been constructed as a house does not affect its determination as a contributing resource in the district. See Exhibit C for criteria requirements for listing in the National Register of Historic Places.

SOURCES CONSULTED

- 1. AHBR Agenda Packet.
- 2. AHBR Meeting Agenda Minutes, 13 N. Oviatt Street, 5/9/2024.
- 3. National Register of Historic Places Form by Wendy Naylor and Diana Wellman. *Hudson Historic District (Boundary Increase) Reference Number 100007849.* Listed: March 31, 2022.
- Ohio Revised Code. Title 1 State Government Section 149.301 | Ohio Historic Site Preservation Advisory Board (online). Revised December 19, 2016. Accessed May 30, 2024. <u>https://codes.ohio.gov/ohio-revised-code/section-149.301</u>.
- 5. US Department of Agriculture. Aerial Imagery. Provided to the City of Hudson by the Ohio Department of Transportation (ODOT). 1970 and 1975.
- 6. Summit County Auditor Property Information (provided by the City of Hudson).
- 7. Perspectus requested that the City of Hudson provide a third-party formal deed search at the County-level, but this request was not able to be accommodated within the time-frame needed for the reporting. Please note that the Summit County Fiscal Office/Recorder Division would need to be consulted to access deeds and plat maps, as the County is the repository. See: https://fiscaloffice.summitoh.net/index.php/about-us/recorder-division.

FINDINGS

- 1. The structure is located in and contributing to the Hudson National Register Historic District, reference number 100007849 (superseding 73001542 and 89001452). The Period of Significance for the district is 1806-1963. The district is significant under Criteria A and Criteria C.
 - a. The 2022 Boundary Increase extended the Period of Significance to be 1806-1963 and it is stated on page 6: "This 2022 Boundary Increase extends the ending date of the period of significance of the District from 1940 to 1963 adding an additional 39 contributing resources from within the existing boundary of the District including 18 houses, four commercial, one institutional building, and 16 garages on Aurora, Baldwin, Chapel, Church, Division, Hudson, N. Main, N. Oviatt, Owen Brown, and W. Prospect Streets."
 - i. The Narrative Description for the Boundary Increase states on page 6: "Residential buildings...are various examples of Gable Front, Side-Gabled...types with representative styles including...Minimal Traditional."
 - ii. The nomination later gives this description of the house on page 14: "#274 13 N. Oviatt Street, 1953. The one-story Minimal Traditional Side-Gabled house is asymmetrical in design. The off-center entry and paired 6/6 double hung shuttered windows rest below a slightly projecting roof eave. The remaining shuttered window bays are 6/6 double hung windows. A detached 1953 Gable Front two-car garage (#274A) is located at the rear south side of the house."
 - iii. The 2022 Boundary Increase clearly shows that the building at 13 N. Oviatt Street is a contributing historic resource to the district. The map included in the 2022 Boundary Increase, reproduced below, illustrates the entire district along with highlighting the time periods the houses were added to the district. The spreadsheet included in the 2022 Boundary Increase, appended below, identifies the style of the

houses. A few houses added in 2022 were constructed during the early 1950s in the Minimal Traditional style, most occurring on Elm Street, to the northeast of 13 N. Oviatt Street.

- b. The District fulfills Criteria A in the area of Community Planning & Development as stated in the 2022 NRN on page 20, as the collection of structures included within the expanded boundary "demonstrates the pattern of development in Hudson extending from the late nineteenth century post-railroad era decline, through the 1950s with the Ellsworth legacy of planning and resulting exurban pattern of growth…"
- c. The District fulfills Criteria C in the area of Architecture as stated in the 2022 NRN on page 20, as the collection of structures included within the expanded boundary "is representative of building styles and types built in the late nineteenth century and dominated by the Colonial Revival style influences encouraged by James W. Ellsworth at the turn of the twentieth century...Additionally they introduce Post World War II-Mid-Century architecture through Cape Cod and Minimal Traditional homes demonstrating the continuum of the Colonial Revival style influences built during the 1941-1963 expanded period of significance."
- 2. The property is located on the east side of the street, the second house from the corner of N. Oviatt Street and E. Streetsboro Street in the Historic Residential Neighborhood Zoning District. The terrain is flat.
- 3. The structure is approximately rectangular in plan and one story. The structure is a Minimal Traditional Side-Gabled house.
- 4. According to the 2022 Boundary Increase, the structure was built in 1953.
- 5. Although the house has experienced exterior changes over the years, the existing house retains historic integrity and appears unchanged from how it was described in the 2022 NRN (see 1.a.ii above). See Exhibit C for criteria requirements for listing in the National Register of Historic Places.
 - 2022 NRN, pages 16-17: Historic architectural integrity [of the District] is demonstrated through the retention of historic architectural elements, fabric, materials, and craftsmanship; with alterations to residential housing occurring over time to meet the needs of homeowners. Houses are predominantly wood frame construction finished with wood clapboard, shingle, aluminum or vinyl lap siding materials which do not detract from the integrity of the District. Commercial buildings are red brick construction in the Colonial Revival style. This 2022 Boundary Increase expands the District boundary to include Elm Street and Roslyn Avenue, and buildings constructed within the expanded period of significance on Aurora, Baldwin, Chapel, Church, Division, Hudson, N. Main, N. Oviatt, Owen Brown, and W. Prospect Streets. Historic buildings maintain their historic setting, feeling, and design associated with the historic character as noted in historic images of the buildings in their historic setting and within the 2022 Boundary Increase Historic District.



Image 1: 1970. US Department of Agriculture photograph. Courtesy of the City of Hudson from ODOT. The red arrow indicates structure at 13 N. Oviatt Street.

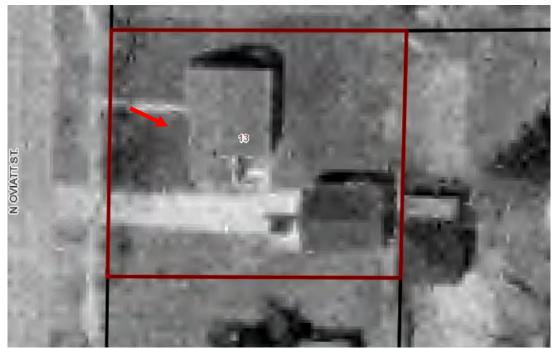


Image 2: 1975. US Department of Agriculture photograph. Courtesy of the City of Hudson from ODOT. The red arrow indicates structure at 13 N. Oviatt Street.



Image 3: 1989. Hudson Historic District (Boundary Increase) photograph by Lois Newkirk. The building in the foreground is 13 N. Oviatt Street.



Image 4: Front, west, elevation. Courtesy of The City of Hudson.



Image 5: Rear, east, elevation. Courtesy of The City of Hudson.



Image 6: Side, north, elevation. Courtesy of The City of Hudson.



Image 7: Side, south, elevation. Courtesy of The City of Hudson.



Image 8: 19 N. Oviatt St., contributing (c1880) neighboring house to the north.



Image 9: Side, west, view of 105 E. Streetsboro St, contributing (1876) neighboring house to the south.



Image 10: 95 E. Streetsboro St. contributing (1900) and 12 N. Oviatt St. contributing (1909) Neighboring houses to the west.



Image 11: 179 Elm St, Contributing (1952) Minimal Traditional House.



Image 12: 184 Elm St, Contributing (1950) Minimal Traditional House.



Image 13: 187 Elm St, Contributing (1954) Minimal Traditional House.



Image 14: 190 Elm St, Contributing (1953) Minimal Traditional House.

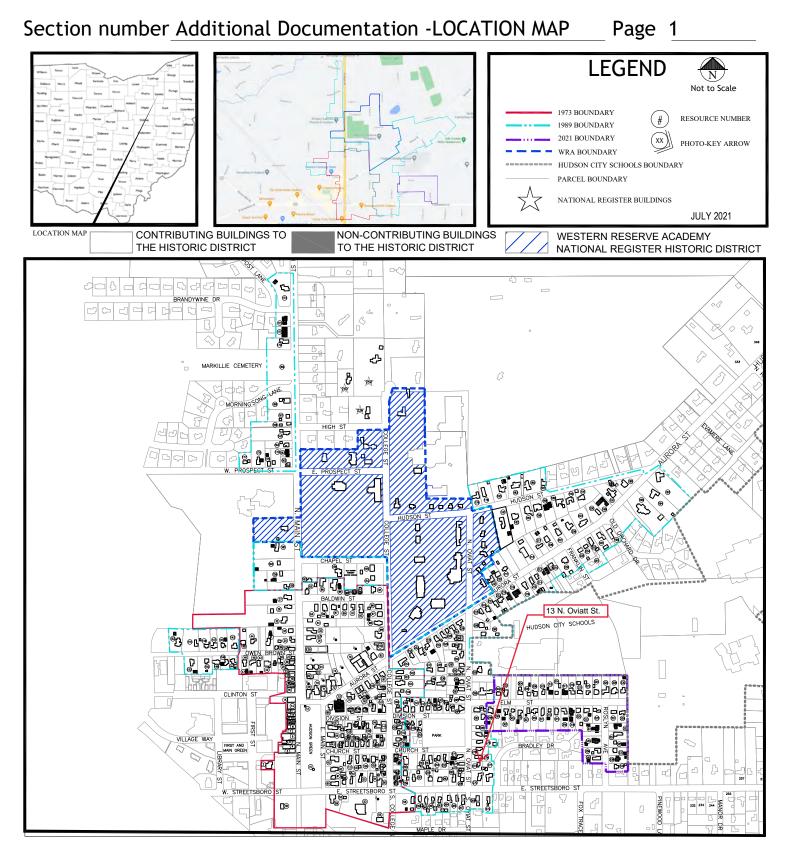
END OF REPORT

United States Department of the Interior National Park Service

HUDSON HISTORIC DISTRICT

Summit County, Ohio

National Register of Historic Places Continuation Sheet



Hudson Historic District Boundary Increase

NR D. Resource Category	Property Name	Street Property Directio Street nal Property Street Name Number (N,S,E,W)	Property Street Type (AVE,BLVD, DR,LN,RD,S T)	Street Direction (N,S,E,W, NE,NW,SE	Property City/Town	County	Date of Construction	POS - 1940- 1963 - C 1963 NC	Total Total Garages Houses /Outbldgs In	ommerica I/ C I Istitutiona I Bidgs	NC Parcel	Style	Туре	Architect (if known)	Builder (if known)	c n∕c	Houses C Houses	NC Houses	Garages	C Garages	NC Garages		Previouly Listed
	Aurora Street								POS 1940-1963							-		Elm & Rosly	/n			NR - C	
	The Brewster Store	5 Aurora	ST		Hudson	Summit	1839				320	79 Federal		Leander Starr								1	1973 Hudson HD
	Brewster Mansion	9 Aurora	ST		Hudson	Summit	1853				3201	337 Gothic Revival		Simeon Porter	Frederick Bunnell							1	1973 Hudson HD
	Christ Church Episcapal - Chapel	19 Aurora	ST		Hudson	Summit	ca. 1916				3200	12 Colonial Revival										1	1973 Hudson HD
	Isham Beebe House	21 Aurora	ST		Hudson	Summit	1834					Greek Revival		Leander Starr	George W. Church							1	1973 Hudson HD
	The Burton D.Morgan Foundation-Li	22 Aurora	ST		Hudson	Summit	1962	1		1 1		990 Colonial Revival	Side Gable										1973 Hudson HD
	Christ Church Episcopal	29 Aurora	ST		Hudson	Summit	1930				3200	112 Colonial Revival										1	1973 Hudson HD
	Whedon-Farwell House	30 Aurora	ST		Hudson	Summit	1826				3204	093 Italinate		Lemuel Porter								1	1973 Hudson HD
	Henry Holmes House	34 Aurora	ST		Hudson	Summit	1876				3202	021 Italinate										1	1973 Hudson HD
Building		34 Aurora	ST		Hudson	Summit	1961	1	1	1	3202	021											1973 Hudson HD
b Building		34 Aurora	ST		Hudson	Summit	1961	1	1	1	3202												1973 Hudson HD
	Isaac Quay House	38 Aurora	ST		Hudson	Summit	1846, 1859				3200	199 Gothic Revival	Cross Gable									1	1973 Hudson HD
A Building		38 Aurora	ST		Hudson	Summit	2000				3200												1973 Hudson HD
	Stephen Tracey House	42 Aurora	ST		Hudson	Summit	1846				3200	005 Federal		J.W.C. Corbusier			<u> </u>				<u> </u>	1	1973 Hudson HD
Building	First Congregationalist Church	47 Aurora	ST		Hudson	Summit	65, 1959,2001				3200	159 Romanesque Reviva	1	J.W.C. Corbusier Simeon Porter								1	1973 Hudson HD
0 Building	Kirkham-Porter House	48 Aurora	ST		Hudson	Summit	1829				3200	105 Gothic Revival	Gable Front									1	1973 Hudson HD
Building		48 Aurora	ST		Hudson	Summit	1933				3200	105										1	1973 Hudson HD
1 Building		52 Aurora	ST		Hudson	Summit	1919				3200	396 Colonial Revival										1	1973 Hudson HD
Building	First Congregational Church Parson	53 Aurora	ST		Hudson	Summit	1908				3200	914 Colonial Revival		J.W.C. Corbusier								1	1973 Hudson HD
	Garage	53 Aurora	ST		Hudson	Summit	1992				3200	914										1	1973 Hudson HD
Building		64 Aurora	ST		Hudson	Summit	1913				3200	46 Colonial Revival										1	1989 Boundary Inc
Building		72 Aurora	ST		Hudson	Summit	1913				3200	46 Colonial Revival	Gabled Ell									1	1989 Boundary Inc
2 Building	Charles Witty House	78 Aurora	ST		Hudson	Summit	1880				3201	333 Colonial Revival										1	1989 Boundary Inc
A Building		78 Aurora	ST		Hudson	Summit	1928				3201	333										1	1989 Boundary Inc
1 Building		82 Aurora	ST		Hudson	Summit	1922				3201	37 Colonial Revival										1	1989 Boundary Inc
LA Building		82 Aurora	ST		Hudson	Summit	1993				3201	537											1989 Boundary Inc
0 Building	Ransom Sanford House	90 Aurora	ST		Hudson	Summit	1887				3201	564	Cross Gable		Ransom Sanford							1	1989 Boundary Inc
DA Building		90 Aurora	ST		Hudson	Summit	1923				3201	64 Stick	Gabled Ell									1	1989 Boundary Inc
9 Building		94 Aurora	ST		Hudson	Summit	1890				3200	114			Ransom Sanford							1	1989 Boundary Inc
8 Building	Sylvestor Baldwin House	98 Aurora	ST		Hudson	Summit	1846				3200	011 Greek Revival	New England One and Half									1	1989 Boundary Inc
27 Building		102 Aurora	ST		Hudson	Summit	1937				3201											1	1989 Boundary Inc
6 Building		106 Aurora	ST		Hudson	Summit	1830					510 Federal			Harlow Davis							1	1989 Boundary Inc
-	George Kilbourn House	120 Aurora	ST		Hudson	Summit	1840				3200											1	1989 Boundary Ind
A Building		120 Aurora	ST		Hudson	Summit	1925				3200		Upright and V	Ving					1			1	1989 Boundary Inc
4 Building		126 Aurora	ST		Hudson	Summit	1923				3200			-					1			1	1989 Boundary Inc
A Building		126 Aurora	ST		Hudson	Summit	2017				3201								1			-	1989 Boundary Inc
	Patty Alling House	130 Aurora	ST		Hudson	Summit	1832					391 Colonial Revival		J.W.C. Corbusier					1			1	1989 Boundary Inc
BA Building		130 Aurora	ST		Hudson	Summit	1926				3200								1			1	1989 Boundary Inc
	Gaylord-McCauley House	134 Aurora	ST		Hudson	Summit	1854					804 Colonial Revival							1			1	1989 Boundary Inc
A Building		134 Aurora	ST		Hudson	Summit	1933				3200											1	1989 Boundary Inc
Building		135 Aurora	ST		Hudson	Summit	1940					332 Colonial Revival							1			1	1989 Boundary Ind
Building		139 Aurora	ST		Hudson	Summit	1947	1	1	1		364 Minimal Traditional,	Colonial Revival						1				1989 Boundary Inc
A Building		139 Aurora	ST		Hudson	Summit	1987				3201								1				1989 Boundary Inc
Building		140 Aurora	ST		Hudson	Summit	1968					208 Colonial Revival		1									1989 Boundary Ind
Building		144 Aurora	ST		Hudson	Summit	1900				3200			1									1989 Boundary Ind
Building		145 Aurora	ST		Hudson	Summit	1826					772 Greek Revival		1								1	1989 Boundary In
A Building		145 Aurora	ST		Hudson	Summit	1928				3200						1					1	1989 Boundary Ind
6 Building		145 Aurora	ST		Hudson	Summit	1928	1	1	1		051 Colonial Revival		1					1			1	1989 Boundary Ind
8	Margaret and Mary Kippen House	156 Aurora			Unders	Sumr-1t	1955		-		3200				+ +		1 1						1989 Boundary Inc

Note we are showing spreadsheet pages 1, 6, 8, and 11, from the 2022 Boundary Increase.

		1					- I - I	<u>т г</u>		1							
324A Building	173	Elm	ST	Hudson	Summit	1921			32	200925			1		1	1	2021Boundary Increase
325 Building	176	Elm	ST	Hudson	Summit	1951			32	200238 Ca	ape Cod Cape Cod		1	1 1			2021Boundary Increase
326 Building	179	Elm	ST	Hudson	Summit	1952			32	200933	Minimal Traditi	onal	1	1 1			2021Boundary Increase
327 Building	184	Elm	ST	Hudson	Summit	1950			32	201904	Minimal Traditi	onal	1	1 1			2021Boundary Increase
328 Building	187	Elm	ST	Hudson	Summit	1954			32	201187	Minimal Traditi	onal	1	1 1			2021Boundary Increase
329 Building	190	Elm	ST	Hudson	Summit	1953			32	200235	Minimal Traditi	onal	1	1 1			2021Boundary Increase
330 Building	191	Elm	ST	Hudson	Summit	ca. 1928			32	200839 Co	olonial Revival		1	1 1			2021Boundary Increase
330A Building	191	Elm	ST	Hudson	Summit	2004				200839				1	1		1 2021Boundary Increase
First Street																	
47 Building	103	First	ST	Hudson	Summit	2004			2202027/	north prof	tion						1973 Hudson HD
Franklin Street	105	That	51	nuuson	Junnie	2004			5203337/1	noren pro							1973110301110
202	139	Franklin		Hudson	Summit						olonial Revival						
Building	139	Franklin	51	Hudson	Summit	ca. 1830			32	203912 CC	olonial Revival						1 1989 Boundary Increase
Hudson Street																	
178 Building Baldwin-McKisson House	109	Hudson	ST	Hudson	Summit	1855					othic Revival						1 1989 Boundary Increase
and and a cross-cregory nouse	113	Hudson	ST	Hudson	Summit	1855				200251	Gable Front						1 1989 Boundary Increase
Building	113	Hudson	ST	Hudson	Summit	1940		+		200251						-	1 1989 Boundary Increase
180 Building	119	Hudson	ST	Hudson	Summit	1939		<u>├</u> ───			olonial Revival						1 1989 Boundary Increase
180A Building	119	Hudson	ST	Hudson	Summit	1992		<u> </u>		201508							1989 Boundary Increase
181 Building Elizur Wright House	120	Hudson	ST	Hudson	Summit	1832			32	201088 Du	utch Colonial	Leader Starr			_		1 1989 Boundary Increase
181A Building	120	Hudson	ST	Hudson	Summit	2012			32	201088							1989 Boundary Increase
182 Building	128	Hudson	ST	Hudson	Summit	1854, 1880			32	200140 Fe	ederal		Builder- Henry Noble Day				1 1989 Boundary Increase
182A Building	128	Hudson	ST	Hudson	Summit	1900			32	200140							1 1989 Boundary Increase
182B Building	128	Hudson	ST	Hudson	Summit	2017			32	200140							1989 Boundary Increase
183 Building	131	Hudson	ST	Hudson	Summit	1941	1 1		1 32	201525 Co	olonial Revival						1989 Boundary Increase
183A Building	131	Hudson	ST	Hudson	Summit	1982			32	201525							1989 Boundary Increase
184 Building	136	Hudson	ST	Hudson	Summit	1850s			32	200241 Gr	ireek Revival		Builder- Henry Noble Day				1 1989 Boundary Increase
185 Building	139	Hudson	ST	Hudson	Summit	ca. 1860					reek Revival Gable Front						1 1989 Boundary Increase
185A Building	139	Hudson	ST CT	Hudson	Summit	1959	1	1		201298							1989 Boundary Increase
186 Building	144	Hudson	51	Hudson	Summit	1959		1			inimal Traditonal/Colonial Revival						1989 Boundary Increase
Building			51		Summit	1941	1 1			200464	inimal Traditonal/Colonial Revival						
building	146	Hudson	51	Hudson	Summit												1989 Boundary Increase
Building Max Montgomery House	147	Hudson	ST	Hudson	Summit	1930s				200341 Tu		Max Montgomery					1 1989 Boundary Increase
building	152	Hudson	ST	Hudson	Summit	1936					inimal Traditon/Colonial Revival						1 1989 Boundary Increase
189A Building 190 Ruilding	152	Hudson	ST	Hudson	Summit	1936				200375		Max Montgomery					1 1989 Boundary Increase
bullaring	166	Hudson	ST	Hudson	Summit	1931					olonial Revival						1 1989 Boundary Increase
191 Building	168	Hudson	ST	Hudson	Summit	1908			32	202007 Co	olonial Revival						1 1989 Boundary Increase
191A Building	168	Hudson	ST	Hudson	Summit	1930			32	202007							1 1989 Boundary Increase
192 Building	188	Hudson	ST	Hudson	Summit	1928			32	200934 Co	olonial Revival						1 1989 Boundary Increase
E. Main Street																	
59 Building	5	E Main	ST	Hudson	Summit	1841			32	203997 Gr	ireek Revival						1 1973 Hudson HD
60 Building Old Church on the Green	1	E Main	ST	Hudson	Summit	1860			32	207713 Go	othic Revival						1 1973 Hudson HD
61 Building Captain Heman Oviatt House	7	E. Main	ST	Hudson	Summit	1825			32	207712 Gr	reek Revival						1 1973 Hudson HD
62 Building Sebastian Miller House		E Main	ST	Hudson	Summit	1878				200882 Ita							1 1973 Hudson HD
62A Building		E Main	ST	Hudson	Summit	ca. 1900				200882							1 1973 Hudson HD
63 Building Town-Neibel House		E Main	ST	Hudson	Summit	1836/1877				200881 It	talinate	Leander Starr					1 1973 Hudson HD
63A Building		E Main	ST	Hudson	Summit	1903				200881							1 1973 Hudson HD
													Thomas Crisp				
Building Hudson Town Hall		E Main	ST	Hudson	Summit	1879		+		201852 Ita			Charles Stewart				1 1973 Hudson HD
65 Building Harvey Whedon House		E Main	ST	Hudson	Summit	ca. 1878		<u> </u>			ueen Anne					-	1 1973 Hudson HD
65A Building		E Main	ST	Hudson	Summit	1853				201593					_		1 1973 Hudson HD
66 Building A.W. Lockhart House		E Main	ST	Hudson	Summit	1889			32	200817						-	1 1973 Hudson HD
66A Building	37	E Main	ST	Hudson	Summit	1961	1	1	1 32	200817							1973 Hudson HD
67 Building The Ellsworth Store	41	E Main	ST	Hudson	Summit	1841			32	200737 Fe	ederal						1 1973 Hudson HD
68 Building Baldwin-Babcock House	49	E Main	ST	Hudson	Summit	1834			32	203990 Gr	reek Revival Upright and Wi	ng					1 1973 Hudson HD
S. Main Street																	
												-					· · · · · · · · · · · · · · · · · · ·

Note: 13 N. Oviatt circled in red, on page 8. Neighboring houses circled in green, on page 8 and 11. Similar contributing Minimal Traditional houses circled in pink, on page 6.

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159	Duli	lding	2	290	N Main	ST	Hudson	Summit	1967				3204173								1989 Boundary Increase
16	0 _{Buil}	lding	3	300	N Main S	ST	Hudson	Summit	1959	1	1	1	3200713								1989 Boundary Increase
160	A Buil	lding	3	300	N Main	ST	Hudson	Summit	2015				3200713								1989 Boundary Increase
16	1 Buil	lding	3	306	N Main	ST	Hudson	Summit	1937				3201959							1	1989 Boundary Increase
161	A Buil	lding	3	306	N Main	ST	Hudson	Summit	2002				3201959								1989 Boundary Increase
16	2 Buil	lding T	Timothy Hudson House 3	356	N Main	ST	Hudson	Summit	1842				3201231	Greek Revival	New England One -and- a-					1	1989 Boundary Increase
16	3 _{Buil}	lding	3	362	N Main	ST	Hudson	Summit	1964				3201393		Cape Cod						1989 Boundary Increase
16	4 Buil	lding H	Henry Pettingell House 3	368	N Main	ST	Hudson	Summit	ca. 1880				3200366		Cross Gable	Henry Pettingell				1	1989 Boundary Increase
164	A Buil	lding	3	368	N Main	ST	Hudson	Summit	1900				3200366							1	1989 Boundary Increase
16	s _{Buil}	lding N	Marion Harris House 3	374	N Main	ST	Hudson	Summit	1964				3200742		Cross Gable						1989 Boundary Increase
16	6 _{Buil}	lding	3	380	N Main	ST	Hudson	Summit	1928				3201259, 260	Craftsman	Bangalow					1	1989 Boundary Increase
166	iA Buil	lding	3	380	N Main	ST	Hudson	Summit	1949	1	1	1	3201259, 261								1989 Boundary Increase
16	7 _{Buil}	lding	3	384	N Main	ST	Hudson	Summit	1933				3203134	Dutch Colonial						1	1989 Boundary Increase
167	A Buil	lding	3	384	N Main	ST	Hudson	Summit	1933				3203134							1	1989 Boundary Increase
16	8 _{Buil}	lding N	Nelson Waite House 3	394	N Main	ST	Hudson	Summit	1857				3203355	Greek Revival	Upright & Wing	Orin Porter				1	1989 Boundary Increase
16																					
17	0			110	N Main S	ST	Hudson	Summit	1850				3200819, 3203229							1	1989 Boundary Increase
17	-			122	N Main S	ST	Hudson	Summit	1856					Greek Revival						1	1989 Boundary Increase
17	BUI	lding		134	N Main S	ST	Hudson	Summit	2019	_			3204017					 1			1989 Boundary Increase
17	- Dui	lding		146	N Main S	ST	Hudson	Summit	2013				3204016								1989 Boundary Increase
173	DUI			160	N Main S	ST	Hudson	Summit	ca.1869	_				Greek Revival						1	1989 Boundary Increase
1/3	Buil	lding	4	160	N Main S	ST	Hudson	Summit	1975				3203806								1989 Boundary Increase
27			N. Oviett Street																		
273	bui	lding		12	N Oviatt S	ST	Hudson	Summit	1909				3200762		Gabled Ell					1	1989 Boundary Increase
	4 Buil	lding		14	N Oviatt	ST	Hudson	Summit	1955	1	1	1	3200762								1989 Boundary Increase
	A Buil				N Oviatt S	ST	Hudson	Summit	1953	1	1	1	3201335		Minimal Traditio	mal					1989 Boundary Increase
				13	N Oviatt	ST	Hudson	Summit	1953	1	1	1	3201335	Shingle Style							1989 Boundary Increase
275	A Buil	Iding N		16	NIOviatt	ST	Hudson	Summit						Shingle Style						1	1989 Boundary Increase
27	Buil	lding			ii onatt	ST	Hudson	Summit	1994 ca. 1880				3200307		Gabled Ell						1989 Boundary Increase
276	A Buil	laing R		-		ST				-					Gabled Ell		 			1	1989 Boundary Increase
27			Sheldon C. Osborn House	19	N Oviatt	51	Hudson	Summit	1913				3201522 3200712		Gabled Ell					1	1989 Boundary Increase
277	Bull	iding S	Sheldon C. Osborn House	20	N Oviatt	51	Hudson	Summit	1883				3200712		Gabled Ell					1	1989 Boundary Increase
	8 Buil		Ernest Seymour House	23	N Oviatt	51	Hudson	Summit	1895				3200712		Gable Front				1		1989 Boundary Increase
278		lding E		23	N Oviatt	51	Hudson	Summit	1913				3201355		Gable Front					1	1989 Boundary Increase
27	-	lding		23	N Oviatt	51	Hudson	Summit	ca. 1880				3201355		Cross Gable						1989 Boundary Increase
279	bui	lding		27	N Oviatt	51	Hudson	Summit	1903				3204137		CLOSS GADIE						1989 Boundary Increase
28	bui	lding		33	N Oviatt	51	Hudson	Summit	1903				3204137		Gabled Ell					1	1989 Boundary Increase
280	bui	lding		33	N Oviatt	ST ST	Hudson	Summit	2006				3200941		Gableu Ell					1	1989 Boundary Increase
28	Buil	lding		33	N Oviatt	ST	Hudson	Summit	2006 ca. 1900				3200941		Gable Front					4	1989 Boundary Increase
28	bui			43	N Oviatt	ST	Hudson	Summit	1878				3200633		Gable (1011)	George W. Church		1		1	1989 Boundary Increase
282		lding		43	N Oviatt	ST	Hudson	Summit	1903				3201972			George w. church				1	1989 Boundary Increase
28	- Dui		F.N. Seward House	45	N Oviatt	ST	Hudson	Summit	1903				1	Queen Anne						1	1989 Boundary Increase
283		Iding		45	N Oviatt	ST	Hudson	Summit	2006				3200780								1989 Boundary Increase
28	4 _{Buil}	Iding		45	N Oviatt	ST	Hudson	Summit	1880s				3200/50		Gable Front			1		1	1989 Boundary Increase
28	-	Iding		54	N Oviatt	ST	Hudson	Summit	1903				3204165		Cross Gable					1	1989 Boundary Increase
285		lding		54	N Oviatt	ST	Hudson	Summit	ca. 1900				3204165		euone			1		1	1989 Boundary Increase
28	~	lding G	Grimm-Rideout House	55	N Oviatt	ST	Hudson	Summit	1879				3200066, 064, 065		Cross Gable			1		1	1989 Boundary Increase
28	-	Iding		60	N Oviatt	ST	Hudson	Summit	ca. 1900				1	Queen Anne		John G. Mead		1		1	1989 Boundary Increase
287		lding		60	N Oviatt	ST	Hudson	Summit	2015				3201111	age of the second s		John G. Medu					1989 Boundary Increase
28		Iding		64	N Oviatt	ST	Hudson	Summit	1929				3200866		Bungalow					1	1989 Boundary Increase
288		Iding		64	N Oviatt	ST	Hudson	Summit	1929				3200866		- 311501044						1989 Boundary Increase
28		Iding		69	N Oviatt	ST	Hudson	Summit	ca. 1890				3200682		Cross Gable					1	1989 Boundary Increase
289		lding		69	N Oviatt	ST	Hudson	Summit	1893				3200682		5.035 GBDIE			1		1	1989 Boundary Increase
	DUII	uilig		03	is oviatt	101	nuusufi	Sammu	1032			I I I	5200682			I		 1	1	1	1903 Boundary Increase

Note: 13 N. Oviatt circled in red, on page 8. Neighboring houses circled in green, on page 8 and 11. Similar contributing Minimal Traditional houses circled in pink, on page 6.

266 Building	92	E	Streetsboro	ST	Hu	udson	Summit	ca. 1852	3200816	Gable Front	builder - Noah Carter			1	1989Boundary Increase
266A Building	92	E	Streetsboro	ST	Hu	udson	Summit	2002	3200816	Gabled Ell					1989Boundary Increase
268 Building	95	E	Streetsboro	ST	Hu	udson	Summit	1900	3201181					1	1989Boundary Increase
268A Building	95	E	Streetsboro	ST	Hu	udson	Summit	1997	3201181						1989Boundary Increase
267 Building Peck-Trowbridge House	94-96	E	Streetsboro	ST	Hu	udson	Summit	1844, 1887	3200374	Gabled Ell	builder - Noah Carter			1	1989Boundary Increase
269 Building	104	E	Streetsboro	ST	Hu	udson	Summit	1870s	3200160	Cross Gable				1	1989Boundary Increase
269A Building	104	E	Streetsboro	ST	Hu	udson	Summit	2005	3200160						1989Boundary Increase
270 Building Abi C. Brown House	105	E	Streetsboro	ST	Hu	udson	Summit	1876	3200087	Gable Front	builder Noah Carter			1	1989Boundary Increase
271 Building	109	E	Streetsboro	ST	Hu	udson	Summit	1883	3200628					1	1989Boundary Increase
272 Building E.A. Osborn House	110	E	Streetsboro	ST	Hu	udson	Summit	1876	3201171 Italiante					1	1989Boundary Increase

Note: 13 N. Oviatt circled in red. Neighboring houses circled in green. Similar contributing Minimal Traditional houses circled in pink.

EXHIBIT A: City of Hudson, Codified Ordinances Appendix D. - Architectural Design Standards

- To Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
- From Olivia Hopkins, AIA | Historic Architecture, Perspectus
- CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

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 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).

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EXHIBIT B: Secretary of the Interior's Standards for Rehabilitation

- To Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
- From Olivia Hopkins, AIA | Historic Architecture, Perspectus
- CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

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.



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EXHIBIT C: National Register of Historic Places

- To Nick Sugar, City Planner and Amanda Krickovich, Community Development, City of Hudson
- From Olivia Hopkins, AIA | Historic Architecture, Perspectus
- CC: Lauren Pinney Burge, AIA, Principal & Alice Sloan, Assoc. AIA, APT-RP | Historic Architecture, Perspectus

The National Register of Historic Places is the official list managed by the National Park Service (U.S. Department of the Interior) of this nation's historic buildings, districts, sites, structures, and objects considered worthy of preservation for their local, state, or national significance. They must be significant in areas of American history, architecture, archeology, engineering, or culture. The program in Ohio is administered by the State Historic Preservation Office of the Ohio History Connection.

To be considered eligible for listing, a property or district must meet at least one of the following "Criteria Considerations":

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Property is associated with the lives of persons significant in our past; or
- C. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; or
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Source:

NPS. "National Register Bulletin: How to Complete the National Register Registration Form." 1997, pages 35 and 37. https://www.nps.gov/subjects/nationalregister/publications.htm

<u>AND</u>

To be considered eligible for listing in the National Register of Historic Places, a property or district must convey most of the National Park Service's seven (7) aspects of **Integrity**:

- 1. Location
- 2. Setting
- 3. Design
- 4. Materials
- 5. Workmanship
- 6. Feeling
- 7. Association

Note: "All properties change over time. A property does not need to retain all its historic physical features or characteristics to tell the story of who lived there, what happened there, or when it was built. A property must retain the essential physical features or characteristics that enable it to convey its historic identity." <u>Source</u>:

NPS. "National Register of Historic Places: What is Integrity?" May 2024, page 1.

https://www.nps.gov/subjects/nationalregister/publications.htm

Accessed June 5, 2024.

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