



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

DATE_____

Dear Hudson Homeowner,

Hello, we imagine your historic home is a source of pride to you, the same as your fellow Hudsonites who reside within the designated Historic District have for their historic homes.

Your home was most likely built with care and forethought by one of our early, larger landowners outside the town center in the mid to late 19th or early 20th century. Some of these early home builders were perhaps descendants from the early founders and settlers of Hudson, including David Hudson, whose home was the first substantial and permanent house in Hudson and is still preserved.

Because of this historic significance of your home, the City of Hudson is extending an invitation to you, along with a select number of fellow homeowners, to potentially designate your home as an Individual Historic Landmark within Hudson. Landmark properties within Hudson, are regulated the same as the Historic District with both architectural and historic preservation standards applied to future proposed improvements. Additional information is attached.

Through this program, the City of Hudson identifies historic buildings located *outside* of the officially designated historic district. The program is part of the ongoing efforts to preserve the city's unique architectural and cultural heritage. The goal is to recognize and help protect these important structures — homes, barns, and other buildings — that reflect the town's history and rural character.

This is a voluntary program that will extend your home's historic distinction with pride in preservation for now and into the near and generational future of Hudson.

If you are interested and would like to learn more, please contact Lauren Coffman, Associate Planner at lcoffman@hudson.oh.us or 330-342-1887.

Sincerely,

The City of Hudson Architectural and Historic Board of Review

City of Hudson Staff

Historic Landmark FAQs

“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 designated as historic landmarks 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.

“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.