

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: 13 N. Oviatt Street
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

1. **Proposed change #1** is not appropriate 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.
4. 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. <https://codes.ohio.gov/ohio-revised-code/section-149.301>.
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.
 - o 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

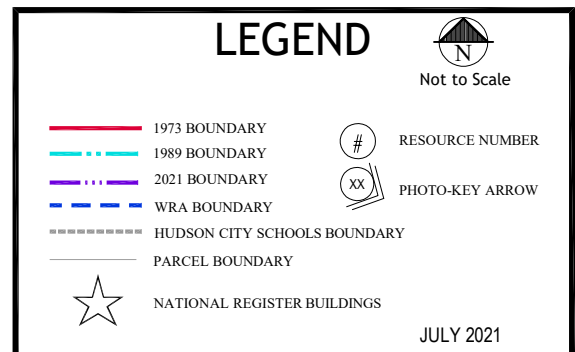
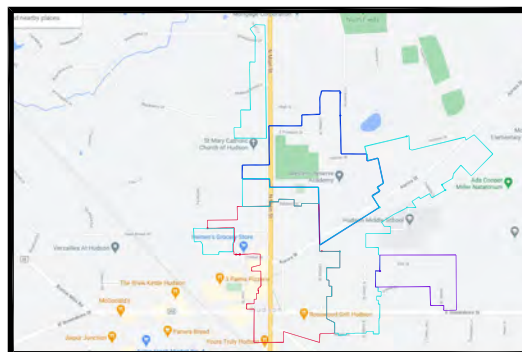
National Register of Historic Places
Continuation Sheet

Section number Additional Documentation -LOCATION MAP

Page 1



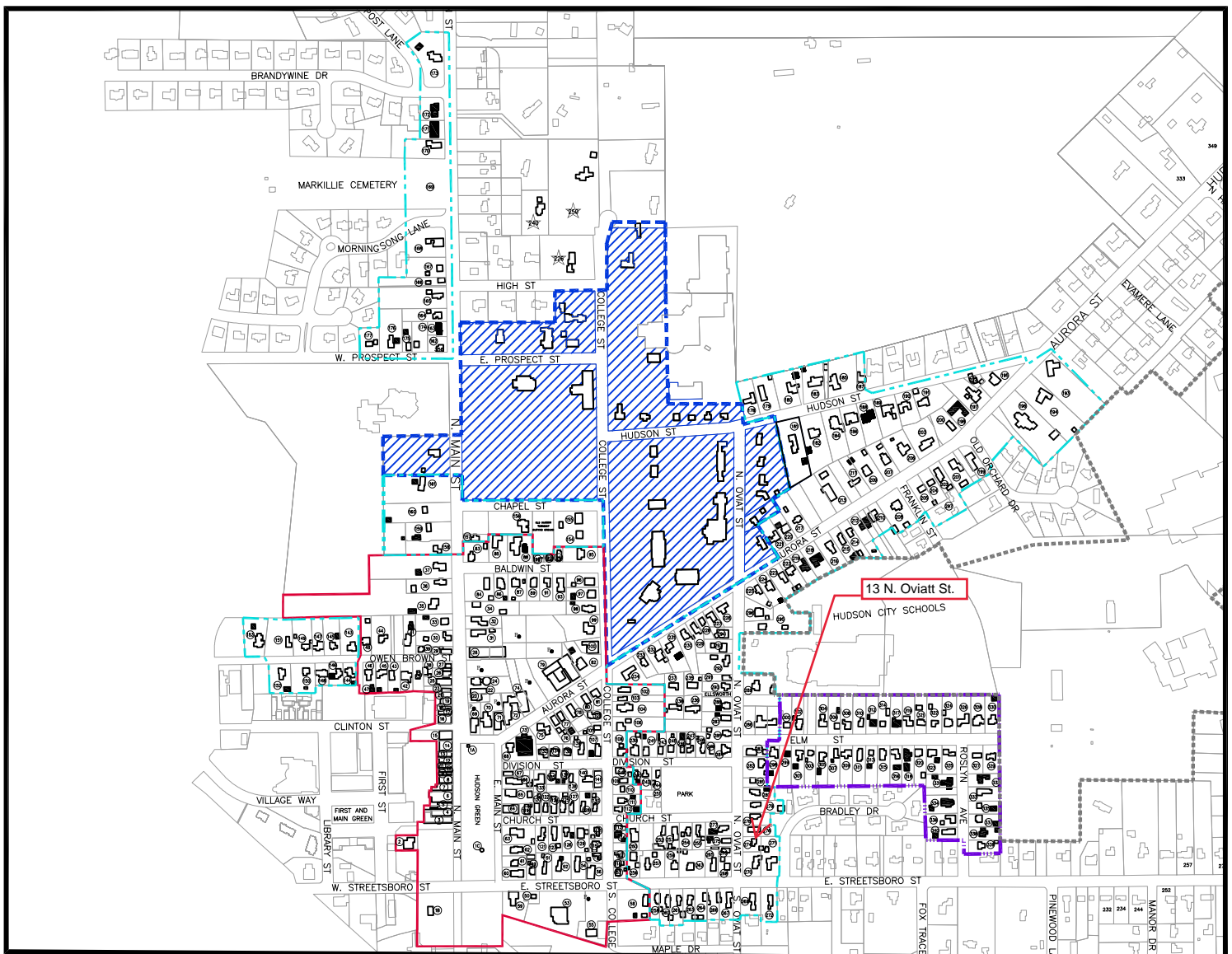
LOCATION MAP



CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT

NON-CONTRIBUTING BUILDINGS TO THE HISTORIC DISTRICT

WESTERN RESERVE ACADEMY NATIONAL REGISTER HISTORIC DISTRICT



Hudson Historic District Boundary Increase

No.	NR Resource Category	Property Name	Property Street Number	Street Directio nal (N,S,E,W)	Property Street Name	Property Street Type (AVE,BLVD, DR, LN,RD,S T)	Property Street Direction (N,S,E,W, NE,NW,SE SW)	Property City/Town	County	Date of Construction	POS - 1940- 1963 - C	POS - 1940- 1963 NC	Total Houses	Total Garages /Outblids	Commercia l/ Institutions I Bldgs	C	NC	Parcel	Style	Type	Architect (if known)	Builder (if known)	C	N/C	Houses	C Houses	NC Houses	Garages	C Garages	NC Garages			Previously Listed				
		Aurora Street									POS 1940-1963													Elm & Roslyn								NR - C					
69	Building	The Brewster Store	5	Aurora	ST			Hudson	Summit	1839								320379	Federal		Leander Starr												1	1973 Hudson HD			
70	Building	Brewster Mansion	9	Aurora	ST			Hudson	Summit	1853								3201837	Gothic Revival		Simeon Porter	Frederick Bunnell											1	1973 Hudson HD			
71	Building	Christ Church Episcopal - Chapel	19	Aurora	ST			Hudson	Summit	ca. 1916								3200412	Colonial Revival															1	1973 Hudson HD		
72	Building	Isham Beebe House	21	Aurora	ST			Hudson	Summit	1834									Greek Revival		Leander Starr	George W. Church												1	1973 Hudson HD		
73	Building	The Burton D.Morgan Foundation-L	22	Aurora	ST			Hudson	Summit	1962	1					1	1	3203990	Colonial Revival	Side Gable															1973 Hudson HD		
74	Building	Christ Church Episcopal	29	Aurora	ST			Hudson	Summit	1930								3200412	Colonial Revival															1	1973 Hudson HD		
75	Building	Whedon-Farwell House	30	Aurora	ST			Hudson	Summit	1826								3204093	Italinat		Lemuel Porter													1	1973 Hudson HD		
76	Building	Henry Holmes House	34	Aurora	ST			Hudson	Summit	1876								3202021	Italinat															1	1973 Hudson HD		
76A	Building		34	Aurora	ST			Hudson	Summit	1961	1					1		3202021																	1973 Hudson HD		
76b	Building		34	Aurora	ST			Hudson	Summit	1961	1					1		3202021																	1973 Hudson HD		
77	Building	Isaac Quay House	38	Aurora	ST			Hudson	Summit	1846, 1859								3200199	Gothic Revival	Cross Gable														1	1973 Hudson HD		
77A	Building		38	Aurora	ST			Hudson	Summit	2000								3200199																	1973 Hudson HD		
78	Building	Stephen Tracey House	42	Aurora	ST			Hudson	Summit	1846								3200005	Federal															1	1973 Hudson HD		
79	Building	First Congregationalist Church	47	Aurora	ST			Hudson	Summit	65, 1959,2001								3200459	Romanesque Revival		J.W.C. Corbusier Simeon Porter													1	1973 Hudson HD		
80	Building	Kirkham-Porter House	48	Aurora	ST			Hudson	Summit	1829								3200405	Gothic Revival	Gable Front														1	1973 Hudson HD		
80A	Building		48	Aurora	ST			Hudson	Summit	1933								3200405																1	1973 Hudson HD		
81	Building		52	Aurora	ST			Hudson	Summit	1919								3200896	Colonial Revival															1	1973 Hudson HD		
82	Building	First Congregational Church Parson	53	Aurora	ST			Hudson	Summit	1908								3200914	Colonial Revival		J.W.C. Corbusier														1	1973 Hudson HD	
82A	Building	Garage	53	Aurora	ST			Hudson	Summit	1992								3200914																	1	1973 Hudson HD	
234	Building		64	Aurora	ST			Hudson	Summit	1913								3200946	Colonial Revival																1	1989 Boundary Increase	
233	Building		72	Aurora	ST			Hudson	Summit	1913								3200946	Colonial Revival	Gabled Ell															1	1989 Boundary Increase	
232	Building	Charles Witty House	78	Aurora	ST			Hudson	Summit	1880								3201333	Colonial Revival																1	1989 Boundary Increase	
232A	Building		78	Aurora	ST			Hudson	Summit	1928								3201333																	1	1989 Boundary Increase	
231	Building		82	Aurora	ST			Hudson	Summit	1922								3201637	Colonial Revival																	1	1989 Boundary Increase
231A	Building		82	Aurora	ST			Hudson	Summit	1993								3201637																		1989 Boundary Increase	
230	Building	Ransom Sanford House	90	Aurora	ST			Hudson	Summit	1887								3201564		Cross Gable		Ransom Sanford													1	1989 Boundary Increase	
230A	Building		90	Aurora	ST			Hudson	Summit	1923								3201564	Stick	Gabled Ell															1	1989 Boundary Increase	
229	Building		94	Aurora	ST			Hudson	Summit	1890								3200114				Ransom Sanford													1	1989 Boundary Increase	
228	Building	Sylvester Baldwin House	98	Aurora	ST			Hudson	Summit	1846								3200011	Greek Revival	New England One and Half															1	1989 Boundary Increase	
227	Building		102	Aurora	ST			Hudson	Summit	1937								3201893																	1	1989 Boundary Increase	
226	Building		106	Aurora	ST			Hudson	Summit	1830								3201610	Federal				Harlow Davis												1	1989 Boundary Increase	
225	Building	George Kilbourn House	120	Aurora	ST			Hudson	Summit	1840								3200170																	1	1989 Boundary Increase	
225A	Building		120	Aurora	ST			Hudson	Summit	1925								3200170		Upright and Wing																1	1989 Boundary Increase
224	Building		126	Aurora	ST			Hudson	Summit	1930								3201876																		1	1989 Boundary Increase
224A	Building		126	Aurora	ST			Hudson	Summit	2017								3201876																		1989 Boundary Increase	
223	Building	Patty Alling House	130	Aurora	ST			Hudson	Summit	1832								3200891	Colonial Revival		J.W.C. Corbusier															1	1989 Boundary Increase
223A	Building		130	Aurora	ST			Hudson	Summit	1926								3200891																		1	1989 Boundary Increase
222	Building	Gaylord-McCauley House	134	Aurora	ST			Hudson	Summit	1854								3200304	Colonial Revival																	1	1989 Boundary Increase
222A	Building		134	Aurora	ST			Hudson	Summit	1933								3200304																		1	1989 Boundary Increase
221	Building		135	Aurora	ST			Hudson	Summit	1940								3201832	Colonial Revival																	1	1989 Boundary Increase
220	Building		139	Aurora	ST			Hudson	Summit	1947	1			1			1	3201364	Minimal Traditional/Colonial Revival																	1989 Boundary Increase	
220A	Building		139	Aurora	ST			Hudson	Summit	1987								3201364																		1989 Boundary Increase	
219	Building		140	Aurora	ST			Hudson	Summit	1968								3200208	Colonial Revival																	1989 Boundary Increase	
218	Building		144	Aurora	ST			Hudson	Summit	1977								3200052																		1989 Boundary Increase	
217	Building		145	Aurora	ST			Hudson	Summit	1826								3200772	Greek Revival																	1	1989 Boundary Increase
217A	Building		145	Aurora	ST			Hudson	Summit	1928								3200772																		1	1989 Boundary Increase
216	Building		150	Aurora	ST			Hudson	Summit	1953	1			1			1	3200051	Colonial Revival																	1989 Boundary Increase	
215	Building	Margaret and Mary Kippen House	156	Aurora	ST			Hudson	Summit	1887								3200138																		1	1989 Boundary Increase

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

[illegible]

6

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).

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.

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>

link to: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf

Accessed June 5, 2024.

AND

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."

Source:

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

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

link to: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.nps.gov/subjects/nationalregister/upload/Info-sheet-NR-integrity-2024-05-02_508.pdf

Accessed June 5, 2024.