

Dear Members of the Hudson Architectural and Historic Board of Review,

We are writing to formally request permission to demolish our existing house at 13 N. Oviatt Street and replace it with a new structure that aligns with the historic character of the neighborhood. We believe that our request is both reasonable and in line with the goal of preserving Hudson's historic charm while allowing homeowners to enhance and contribute positively to the community's streetscape.

When we purchased the property in 2018, it was not considered historic. We made this purchase with the intention of building a larger home in the future, which would have been possible had the house not been reclassified as historic due to the boundary and period of significance extension implemented by the City of Hudson in 2021. This reclassification has greatly affected our plans, and we hope to present our case for why the house at 13 N. Oviatt should not be considered historic.

Our research indicates that the house was not constructed in 1953, as stated in the Summit County property records, but rather in the early 1970s. This date discrepancy is significant, as properties must have been built before 1963 to be considered historically valuable in this district. Here are some key points from our findings:

1. **Inaccurate Tax Records:** The date of 1953 in the Summit County property tax records has proven to be unreliable. Hudson Heritage Association researchers themselves have advised against using these tax records as definitive proof of construction dates, citing numerous inaccuracies in similar cases.
2. **Aerial Photographs:** We obtained aerial images from the City of Hudson's Public Works Department Assistant Superintendent, showing that there was no structure on the property as late as 1959. The earliest evidence of a building on the property is from 1970, indicating that construction likely occurred sometime between these dates.
3. **Absence of Historical Tax Records:** There are no tax records available for the property before 1978 that could substantiate an increase in property value consistent with the addition of a structure. This absence further calls into question the alleged 1953 construction date.
4. **Deed Records and Property Split:** Our research shows that the lot was split in 1970, creating the property now known as 13 N. Oviatt Street, with the first deed transfer occurring that same year. This timeline is consistent with our belief that the house was constructed in the early 1970s.
5. **Poor Construction Quality:** Upon gutting and rebuilding almost the entirety of the interior of the house, we discovered significant issues that indicate poor construction quality. The studs in the walls were not oriented correctly, nor were they spaced uniformly, which is not typical of well-built historic homes. Additionally, the extensive use of plywood in the exterior construction rather than solid wood—which is standard in older, well-constructed homes—further suggests that the house was built quickly and without attention to durability. According to the Hudson Codified Ordinances, demolition

may be considered if a historic structure lacks integrity due to poor construction or substantial deterioration.

Given these points, we believe that the evidence does not support the classification of our property as a historic resource. The house at 13 N. Oviatt Street was most likely built in a haphazard manner in the late 1960s or early 1970s, well outside the recognized period of historic significance (ending in 1963) for this district.

We respectfully ask the Board to consider that, at the time of our property purchase, the zoning regulations and historic designations did not restrict us from rebuilding. If the research we've done is not enough to prove the house was not built in 1953, it is our hope that the Board will apply similar reasoning to that used by the zoning board when considering variances—specifically, that the regulations in question were not in effect at the time of our property acquisition.

Our proposed new design for the house will be thoughtfully constructed to blend seamlessly with the historic character of the area, enhancing the neighborhood's aesthetic while providing us with the opportunity to build a home that better suits our needs.

We appreciate your time and consideration of our request and look forward to the opportunity to discuss this matter further. Thank you for your attention to this important issue.

Sincerely,

Megan and Clayton Braham

October 9, 2024

Report on research for 13 N. Oviatt Street house:

We are trying to establish the correct date for when the property at 13 N. Oviatt was built. In order to get permission to tear down the current structure and replace it with a two-story replica house in the same location (and thereby greatly improving the streetscape), the correct date needs to be determined.

At issue here is the date stated on the property tax records. To be considered as having historical value in this location, a house must have been built before 1963.

Tax records give a date of 1953. However, these tax records have been found to be unreliable, frequently stating inaccurate dates. Specifically, when researching historic homes, the Hudson Heritage Association researchers have learned not to rely on those dates.

Below is the report from Summit County Fiscal office for the current property at 13 N Oviatt St – Braham residence showing the date of 1953.



BASIC INFORMATION

Alternate ID	HU0034105006000
Site Address	13 N OVIATT ST., HUDSON 44236-
Description 1	ADDN 56 BLK 18 LOT 12 E OF OVIATT ST
Description 2	.190A
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884,01-JAN-20
Vacant/Abandon	
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
BRAHAM CLAYTON	
COUGHLIN MEGAN	

HOMESTEAD, ODC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	YES
Owner Occupancy Credit	
Rental Registration Date (M/D/Y)	
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	8,428	.1935	76,150.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	1
Exterior Wall	1 - FRAME
Style	34 - RANCH
Square Feet	792
GFLA	792
Year Built	1953
Effective Year	
Year Remodeled	
Complete %	
Physical Condition	-
Grade	215

CDU	AV - AVERAGE
Total Rooms	5
Bedrooms	2
Family Rooms	
Attic	1 - NO
Basement	0 - NONE
Recreation Room Sq Ft	
Finished Basement	
Full Baths	1
Half Baths	
Total Fixtures	5
Heat	2 - CENTRAL
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	
Cost Ladder	
Adjusted Base	\$109,900
Plumbing	0
Heating	0
Basement	-16740
Attic Value	0
Other Features	0
Dwelling Subtotal	\$93,160
Dwelling RCN	\$200,290
Additions RCN	\$0
% Good	60%
% Good Override	
Functional Degr.	
Functional Degr. Reason	-
Economic Degr.	
Economic Degr. Reason	-
Total RCNLD	\$120,170
Dwelling Factor	132%
Dwelling Value	158,620
Note 1	
Note 2	

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area Grade	CDU	Total Value of Addition
1	0						792		\$0

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$76,150
Appraised Building	\$162,620
Appraised Total	\$238,770
CALV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$26,650.00
Assessed Building	\$56,920.00
Assessed Total	\$83,570.00
CALV	\$0.00

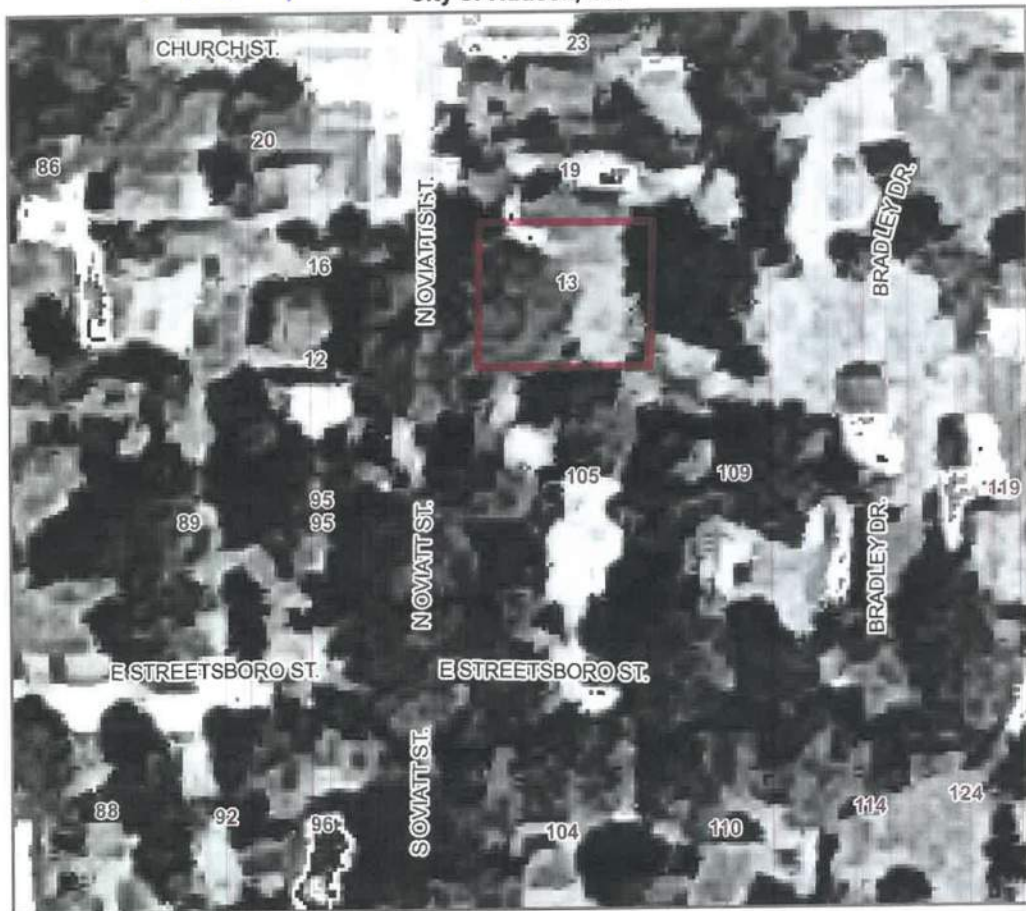
We have 2 photos from Hudson GIS maps (that are not available to the public) provided by John Walton – City of Hudson Public Works Department Assistant Superintendent, one of 1959 and one of 1970 showing the overhead corner properties on Oviatt Street and Streetsboro St. In the 1959 photo, there are no buildings in what would become 13 N Oviatt St. In the 1970 photo, there appears to be a house structure and a driveway. These are the only dates and maps available for this time period.

8/14/24, 12:18 PM

1959

City of Hudson - GIS Maps

City of Hudson, OH



1970

City of Hudson, OH



In working with Corey Linke, Assistant Director of Administration Real Estate & Appraisal Department for Summit County it was determined that they have no tax records for the property at 13 N Oviatt Street Hudson before 1978. Corey Linke had an email sent stating that Summit County has no way to prove the date of 1953 as the year the house was built.

Subject: Phone Conversation Regarding PRR 3452



Sigmon, Dianna <dsigmon@summitoh.net>
to jtkcrawford@gmail.com, Linke, Corey ▾

Thu, Jul 11, 12:39 PM

Good Afternoon Tracey,

Below is information regarding your conversation with Corey Linke on 7/11/24 about PRR 3452.

You recently spoke with him on the phone regarding the year built for the home located at 13 N Oviatt St in Hudson (32-01335). We have attached our oldest available records previously. Unfortunately, we cannot confirm the year built of 1953 as requested as we do not have records that go back that far. I am sorry that we cannot be of further help.

If you need anything else, please feel free to contact us.

Thank you,

Dianna Sigmon

Administrative Secretary

Summit County Fiscal Office

Kristen M. Scalise, CPA, CFE

175 S. Main Street, Akron OH 44308

Phone: (330)-643-2630

Fax: (330)-643-2622

Email: dsigmon@summitoh.net

<http://fiscaloffice.summitoh.net>



Kristen M.
Scalise CPA, CFE
Summit County Fiscal Officer

The deeds for the original property of 105 Streetsboro St are included from 1935 until 1970 when the lot split occurred and 13 N Oviatt St was created.

13 N Oviatt Street

Deed research – 105 Streetsboro St (Part of Lot 56)

June 26, 1935 - Arthur G and Evelyn Shelly transfer to Helen S Benhoff

July 15, 1958 - Estate of Helen Benhoff to Homer Benhoff and Edward Benhoff

June 27, 1959 - Edward Benhoff to Homer Benhoff – Quit claim deed

December 12, 1969 - Surveyed property by Stockman & Associates Inc. (from Buxton deed).
The survey is for the lot split to create 13 N. Oviatt St property.

13 N. Oviatt Street Parcel # 32-01335

January 23, 1970 - Homer E Benhoff and Marjorie W Benhoff to James E Buxton and Judith L Buxton – Block 18 Lot 56 (13 N. Oviatt St) become the 1st owners of property

September 26, 1972 – James E Buxton and Judith L Buxton to Mildred M. Paugh

October 26, 1978 – Mildred M. Paugh to Richard J. Morgan and Janis A Morgan

April 30, 1986 – Richard J Morgan and Janis A Morgan to Alice J. Caniglia

March 17, 2009 – Alice J Caniglia to Alicant Properties II, LLC

October 11, 2018 – Alicant Properties II, LLC to Clayton Braham and Megan Coughlin

376191
Know all Men by these Presents

That, We, Arthur G. Shelley and Evelyn F. Shelley, husband and wife, the husband owning the fee,

, the Grantors,
for the consideration of - - One Dollar and other valuable considerations,
- - - - - Dollars, (\$ 1.00) received to our full satisfaction of

Helen Sprang Benhoff,

, the Grantee, do
Give, Grant, Bargain, Sell and Convey unto the said Grantee, her heirs and assigns, the following described premises, situated in the Village of Hudson, County of Summit, and State of Ohio:

Known as being part of original Hudson Township Lot No. 56, bounded and described as follows:

Beginning at the intersection of the Northerly line of Streetsboro Road and the Easterly line of Oviatt Street;
Thence Easterly along the northerly line of said Streetsboro Road 98-34/100 feet;
Thence Northerly parallel with the Easterly line of Oviatt Street, 221-76/100 feet;
Thence Westerly parallel with the Northerly line of Streetsboro Road, 98-34/100 feet to the Easterly line of Oviatt Street;
Thence Southerly along the Easterly line of Oviatt Street 221-76/100 feet to the place of beginning, be the same more or less, but subject to all legal highways.



be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her heirs and assigns forever.

And we, Arthur G. Shelley and Evelyn F. Shelley, the said Grantors, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the sealing of these presents, we are well seized of the above described premises, as a good and indefeasible estate in **FEE SIMPLE**, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except a mortgage in the original amount of \$4000.00, given to The Midland Bank, and now owned by the Cleveland Trust Company, recorded in Volume 1430, page 146, Summit County records, and taxes and assessments now due and unpaid, which the Grantee herein hereby assumes and agrees to pay; also a mortgage, the balance due on which is \$25739 held by the grantee herein.

June 26, 1935 - Arthur G and Evelyn Shelly transfer to Helen S Benhoff - page 1

and that we will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee her heirs and assigns, against all lawful claims and demands whatsoever except as above.

And for valuable consideration I, Evelyn F. Shelley, wife of said Arthur G. Shelley,

do hereby remise, release and forever quit-claim unto the said Grantee her heirs and assigns, all my right and expectancy of Dower in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 24th day of June, in the year of our Lord one thousand nine hundred and thirty-five.

Signed and acknowledged in presence of

Harold L. Sheffield
Wm. M. Cuskey

Arthur G. Shelley
Evelyn F. Shelley

State of Ohio, Before me, a Notary Public,
Summit County, ss. in and for said County and State, personally appeared the above named Arthur G. Shelley and Evelyn F. Shelley,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof I have hereunto set my hand and official seal, at Hudson, Ohio, this 24th day of June, A.D. 1935.



Wm. M. Cuskey
Notary Public.

Transferred June 26, 1935
Received June 26, 1935 at 3:00 P. M.
Recorded July 3, 1935
Recorder's fee \$.85 Frank W. Kroeger, Recorder.

168819 Certificate of Transfer of Real Estate

Revised Code, Sec. 2113.61

Probate Court SUMMIT County, Ohio

In the Matter of
THE ESTATE OF

HELEN S. BENHOFF

Decedent

No. 72322

Certificate for Transfer of Real Estate

To the Recorder of SUMMIT County, Ohio:

I hereby certify that the records of this Court show that:

HELEN S. BENHOFF, a resident of Hudson, Ohio, in said County, died testate on the 7th day of July, 1958. Her last will and Testament was filed in the Probate Court of Summit County, Ohio, on July 14, 1958, and admitted to probate on July 14, 1958, and recorded in Vol. 161, and the Record of Wills in said County, and that on the 15th day of July, 1958,

HOMER E. BENHOFF

was appointed by this Court, Executor

of the estate of said decedent, that said estate is being administered under No. 72322 and a memorandum record of said estate can be found in Administration Docket No. 110, Page 112 of the Records of the Probate Court of SUMMIT County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:—

A full interest in the following described real estate, to-wit:

Situated in the Village of Hudson, County of Summit and State of Ohio, and known as being a part of the original Townships Map No. 36, hereinafter described as follows:

Beginning at the intersection of the Northern line of Streetsboro Road and the Eastern line of Cviatt Street; thence Easterly along the Northern line of said Streetsboro Road 98.34 feet; thence Northerly parallel with the Eastern line of Cviatt Street 221.76 feet; thence Easterly parallel with the Northern line of Streetsboro Road 98.34 feet to the Eastern line of Cviatt Street; thence Southerly along the Eastern line of Cviatt Street 221.76 feet to the place of beginning.

That the names of the devisees and the interests to them passing, are as follows:

Names	P. O. Address	Relationship	Interest Passing
Homer E. Benhoff	115 Streetsboro Hudson, Ohio	Surviving Spouse	Life Estate
Edward S. Benhoff	1008 Briggs Ave., A. B. 3 Clio, Pennsylvania	Son	Remainder

See Will

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate to the names of the persons set forth, and that this certificate be recorded by the Recorder of SUMMIT County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 8th day of June, 1958.

Vincent Zurz
Forrest W. Woodall
Probate Judge
Deputy Clerk

Transferred, Jul. 17, 1959
Received Jul. 17, 1959 at 12:04 P.M.
Recorded Jul. 27, 1959
Recorder's fee \$ 2.00
Frank W. Eroeger
Recorder

Vol. 3693 Page 409

July 15, 1958 - Estate of Helen Benhoff to Homer Benhoff and Edward Benhoff

WARRANTY DEED

And known as being part of Block 18 in Hudson Township Lot 56 in the Village of Hudson, and further described as follows:

And the said Grantors for themselves and their heirs, executors, and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have

VOL 4991 PAGE 99

TRANSFERRED IN COMPLIANCE WITH
SEC. 312.202 REV. CODE
1652-2 1653-2
Consideration
C. L. BOWER BY *[Signature]*
County Auditor Deputy Auditor

168820

QUIT-CLAIM DEED—with Dower Clause—No. 89-B

V. L. 3693 410

The Ohio Legal Book Co. Cleveland
Publishers and Dealers Since 1883

Know all Men by these Presents

That, I, EDWARD S. BENHOFF, a married Person -----

-----, the Grantor,
who claim title by or through instrument, recorded in Volume -----, Page -----,
County Recorder's Office, for the consideration of ----- ONE Dollars (\$ 1.00)
received to full satisfaction of -----

HOMER E. BENHOFF the Grantee,
whose TAX MAILING ADDRESS will be 105 Streetsboro St.,
Hudson do
have Given, Granted, Remised, Released and Forever Quit-Claimed and do by these
presents absolutely give, grant, remise, release and forever quit-claim unto the said
grantee his heirs and assigns forever, all such right and
title as I, the said grantor, have or ought to have in and to the
following described piece or parcel of land, situated in the Village of
Hudson County of Summit and State of Ohio:

and known as being a part of the original Township Lot No. 56, bounded and
described as follows:

Beginning at the intersection of the Northerly line of Streetsboro Road and
the Easterly line of Oviatt Street; thence Easterly along the Northerly line of
said Streetsboro Road 98.34 feet; thence Northerly parallel with the Easterly
line of Oviatt Street 221.76 feet; thence Westerly parallel with the Northerly
line of Streetsboro Road 98.34 feet to the Easterly line of Oviatt Street; thence
Southerly along the Easterly line of Oviatt Street 221.76 feet to the place of
beginning.

To Have and to Hold the premises aforesaid, with the appurtenances there-
unto belonging to the said grantee his heirs and assigns,
so that neither the said grantor nor his heirs, nor any other persons
claiming title through or under him, shall or will hereafter claim or
demand any right or title to the premises, or any part thereof; but they and every
one of them shall by these presents be excluded and forever barred.
And for valuable consideration I, BARBARA BENHOFF, wife of EDWARD S. BENHOFF,
the

Grantor herein, do hereby remise,
release and forever quit-claim unto the said grantee his heirs and assigns,
all my right and expectancy of Dower in the above described premises.

In Witness Whereof, We have hereunto set our hands, the
twenty-ninth day of June, nine hundred and Fifty-nine.
Signed and acknowledged in presence of

William A. Maasz

Edward S. Benhoff

Barbara Benhoff

565524

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that we, HOMER E. BENHOFF and MARJORIE W. BENHOFF, husband and wife, the Grantors, who claim title by or through instrument , recorded in Volume Page , County Recorder's Office for the consideration of Ten Dollars (\$10.00) received to our full satisfaction of JAMES E. BUXTON and JUDITH L. BUXTON, husband and wife, the Grantees, whose TAX MAILING ADDRESS is 140 Elm Street, Hudson, Ohio, do give, grant, bargain, sell and convey unto the said Grantees, and to the survivor of them, his or her heirs and assigns, the following described premises, situated in the Village of Hudson, County of Summit, and State of Ohio, and more fully described as follows:

And known as being part of Block 18 in Hudson Township Lot 56 in the Village of Hudson, and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N 0° 55' E, 135.76 feet as measured along said east line from its intersection with the north line of Streetsboro Street, State Route 303; thence continuing N 0° 55' E, 36.00 feet to an iron pin at the Grantor's northwest corner; thence S 89° 35' E, 98.34 feet to an iron pin at the Grantor's northeast corner; thence S 0° 55' W, 86.00 feet to an iron pin in the Grantor's east line; thence N 89° 35' W, 98.34 feet to the beginning; and containing 0.194 acres of land (8,457 sq. ft.) be the same more or less but subject to all legal highways, as surveyed by Stockman & Associates, Inc., R. E. Stockman, Reg. Sur. No. 5134, dated December 12, 1963.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns, forever.

And the said Grantors for themselves and their heirs, executors, and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have

1552

VOL 4991 PAGE 99



January 23, 1970 - Homer E Benhoff and Marjorie W Benhoff to James E Buxton and Judith L Buxton - Block 18 Lot 56 (13 N. Oviatt St) become the 1st owners of property - page 1

-2-

good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except zoning ordinances, easements and restrictions of record, and taxes and assessments due and payable to date which Grantees agree to assume and pay, and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as stated above.

And for valuable consideration, we HOMER E. BENHOFF and MARJORIE W. BENHOFF, release and forever quit-claim unto the said Grantees, their heirs and assigns, all our right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, we have hereunto set our hands, the 23rd day of January, in the year of our Lord one thousand nine hundred and seventy.

Signed and acknowledged
in presence of:

Roger W. Dunn

Homer E. Benhoff

HOMER E. BENHOFF

Marjorie W. Benhoff

Marjorie W. Benhoff

MARJORIE W. BENHOFF

Charles D. Miller
Village Engineer

Charles D. Miller
Village Manager

No Plat Required
Approved by the Planning Commission
of the Village of Hudson, Ohio

State of Ohio)
Summit County)

SS Before me, a notary public, in and for
said county and state, personally

appeared the above named HOMER E. BENHOFF and MARJORIE W. BENHOFF,
who acknowledged that they did sign the foregoing instrument, and
that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official
seal at Hudson, Ohio this 23rd day of January A.D. 1970.

Roger W. Dunn
ROGER W. DUNN, Notary Public
My Commission Expires July 12, 1971

This instrument prepared by Charles D. Miller, Attorney at Law.

Approved by the Municipal Planning Commission and the Council of the
Village of Hudson, October 6, 1969.

Transferred, Feb. 13, 1970
Received Feb. 13, 1970 at 2:20 P.M.
Recorded Feb. 13, 1970
Recorder's Fee \$3.00
Hudson, Ohio
Recorder

January 23, 1970 - Homer E Benhoff and Marjorie W Benhoff to James E Buxton and Judith L Buxton - Block 18 Lot 56 (13 N. Oviatt St) become the 1st owners of property - page 2

WARRANTY DEED—No. 062

663625

VOL 5343 PAGE 582

PAULS. LAW SECURITY
CUYAHOGA PAULA O
ORDER NO. 15681-5823

Know all Men by these Presents

That, WE, JAMES E. BUXTON and JUDITH L. BUXTON, husband and wife, ⁹⁻²⁴⁻⁷²
the Grantors,
who claim title by or through instrument, recorded in Volume, Page, County
Recorder's Office, for the consideration of
Ten Dollars (\$ 10.00)
received to our full satisfaction of MILDRED M. PAUGH

the Grantee,
whose TAX MAILING ADDRESS will be 13 Oviatt St., Hudson, Ohio.
do
Grant, unto the said Grantee, her
heirs and assigns, the following described premises, situated in the Village of
Hudson, County of Summit, and State of Ohio:

and known as being part of Block 18 in Hudson Township Lot 56 in the Village of
Hudson, and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N 0° 55' E.
135.76 feet as measured along said east line from its intersection with the north
line of Streetsboro Street, State Route 303; thence continuing N 0° 55' E. 86.00
feet to an iron pin at the Grantor's northwest corner; thence S 89° 35' E. 98.34
feet to an iron pin at the Grantor's northeast corner; thence S 0° 55' W. 86.00
feet to an iron pin in the Grantor's east line; thence 89° 35' W. 98.34 feet to
the beginning; and containing 0.194 acres of land (8,457 sq. ft.) be the same
more or less but subject to all legal highways, as surveyed by Stockman &
Associates, Inc., R. E. Stockman, Reg. Sur. No. 5134, dated December 12,
1969.

AW 1/34

16983

TRANSFERRED IN COMPLIANCE WITH	
SEC. 312202 REV. CODE	
Consideration \$2600.00	Fee \$26.00
C. L. BOWER County Auditor	BY: [Signature] Deputy Auditor

~~be the same more or less, but subject to all legal highways~~

September 26, 1972 – James E Buxton and Judith L Buxton to Mildred M. Paugh

To Have and to Hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantor, for herself and her heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, utility easements, restrictions of record; and real estate taxes and assessments, both general and special, for the first half of the year 1978 and thereafter, and further, that said Grantor will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all right and expectancy of Dower in the above described premises.

In Witness Whereof I have hereunto set my hand, the 18th day of October, in the year of our Lord one thousand nine hundred and seventy-eight.

Signed and acknowledged in presence of

Donald L. Paugh
Frances M. Donovan

Mildred M. Paugh
MILDRED M. PAUGH

State of Ohio

SUMMIT County, above named

Before me, a Notary Public

ss. in and for said County and State, personally appeared the

MILDRED M. PAUGH

who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official

seal, at Hudson, Ohio, this 18th day of October, A. D. 1978

This instrument prepared by
CHARLES D. MILLER
Attorney at Law

Frances M. Donovan
Notary Public
Notary Public - State of Ohio
My Commission Expires June 15, 1983

327084

Warranted Deed

MILDRED M. PAUGH, a widow
and unmarried

TO

RICHARD J. MORGAN and
JANIS A. MORGAN

RECEIVED FOR TRANSFER	TRANSFERRED OCT 26 1978	19
JOHN E. BODA JR. COUNTY AUDITOR	OCT 26 1978	COUNTY AUDITOR

State of Ohio
County of Summit

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Received for Record on the
day of OCT 26 1978
at 1:17 o'clock P. M.
and Recorded OCT 31 1978 in

Deed Book 6177 Page 582-583

Recorder's Fee \$ 5.00

October 26, 1978 - Mildred M. Paugh to Richard J. Morgan and Janis A Morgan

RALPH JAMES, RECORDER
County of Summit

MIDLAND TITLE SECURITY
ORDER NO. 2-22822E

GENERAL WARRANTY DEED, Statutory Form No. 22-S (Reprinted 4/85)

Registered in U.S. Patent and Trademark Office
Anderson Publishing Co. Cincinnati, Ohio 45201

265951

GENERAL WARRANTY DEED *

RICHARD J. MORGAN and
JANIS A. MORGAN,
Husband and Wife

(1), of Summit County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to

ALICE J. CANIGLIA

, whose tax-mailing address is

13 North Oviatt Street, Hudson, Ohio 44236

the following REAL PROPERTY: Situated in the County of Summit in the State
of Ohio and in the Village of Hudson (2)

And known as being part of Block 18 in Hudson Township Lot 56 in the Village
of Hudson and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N 0° 55' E.
135.76 feet as measured along said east line from its intersection with the
north line of Streetsboro Street, State Route 303; thence continuing N 0° 55'
E. 86.00 feet to an iron pin at the Grantor's northwest corner; thence S 89°
35' E. 98.34 feet to an iron pin at the Grantor's northeast corner; thence S
0° 55' W. 86.00 feet to an iron pin in the Grantor's east line; thence 89° 35'
W. 98.34 feet to the beginning; and containing 0.194 acres of land (8,457 sq. ft.)
be the same more or less but subject to all legal highways, as surveyed by
Stockman & Associates, Inc., R. E. Stockman, Reg. Sur. No. 5134, dated
December 12, 1969.

Above premises also known as 13 North Oviatt Street, Hudson, Ohio.

Permanent Parcel No. HU-0341-05-006; Parcel No. 32-01335

Prior Instrument Reference: Vol.6177 Page 582 of the Deed Records of Summit

County, Ohio. RICHARD J. MORGAN and JANIS A. MORGAN ~~with~~ ~~as~~ ~~joint~~ ~~tenants~~ ~~with~~ ~~rights~~ ~~of~~ ~~coverture~~ ~~and~~ ~~the~~
Grantors release all rights of dower therein. Witness our hand(s) this 30th day
of APRIL, 1986.

Signed and acknowledged in the presence of:

Francis M. Donovan

WITNESS

Francis M. Donovan

WITNESS

Richard J. Morgan (4)
Richard J. Morgan
Janis A. Morgan
Janis A. Morgan

State of Ohio

County of Summit ss.

BE IT REMEMBERED, That on this 30th day of APRIL, 1986, before me,
the subscriber, a Notary Public in and for said county, personally came,
RICHARD J. MORGAN and JANIS A. MORGAN the Grantor(s) in the
foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

and year aforesaid.

Francis M. Donovan

Notary Public

FRANCIS M. DONOVAN

NOTARY PUBLIC - STATE OF OHIO

My Commission Expires June 15, 1988

This instrument was prepared by Orval R. Hoover, Attorney at Law
527 Portage Trail, Cuyahoga Falls, Ohio 44221

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

TRANSFERRED IN COMPLIANCE WITH

S. 111.01, 111.02, 111.03, 111.04, 111.05, 111.06, 111.07, 111.08, 111.09, 111.10, 111.11, 111.12, 111.13, 111.14, 111.15, 111.16, 111.17, 111.18, 111.19, 111.20, 111.21, 111.22, 111.23, 111.24, 111.25, 111.26, 111.27, 111.28, 111.29, 111.30, 111.31, 111.32, 111.33, 111.34, 111.35, 111.36, 111.37, 111.38, 111.39, 111.40, 111.41, 111.42, 111.43, 111.44, 111.45, 111.46, 111.47, 111.48, 111.49, 111.50, 111.51, 111.52, 111.53, 111.54, 111.55, 111.56, 111.57, 111.58, 111.59, 111.60, 111.61, 111.62, 111.63, 111.64, 111.65, 111.66, 111.67, 111.68, 111.69, 111.70, 111.71, 111.72, 111.73, 111.74, 111.75, 111.76, 111.77, 111.78, 111.79, 111.80, 111.81, 111.82, 111.83, 111.84, 111.85, 111.86, 111.87, 111.88, 111.89, 111.90, 111.91, 111.92, 111.93, 111.94, 111.95, 111.96, 111.97, 111.98, 111.99, 111.100

THE CLERK

BY

* See Sections 5302.05 and 5302.06 Ohio Revised Code

VOL 7256 PAGE 277

April 30, 1986 - Richard J Morgan and Janis A Morgan to Alice J. Caniglia

4087
TRANSFERRED IN COMPLIANCE WITH
SEC 319.202 REV CODE
FEE
JOHN A. DONOFFRO
Recorder
No. of pages

TRANSFERRED
2009 MAR 20 AM 9:11
JOHN A. DONOFFRO
Recorder

Warranty Deed

Know all Men by these Presents

That, Alice J. Caniglia, a single person

, the Grantor,

who claims title by or through instrument, recorded in Volume 7256,
Pages 277-278, County Recorder's Office, hereby grants, for
membership interest only, to

ALICAN PROPERTIES II, LLC

, the Grantee,

whose TAX MAILING ADDRESS will be

5230 Darrow Road
Hudson, OH 44236

the following described premises, situated in the Village of
Hudson, County of Summit and State of Ohio:
and known as being part of Block 18 in Hudson Township Lot 56 in
the Village of Hudson and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N
0° 55' E. 135.76 feet as measured along said east line from its
intersection with the north line of Streetsboro Street, State Route
303; thence continuing N 0° 55' E. 86.00 feet to an iron pin
at the Grantor's northwest corner; thence S 89° 35' E. 98.34 feet
to an iron pin at the Grantor's northeast corner; thence S 0° 55'
W. 86.00 feet to an iron pin in the Grantor's east line; thence 89°
35' W. 98.34 feet to the beginning; and containing 0.194 acres of
land (8,457 sq. ft.) be the same more or less but subject to all
legal highways, as surveyed by Stockman & Associates, Inc., R. E.
Stockman, Reg. Sur. No. 5134, dated December 12, 1969.

Also known as 13 North Oviatt Street, Hudson, Ohio.

Permanent Parcel No. HD-0341-05-006; Parcel No. 32-01335

Description approved by Tax Maps
Approved quarter 20 days from
3/20/09 DM H/S-1

be the same more or less, but subject to all legal highways.

55609975
John A. Donoffro, Summit Fiscal Officer

To have and to hold the above granted and bargained premises,
with the appurtenances thereof, unto the said Grantee, its
successors and assigns forever.

And I, Alice J. Caniglia, the said Grantor, do for myself and
my heirs, executors and administrators, covenant with the said
Grantee, its successors and assigns, that at and until the
ensueing of these presents, I am well seized of the above
described premises, as a good and indefeasible estate in FEE
SIMPLE, and have good right to bargain and sell the same in manner
and form as above written, and that the same are free from all
incumbrances whatever except for reservations, restrictions,
conditions, limitations and easements of record and except for
taxes, assessments and reassessments, general and special, which
shall be prorated between the parties to date of delivery of this
deed, and that I will Warrant and Defend said premises, with the
appurtenances thereunto belonging, to the said Grantee, its
successors and assigns, against all lawful claims and demands
whatsoever except as above stated.

Executed, this 17 day of March in the year of 2009 A.D.

Alice J. Caniglia
Alice J. Caniglia

State of Ohio)
Before me, a notary public, in and for)
Summit County, ss) said County, personally appeared the)
above named)
Alice J. Caniglia

who acknowledged that she did sign the foregoing instrument, and
that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official
seal, at Cuyahoga Falls, Ohio this 17 day of March A.D. 2009.

Notary Public

This instrument prepared by:
Attorney Lori S. Wehrer
111 Shaw Avenue, Suite 100
Cuyahoga Falls, OH 44221

LOUI S. WEHRER, Attorney at Law
Notary Public - State of Ohio
My Commission Expires on September 2009
Section 147.03 R.C.

55609975
John A. Donoffro, Summit Fiscal Officer

March 17, 2009 – Alice J Caniglia to Alican Properties II, LLC

EX-101 Competitive Title Agency
23611 Chagrin Blvd # 270
Beachwood, OH 44122

X9C N/341

Descriptions Approved by Tax Maps

Approval Good for 30 Days From: 10/16/18

#17956 10/16/18
KRISTEN M. SCALISE CPA, CFE
Summit County Fiscal Officer
Fee \$1090.00 Consideration \$1725.00
by ☒ Transferred
☒ Transfer Not Necessary
by UB, Deputy Fiscal Officer
In compliance with ORC 219.202

GENERAL WARRANTY DEED (Ohio Statutory Form)

Alican Properties II, LLC, an Ohio limited liability company

for valuable consideration paid, grant with general warranty covenants free and clear of all liens and encumbrances whatsoever except any mortgage assumed by purchaser, such restrictions, conditions, easements (however created) and encroachments as do not materially adversely affect the use or value of the property, zoning ordinances, if any, and taxes and assessments, both general and special, not yet due and payable, to

Clayton Braham and Megan Coughlin, for their joint lives, remainder to the survivor of them

Whose tax mailing address is: 13 North Oviatt Street, Hudson, OH 44236

The following real property:

Legal Description Attached Hereto As Exhibit "A"

(Tax Parcel: 32-01335)

Prior Instrument No: 55609975

Page 1 of 3
10/16/2018 11:57 AM Recording Fee: \$ 36.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer
DOC # 56419347

Dated October 11, 2018

Alican Properties II LLC

Alice J. Caniglia
By: Alice J. Caniglia, Sole Member

Summit County, Ohio

Before me, a Notary Public, in and for said County and State, personally appeared the above named Alice J. Caniglia, Sole Member of Alican Properties II LLC who acknowledged that she signed the foregoing instrument and that the same is her free act and deed and the free act and deed of the limited liability company.

In TESTIMONY WHEREOF, I have hereunto sent my hand and official seal,
At Hudson, Ohio this 11 day of October, A.D. 2018



ROBERT G. MANSOUR
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

Robert G. Mansour
Notary Public

This instrument prepared by:
Robert G. Mansour, Esq.
23611 Chagrin Blvd., Suite 270
Beachwood, Ohio 44122
(216) 514-3127

DOC # 56419347

Page 2 of 3
10/16/2018 11:57 AM Recording Fee: \$ 35.00
Kristen M. Scallise, CPA, CFE, Summit County Fiscal Officer

Exhibit "A"

The following described premises, situated in the Village of Hudson, County of Summit and State of Ohio:

And known as being part of Block 18 in Hudson Township Lot 56 in the Village of Hudson and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N 0° 55' E. 135.76 feet as measured along said east line from its intersection with the north line of Streetsboro Street, State Route 303;

Thence continuing N 0° 55' E. 86.00 feet to an iron pin at the Grantor's northwest corner;

Thence S 89° 35' E. 98.34 feet to an iron pin at the Grantor's northeast corner;

Thence S 0° 55' W. 86.00 feet to an iron pin in the Grantor's East line;

Thence 89° 35' W. 98.34 feet to the beginning; and containing 0.194 acres of land (8,457 sq. ft.) be the same more or less but subject to all legal highways, as surveyed by Stockman and Associates, Inc., R. E. Stockman, Reg. Sur. No. 5134, dated December 12, 1969

32-01335 / HU0034105006000

DOC # 56419347

Page 3 of 3

10/16/2018 11:57 AM Recording Fee: \$ 36.00
Kristen M. Scallise, CPA, CFE, Summit County Fiscal Officer



By using the description of the deed from Homer Benhoff in 1959 and the description on the deed from James and Judith Buxton in 1970 – the sketch shows the lot split and the size of each parcel. The lot at 105 Streetsboro is 98.34' (east to west) by 221.76' (south to north). The new lot at 13 N Oviatt is 98.34' (deep or east to west) by 86' (north to south). This occurred in January of 1970.

title as I, the said grantor, have or ought to have in and to the following described piece or parcel of land, situated in the Village of Hudson County of Summit and State of Ohio:

and known as being a part of the original Township Lot No. 56, bounded and described as follows:

Beginning at the intersection of the Noetherly line of Streetsboro Road and the Easterly line of Oviatt Street; thence Easterly along the Northerly line of said Streetsboro Road 98.34 feet; thence Northerly parallel with the Easterly line of Oviatt Street 221.76 feet; thence Westerly parallel with the Northerly line of Streetsboro Road 98.34 feet to the Easterly line of Oviatt Street; thence Southerly along the Easterly line of Oviatt Street 221.76 feet to the place of beginning.

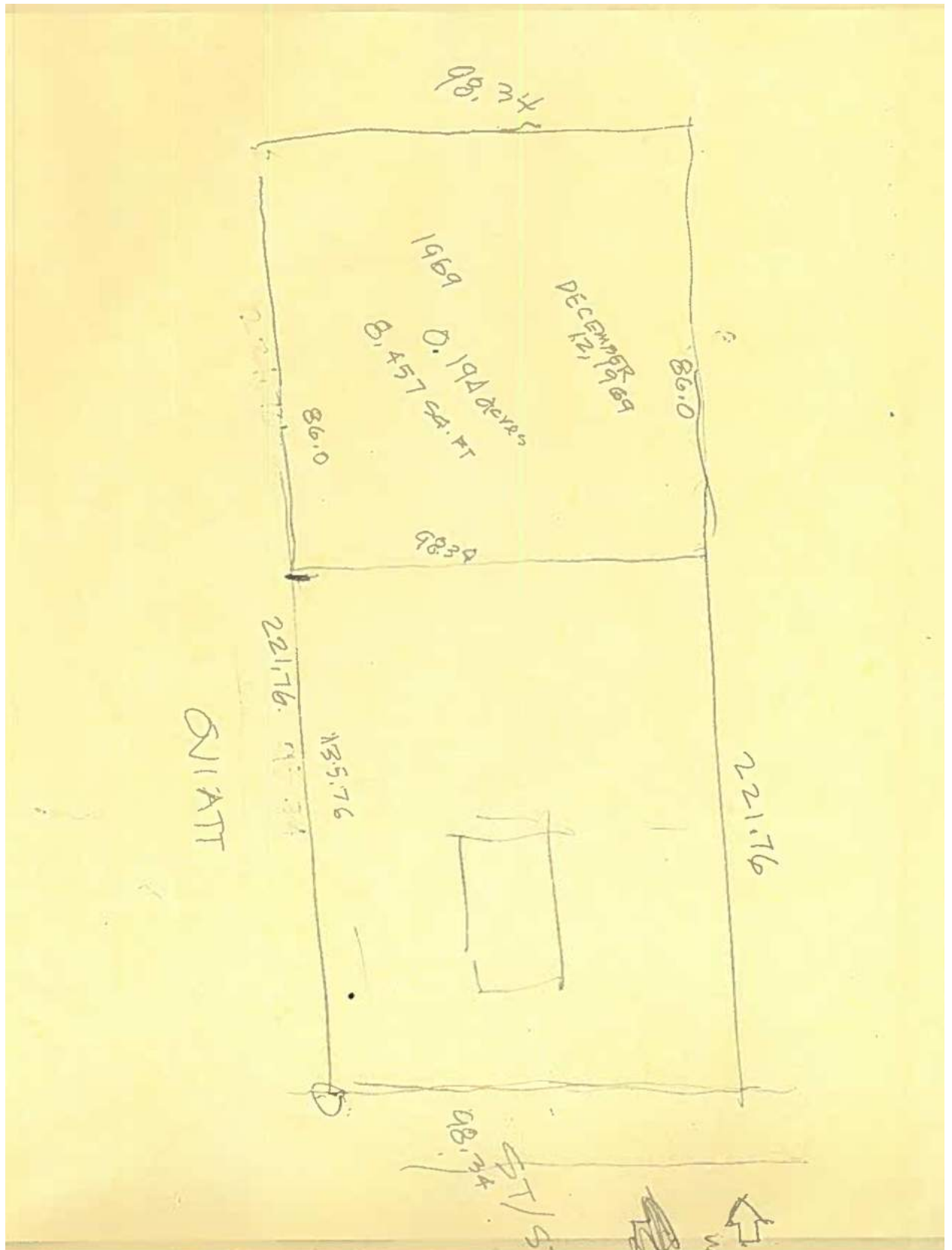
From **June 27, 1959** - Edward Benhoff to Homer Benhoff – Quit claim deed

described premises, situated in the Village of Hudson, County of Summit, and State of Ohio, and more fully described as follows:

And known as being part of Block 18 in Hudson Township Lot 56 in the Village of Hudson, and further described as follows:

Beginning at an iron pin in the east line of North Oviatt Street N 0° 55' E, 135.76 feet as measured along said east line from its intersection with the north line of Streetsboro Street, State Route 303; thence continuing N 0° 55' E, 86.00 feet to an iron pin at the Grantor's northwest corner; thence S 89° 35' E, 98.34 feet to an iron pin at the Grantor's northeast corner; thence S 0° 55' W, 86.00 feet to an iron pin in the Grantor's east line; thence N 89° 35' W, 98.34 feet to the beginning; and containing 0.194 acres of land (8,457 sq. ft.) be the same more or less but subject to all legal highways, as surveyed by Stockman & Associates, Inc., R. E. Stockman, Reg. Sur. No. 5134, dated December 12, 1963.

From Benhoff to Buxton deed 1970 – January 23, 1970



Sketch showing both descriptions and the lot split in January 1970.

In searching for the real estate tax records from 1953 to 1972, to show an increase in the tax value on the property to prove a house was built on the property was the next step – this is the method used by Hudson Heritage Association when establishing dates for alterations or additions to historic properties. After searching Hudson Public Library tax records with the assistance of Gwen Mayer, archivist Hudson Public Library – their records go up to 1930's. Corey Linke and Diana Sigmon from Summit County treasurers' office only have tax records going back to 1978. Vic Fleischer, University of Akron Head Archivist and Special Collections has only Hudson tax records for 1846-1898, and 1935-1939. Tracey Pletcher, at Summit County records center says she thought that Corey Linke at Summit County fiscal office had those record, but if not she is unsure who might have them. So, we are not able to use the tax records to prove when this house was built.

From this research, I am confident that the house at 13 N. Oviatt was not built in 1953. The date on the tax record is too unreliable to be taken as proof. The lack of any record before 1970 casts an additional shadow on that date. And the photo from 1959 further supports a conclusion that the actual date was later than 1953. Based on my research, I do believe it was built without building permits and was cobbled together around 1969 for Homer BenhoR to rent to a woman for a short period of time. The property was then sold to James and Judith Buxton in January of 1970 and split into what is now 13 N. Oviatt Street.

Tracey Sveda Crawford

Amanda Krickovich

From: Allan Sveda <allansveda@gmail.com>
Sent: Monday, November 4, 2024 11:42 AM
To: Amanda Krickovich
Cc: megcbraham@gmail.com; Clayton Braham; Candy Sveda
Subject: 13 North Oviatt Street AHBR meeting Nov 13th
Attachments: 48 Church St tax record.pdf; 25 E Streetsboro tax record.pdf; 29 E Streetsboro St tax record.pdf; 33 E Streetsboro tax record.pdf; 37 College St tax record.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To AHBR -

Subject - Summit County tax record date for 13 North Oviatt Street disputed

The following are the actual Summit County fiscal office tax records for five houses that I have researched for Hudson Heritage Association for their program to gain an HHA historic marker. The research has to show the property from the time it is dirt until current thru deed research, census reports and maps of the land to create the accurate history on the house. *This shows the dates on the Summit County tax records are not accurate* and they will admit that they do not have any data to back up these dates, as told to me by Corey Link in the Summit County appraiser office. He had an email sent stating this to me as well.

48 Church St

Attached is the tax record for the house at 48 Church St in the historic district 4 showing the date the house was built as 1843 when it is actually 1853. That isn't that horrible but what is on the next page is the garage - listed as a detached frame/block built in 1843!! We definitely know concrete blocks were not around in 1843 or were garages when we didn't even have cars then 🙄.

25 East Streetsboro

Attached is the tax record for the house at 25 E Streetsboro St (Hudson Guest House) in the historic district 4 showing the date the house was built as 1853 when it was actually built in 1840 and moved to its current location in 1879.

29 East Streetsboro

Attached is the tax record for the house at 29 E Streetsboro St in the historic district 4 showing the date the house was built as 1873 when it was actually built in 1855.

33 East Streetsboro

Attached is the tax record for the house at 33 E Streetsboro St in the historic district 4 showing the date the house was built as 1853 when it was actually built in 1846.

37 College Street

Attached is the tax record for the house at 37 College Street in the historic district 4 showing the date the house was built as 1893 when it was actually built in 1879.

This shows the date from Summit County fiscal office is not to be used as a reference.
Respectfully submitted,

Tracey Sveda Crawford
(330) 554-6194

Printable page

PARID: 3201348
HUDSON GUEST HOUSE LLC

ROUTE: HU0034002011000
25 E STREETSBORO ST

BASIC INFORMATION

Alternate ID	HU0034002011000
Site Address	25 E STREETSBORO ST , , HUDSON 44236-
Description 1	ADDN 56 BLK 2 LOT 1 S E 50FT ON STREETSBORO ST .120 AC
Description 2	
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884, 01-JAN-20
Vacant/Abandon	O
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
HUDSON GUEST HOUSE LLC	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/18/2015
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	5,400	.1240	61,590.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	1
Exterior Wall	1 - FRAME
Style	41 - CAPE COD
Square Feet	1,520
GFLA	837
Year Built	1853

Effective Year	
Year Remodeled	
Complete %	
Physical Condition	-
Grade	215
CDU	AV - AVERAGE
Total Rooms	6
Bedrooms	3
Family Rooms	
Attic	4 - FULL FINISHED
Basement	1 - FULL
Recreation Room Sq Ft	
Finished Basement	
Full Baths	1
Half Baths	
Total Fixtures	5
Heat	3 - CENTRAL AIR CONDITION
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$114,120
Plumbing	0
Heating	2210
Basement	0
Attic Value	27410
Other Features	0
Dwelling Subtotal	\$175,830
Dwelling RCN	\$378,030
Additions RCN	\$32,090
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	
Economic Depr. Reason	-
Total RCNLD	\$226,820

Dwelling Factor	132%
Dwelling Value	299,400
Note 1	
Note 2	

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
--------	------------	-------	-------	--------	-------	------------	------	-------	-----	-------------------------

1	0		837	\$0
1	1	10	348	\$30,150
1	2	11	50	\$1,080
1	3	11	40	\$860

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$61,590
Appraised Building	\$301,650
Appraised Total	\$363,240

CAUV \$0

ASSESSED VALUE (35%)

Assessed Land	\$21,560.00
Assessed Building	\$105,580.00
Assessed Total	\$127,140.00
CAUV	\$0.00

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
APR-28-2015		6351	SVEDA ALLEN M	HUDSON GUEST HOUSE LLC	-	1
MAY-01-2013	\$120,000	6143	FANNIE MAE	SVEDA ALLEN M	C-MORTGAGE/LENDER	1
MAR-28-2013	\$114,000	4182	MCCARTNEY LAURETTA A	FANNIE MAE	8-Foreclosure/Sheriff Sale	1
MAR-21-2008		4393	MCCARTNEY LAURETTA A	MCCARTNEY LAURETTA A -		1
MAY-08-1996	\$0		MCCARTNEY LAURETTA A & OVERFIELD RUSSELL	MCCARTNEY LAURETTA A -		0
MAR-01-1994	\$0		GEORGE LAURETTA A	MCCARTNEY LAURETTA A - & OVERFIELD RUSSELL		0
MAR-29-1993	\$40,070		GEORGE LAURETTA ANN & RAMSAY E ROBERTA	GEORGE LAURETTA A & MCCARTNEY LAURETTA A		0
JAN-03-1989	\$60,100	00083	MUNRO DONALD M & BETTY JEAN	GEORGE LAURETTA ANN & RAMSAY E ROBERTA	1-VALID	0

PERMITS

Permit Number	Date	Amount	Purpose	Status
HSE GUTTED	10-AUG-2013		AUDITOR RE	CLOSED PERMIT
REPAIRS/RAZING	10-AUG-2013		REPAIR PRO	CLOSED PERMIT
REMOVE OVERRIDE	10-AUG-2013		AUDITOR RE	CLOSED PERMIT

SUMMARY INFORMATION

Mailing Name HUDSON GUEST HOUSE LLC
Mailing Address 13 E MAIN ST SUITE 1

Printable page

PARID: 3201185
SVEDA ALLAN M TRUSTEE

ROUTE: HU0034002012000
29 E STREETSBORO ST

BASIC INFORMATION

Alternate ID	HU0034002012000
Site Address	29 E STREETSBORO ST,, HUDSON 44236-
Description 1	ADDN 56 BLK 2 LOT 8 S W STREETSBORO ST
Description 2	
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884, 01-JAN-20
Vacant/Abandon	
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
SVEDA ALLAN M TRUSTEE	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	YES
Rental Registration Date (M/D/Y)	
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	13,050	.2996	95,790.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	1
Exterior Wall	1 - FRAME
Style	41 - CAPE COD
Square Feet	1,186
GFLA	616
Year Built	1873

Effective Year	
Year Remodeled	2017
Complete %	
Physical Condition	-
Grade	215
CDU	AV - AVERAGE
Total Rooms	6
Bedrooms	3
Family Rooms	
Attic	4 - FULL FINISHED
Basement	1 - FULL
Recreation Room Sq Ft	
Finished Basement	
Full Baths	1
Half Baths	1
Total Fixtures	7
Heat	3 - CENTRAL AIR CONDITION
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$95,560
Plumbing	3000
Heating	1850
Basement	0
Attic Value	22940
Other Features	0
Dwelling Subtotal	\$158,660
Dwelling RCN	\$341,120
Additions RCN	\$35,310
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	
Economic Depr. Reason	-
Total RCNLD	\$204,670

Dwelling Factor	132%
Dwelling Value	270,160
Note 1	
Note 2	

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
--------	------------	-------	-------	--------	-------	------------	------	-------	-----	-------------------------

1	0			616	\$0
1	1	50	10	168	\$18,090
1	2		10	156	\$13,520
1	3		11	156	\$3,360
1	4		11	16	\$340

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$95,790
Appraised Building	\$272,040
Appraised Total	\$367,830

CAUV \$0

ASSESSED VALUE (35%)

Assessed Land	\$33,530.00
Assessed Building	\$95,210.00
Assessed Total	\$128,740.00
CAUV	\$0.00

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
AUG-13-2013	\$203,500	12371	CAMPBELL JENNIFER A	SVEDA ALLAN M TRUSTEE	1-VALID	1
FEB-20-2003	\$175,000	3020	MCDEVITT JOSEPHINE M	CAMPBELL JENNIFER A	1-VALID	1

PERMITS

Permit Number	Date	Amount	Purpose	Status
20162290-762 SQ FT	11-AUG-2016	\$90,000	ADDITION	CLOSED PERMIT
REPAIRS/RAZING	14-JUL-2016		REPAIR PRO	CLOSED PERMIT
REMOVE OVERRIDE	14-JUL-2016		AUDITOR RE	CLOSED PERMIT
20162064/SEC B-E	14-JUL-2016		3RD QTR RZ	CLOSED PERMIT
HSE GUTTED	14-JUL-2016		AUDITOR RE	CLOSED PERMIT

SUMMARY INFORMATION

Mailing Name ALLAN M SVEDA TRUST
Mailing Address C/O SVEDA ALLAN M TRUSTEE
13 E MAIN ST STE 1
HUDSON OH 44236

Bank Code
Bank Name
Treasurer Code -

Current Year Refund
Prior Year Refund

Printable page

PARID: 3201466
SVEDA ALLAN M TRUSTEE

ROUTE: HU0034002013000
33 E STREETSBORO ST

BASIC INFORMATION

Alternate ID	HU0034002013000
Site Address	33 E STREETSBORO ST,, HUDSON 44236-
Description 1	ADDN 56 BLK 2 LOT 8 N OF STREETSBORO ST
Description 2	.350 AC
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884,01-JAN-20
Vacant/Abandon	
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
SVEDA ALLAN M TRUSTEE	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	15,794	.3626	106,260.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	1.5
Exterior Wall	1 - FRAME
Style	35 - BUNGALOW
Square Feet	1,363
GFLA	560
Year Built	1853

Effective Year
Year Remodeled
Complete %

Physical Condition -
Grade 215
CDU AV - AVERAGE

Total Rooms 7
Bedrooms 3
Family Rooms 1
Attic 1 - NO
Basement 1 - FULL
Recreation Room Sq Ft
Finished Basement
Full Baths 1
Half Baths
Total Fixtures 5
Heat 3 - CENTRAL AIR CONDITION
Heating Fuel Type 2 - GAS
System 1 - FORCED AIR
Prefab Fireplace
Basement Garage -
WBFP Stacks
Fireplace Opening
Unfinished Area Sq Ft
Cost & Design Factor

Cost Ladder

Adjusted Base \$117,640
Plumbing 0
Heating 2280
Basement 0
Attic Value 0
Other Features 0
Dwelling Subtotal \$167,170
Dwelling RCN \$359,420
Additions RCN \$47,250
% Good 60%
% Good Override
Functional Depr.
Functional Depr. Reason -
Economic Depr.
Economic Depr. Reason -
Total RCNLD \$215,650

Dwelling Factor 132%
Dwelling Value 284,660
Note 1
Note 2

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
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1	0		560	\$0
1	1	11	90	\$1,940
1	2	10	336	\$29,110
1	3	10	187	\$16,200

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$106,260
Appraised Building	\$288,410
Appraised Total	\$394,670

CAUV \$0

ASSESSED VALUE (35%)

Assessed Land	\$37,190.00
Assessed Building	\$100,940.00
Assessed Total	\$138,130.00
CAUV	\$0.00

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
JUN-28-2011	\$142,000	8272	SMITH KENDALL	SVEDA ALLAN M TRUSTEE	1-VALID	1
DEC-29-2006	\$194,000	27232	WALLER RANDY	SMITH KENDALL	1-VALID	1
JUN-16-2004	\$169,000	12380	RECTANUS CHARLES H & DOMINGA A	WALLER RANDY	1-VALID	1
NOV-01-2002	\$156,000	22847	MORRISON RUSSELL B & KARYL K	RECTANUS CHARLES H & DOMINGA A	1-VALID	1
FEB-11-2000	\$123,500	2384	MCKNIGHT OSCAR T & GOLDSTONE LYNN B	MORRISON RUSSELL B & KARYL K	1-VALID	1
SEP-04-1987	\$70,000	15364	ROBY MARGARET L TRUSTEE	MCKNIGHT OSCAR T & GOLDSTONE LYNN B	1-VALID	0

SUMMARY INFORMATION

Mailing Name SVEDA ALLAN M TRUSTEE
Mailing Address 13 E MAIN ST STE 1
HUDSON OH 44236

Bank Code
Bank Name
Treasurer Code -

Current Year Refund
Prior Year Refund
Money in Escrow \$0.00
Money in Pretax

Printable page

PARID: 3201474
SVEDA ALLAN M TRUSTEE

ROUTE: HU0032104006000
37 COLLEGE ST

**BASIC INFORMATION**

Alternate ID	HU0032104006000
Site Address	37 COLLEGE ST , , HUDSON 44236-
Description 1	SV-ADDN 56 BLK 13 LOT 2 E OF COLLEGE ST
Description 2	40X108FT .100A
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884, 01-JAN-20
Vacant/Abandon	
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
SVEDA ALLAN M TRUSTEE	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/08/2020
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	4,320	.0992	56,490.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	2
Exterior Wall	1 - FRAME
Style	33 - COLONIAL
Square Feet	1,594
GFLA	421
Year Built	1893
Effective Year	
Year Remodeled	
Complete %	
Physical Condition	-
Grade	215
CDU	AV - AVERAGE

Total Rooms	8
Bedrooms	3
Family Rooms	1
Attic	1 - NO
Basement	1 - FULL
Recreation Room Sq Ft	
Finished Basement	
Full Baths	2
Half Baths	1
Total Fixtures	10
Heat	3 - CENTRAL AIR CONDITION
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	1
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$118,020
Plumbing	7500
Heating	2280
Basement	0
Attic Value	0
Other Features	2500
Dwelling Subtotal	\$198,190
Dwelling RCN	\$426,110
Additions RCN	\$67,890
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	
Economic Depr. Reason	-
Total RCNLD	\$255,670
Dwelling Factor	132%
Dwelling Value	337,480
Note 1	
Note 2	

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						421			\$0
1	1	50	10	10			376			\$65,650
1	2		11				104			\$2,240

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$56,490
Appraised Building	\$337,480
Appraised Total	\$393,970
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$19,770.00
Assessed Building	\$118,120.00
Assessed Total	\$137,890.00

CAUV \$0.00

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
JUL-01-2020		8920	SVEDA ALLAN M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
DEC-13-2011		16439	SVEDA ALLAN M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
NOV-21-2011		15419	SVEDA GARNET M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
DEC-29-2008		21579	SVEDA ALLAN M	SVEDA GARNET M TRUSTEE	-	1
APR-26-2007	\$178,000	7091	FEATHERS JULIE M	SVEDA ALLAN M	1-VALID	1
MAY-25-2001	\$152,500	10011	CORNACCHIONE JASON R &	FEATHERS JULIE M	1-VALID	1
MAR-25-1998	\$136,000	4986	TRATTNER JEFFREY A & MAUREEN B	CORNACCHIONE JASON R &	1-VALID	1
JUL-26-1994	\$129,500		MCCUNE CAROL A	TRATTNER JEFFREY A & MAUREEN B	1-VALID	0

SUMMARY INFORMATION

Mailing Name SVEDA ALLAN M TRUSTEE
Mailing Address 13 E MAIN ST

HUDSON OH 44236

Bank Code
Bank Name
Treasurer Code

-

Current Year Refund
Prior Year Refund
Money in Escrow
Money in Pretax

\$0.00

CAUV N
Forest N - \$0
Stub
Certified Year
Delinquent Contract
Bankruptcy
Foreclosure

TAXES DUE

Tax Year 2024
Prior Due \$0.00
First Half Due \$0.00
1st Half Due Date 11/27/2024
Second Half Due \$0.00
2nd Half Due Date 07/19/2024
Total Due \$0.00

GENERAL NOTES**Comments**

BOR 08-2633 BOR REFUND ISSUED FOR TAX YR
2008 10/05/09 \$729.64

PAYMENT HISTORY

Roll	Tax Year	Payment #	Payment Type	Effective Date	Business Date	Amount
RP_OH	2023	16515726	STD	05-MAR-24	05-MAR-24	\$3,591.01
RP_OH	2023	16890701	STD	26-JUL-24	26-JUL-24	\$3,591.01
RP_OH	2022	15911250	NML	03-MAR-23	03-MAR-23	\$3,057.05
RP_OH	2022	16177309	NML	19-JUL-23	19-JUL-23	\$3,057.05
RP_OH	2021	15221352	NML	24-FEB-22	24-FEB-22	\$3,062.17
RP_OH	2021	15537239	NML	22-JUL-22	22-JUL-22	\$3,062.17

Printable page

PARID: 3200763
SVEDA ALLAN M TRUSTEE

ROUTE: HU0034002003000
48 CHURCH ST

**BASIC INFORMATION**

Alternate ID	HU0034002003000
Site Address	48 CHURCH ST , , HUDSON 44236-
Description 1	ADDN 56 BLK 2 LOT 7 N 1/2 .130A
Description 2	
Description 3	
Taxing District	32 - HUDSON CITY-HUDSON CSD
Inter-County	00270
# of Cards	1
Lister No., Date	884, 01-JAN-20
Vacant/Abandon	
Special Flag	
Land Use Code	510 - R - SINGLE FAMILY DWELLING, PLATTED LOT
Class	R - RESIDENTIAL
Neighborhood	30460006 -

OWNER(S)

Owner 1	Owner 2
SVEDA ALLAN M TRUSTEE	

HOMESTEAD, OOC, RENTAL REG

Homestead Exemption	NO
2006 Reduction Amount	
Owner Occupancy Credit	NO
Rental Registration Date (M/D/Y)	09/08/2020
Rental Registration Exemption Date (M/D/Y)	

LAND SUMMARY

Line #	Land Type	Square Feet	Acres	Market Land Value
1	F - Front Foot	5,475	.1257	61,980.00

RESIDENTIAL

Tax Year	2024
Card	1
Stories	1.5
Exterior Wall	1 - FRAME
Style	41 - CAPE COD
Square Feet	1,193
GFLA	468
Year Built	1843
Effective Year	
Year Remodeled	
Complete %	
Physical Condition	-
Grade	215
CDU	AV - AVERAGE

Total Rooms	7
Bedrooms	3
Family Rooms	1
Attic	1 - NO
Basement	1 - FULL
Recreation Room Sq Ft	
Finished Basement	
Full Baths	1
Half Baths	
Total Fixtures	5
Heat	3 - CENTRAL AIR CONDITION
Heating Fuel Type	2 - GAS
System	1 - FORCED AIR
Prefab Fireplace	
Basement Garage	-
WBFP Stacks	
Fireplace Opening	
Unfinished Area Sq Ft	
Cost & Design Factor	

Cost Ladder

Adjusted Base	\$107,770
Plumbing	0
Heating	2090
Basement	0
Attic Value	0
Other Features	0
Dwelling Subtotal	\$159,970
Dwelling RCN	\$343,940
Additions RCN	\$50,110
% Good	60%
% Good Override	
Functional Depr.	
Functional Depr. Reason	-
Economic Depr.	
Economic Depr. Reason	-
Total RCNLD	\$206,360
Dwelling Factor	132%
Dwelling Value	272,400
Note 1	
Note 2	

ADDITION DETAILS

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						468			\$0
1	1	50	10				360			\$38,760
1	2		10				131			\$11,350

APPRAISED VALUE (100%)

Year	2024
Appraised Land	\$61,980
Appraised Building	\$275,550
Appraised Total	\$337,530
CAUV	\$0

ASSESSED VALUE (35%)

Assessed Land	\$21,690.00
Assessed Building	\$96,440.00
Assessed Total	\$118,130.00

CAUV \$0.00

SALES SUMMARY

Date	Price	Trans #	Seller	Buyer	Validity Code	# of Parcels
JUL-01-2020		8922	SVEDA ALLAN M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
DEC-13-2011		16434	SVEDA ALLAN M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
NOV-21-2011		15425	SVEDA GARNET M TRUSTEE	SVEDA ALLAN M TRUSTEE	-	1
DEC-29-2008		21574	SVEDA ALLAN M	SVEDA GARNET M TRUSTEE	-	1
APR-21-1997	\$130,000	6728	SKILLING THOMAS G & MARY A & WATT LISA M	SVEDA ALLAN M & GARNET M	1-VALID	1
JAN-11-1993	\$97,500		HAYES HELEN LOUISE	SKILLING THOMAS G & MARY A & WATT LISA M	1-VALID	0

SUMMARY INFORMATION

Mailing Name SVEDA ALLAN M TRUSTEE
Mailing Address 13 E MAIN ST
HUDSON OH 44236

Bank Code
Bank Name
Treasurer Code

-

Current Year Refund
Prior Year Refund
Money in Escrow
Money in Pretax

\$.00

CAUV N
Forest N - \$0
Stub
Certified Year
Delinquent Contract
Bankruptcy
Foreclosure

TAXES DUE

Tax Year 2024
Prior Due \$.00
First Half Due \$.00
1st Half Due Date 11/27/2024
Second Half Due \$0.00
2nd Half Due Date 07/19/2024
Total Due \$.00

OUTBUILDINGS

Tax Year 2024
Card 1
Line # 1
Code G20
Description GARAGE DETACHED FRAME/BLOCK
Year Built 1843
Area 1
Mod Cds
% Complete %
Functional Units 1
Functional Depr.
Functional Depr. Reason -
Economic Depr.
Economic Depr. Reason -

Re. AHBR24 -426
13 N. Oviatt St.

To the Architectural Review Board,

I served 3 terms on the board of Hudson Heritage, during which time, I spent several years as chairman of the Research Committee, worked with a historical architect to evaluate the construction of historic homes, and personally researched a half dozen historic homes in Hudson.

I have been asked to address the house at 13 North Oviatt street, from the viewpoint of its historic significance.

The Hudson Heritage Association has rather specific standards used to judge the historic significance of homes and other structures. Based on those standards, this structure has no historic significance whatsoever.

First, the Mission Statement for HHA states that the goal of our "HHA Marker Program" is to *"preserve and enhance the aesthetic appeal, historic character, streetscape and architecture of the Western Reserve Community of Hudson."*

In evaluating this structure, I visited this home (see attached "House Report") and also interviewed two individuals. One was a former neighbor, Nancy Schwiekert, wife of our late city manager Shel Schwiekert, who lived next door to this house until recently. The other was Judy Buxton, who owned the unit, along with her late husband in 1970-72. (see second attachment, Interview with Judy Buxton)

Oviatt Street has many beautiful homes, and a rich history. A number of the homes have earned the HHA marker and others will certainly qualify for one in the future. However, the house at #13 does not add to the aesthetic appeal of the streetscape, has no historic character nor any significant architectural elements. In fact, it is out of place at this location and detracts from the historic streetscape.

The HHA standards state *"The building should have an exterior that is well-preserved or has been restored with appropriate materials and in an appropriate style for the time period the home was built."* It is hard to even evaluate the home based on these standards. First, these standards were meant for a much older structure. By all indications, this structure, though relatively young, has been changed with even more modern materials to represent a commercial version of a colonial style, certainly not appropriate to the time it was first built. The materials used (e.g. plywood and 2 by 2's) were cheap and haven't lasted well.

Our marker program recognizes historic homes which are usually at least a century old, but also accepts homes as new as 1940 in some situations. As stated in our “criteria”, *“homes built through 1940 may be considered if they have important architectural or historical significance. Examples of this include “Sears Homes” and other kit homes, the Tudor homes designed as part of the Lake Forest development, Arts & Craft homes and bungalows. All these homes are representative of and/or associated with certain historical periods.”*

The home at #13 does not fit this criteria either. Though it comes closest to being a “bungalow”, it doesn’t contain the essential characteristics of bungalows. Actual “bungalows” are usually one and a half stories, with low pitched gabled roofs, covered front porches, wide overhanging eaves, a symmetric front façade, support columns, and dormers.

Though the exterior is the most important consideration for a HHA marker, according to the HHA Standards and Criteria, the interior can also be considered when evaluating historic significance. However, this structure was very cheaply constructed and was, to a large degree, gutted and rebuilt around 1970-72. According to the owner at that time, this was necessitated by a combination of cheap materials and severe neglect. Then, the house was again gutted and rebuilt more recently. As far as I observed, absolutely nothing of the original structure is seen in the interior.

While architectural accuracy and authenticity remain very important goals, the HHA Marker program has also valued and recognized *“historical importance.”* But, once again, this structure has no historical importance.

Simply put, Homer Benhoff, a previous owner of the fine home on the corner of Streetsboro and N. Oviatt, built a cheap rental unit in his side yard, intending it to provide some additional income to pay for his son’s college tuition. The structure was built on a slab with inferior materials and, by all indications, not intended as a long term home or permanent residence. This probably explains why the lot was not split and sold off until a number of years later. It is ironic that a structure which Mr. Benhoff almost certainly intended to be temporary is now the object of a discussion about whether it should now be made a permanent part of our historic streetscape.

The basic problem with this building is that it is not suitable to be much more than a temporary or transitional rental, as it has been for almost its entire existence. No one who can afford to live in Hudson is likely to buy this as a “permanent” home. It is too small and lacks too much of what people expect in a home and, therefore, it is only suitable as a short term rental. And that leads to the problem that we see with rentals: they are often not kept up well. Cheap rentals like this one detract from the streetscape and even detracts from home values of the neighbors.

I urge the board to look at the big picture and realize that the “streetscape” of North Oviatt would only be enhanced by allowing the owner to remove the current structure and

replace it with either an historic home or a new home of a style appropriate to the neighborhood.

You only have to go around the corner to 102 Aurora Street to see how a streetscape can be ruined by forcing an owner to keep a house that simply should have been torn down and replaced, all because a previous board got caught up in some rules and forgot about what the rules were attempting to accomplish, for failing to look at the big picture.

Sincerely,
Robert Swedenborg
200 Laurel Lake Drive, E 158
Hudson, OH
Ph (330) 604-9617

House Report for 13 N. Oviatt.

9/14/24

In my former role as chair of the Research Committee of the Hudson Heritage Association, I inspected perhaps a dozen houses, often with an Historic Architect. As such, I was asked to look at #13 N. Oviatt. This is what I found:

Exterior

The structure was built on a cement slab sometime in the 1950's or '60's. It was most likely a simple rectangle, with a smaller addition later, on the South side.. The reasons for that conclusion are these:

- 1) The "addition" contains an entry which was definitely not there until 1970 or later, as I was told by the owner at that time, Judy Buxton. Without the door, the extension doesn't make sense.
- 2) The front is very asymmetric due to this extension. Without the extension, the front makes much more visual sense.
- 3) The roof lines suggest this conclusion.
- 4) Without the addition, the chimney would be centered on the outside end wall, which seems much more likely. Now, it is enclosed between the two sections.

The building is a single story. Some small homes are classified as a "bungalow", but this has none of the expected characteristics of a bungalow, including the usual one and a half story construction.

There are 3 types of siding. At the three peaks, there is just plywood. On three sides, lap siding was used. And the front is about 1/3 lap siding and about 2/3 vertical butted boards. The vertical siding doesn't make much sense in that it seems out of place and it doesn't correspond to the overhang at the north end. It is under the overhang but extends beyond it. Also, based on the paint, it is likely that the vertical sheathing is newer than the lap siding, which obviously has had more layers of paint over time. There is no way to estimate when this may have been added, but certainly not before 1970.

The siding, particularly the lap siding is deteriorated in areas and is in serious need of scraping and repainting.

The windows are recent vinyl replacements which could not be more than 25 years old. And some of them don't fit the original window openings well, requiring filling in with trim.

The back door is known to be newer. It was first added in 1970, but the present door seems even newer than that.

The front door does not appear to be original.

The shutters are newer vinyl or plastic.

Looking at the problems with the house, it is well to remember that until now, it was not in the historic district. As a result, many changes were made which would not otherwise have been allowed.

Interior

The interior shows nothing that is original to the 50's or 60's. From interviewing the owner from 1970-72, it is known that the kitchen, bath, and bedroom were gutted and rebuilt. These three rooms are most of the house, leaving only a small living room and small second bedroom.

The current owner has replaced the floors, which are new LVF (luxury vinyl flooring) over a cement slab. The walls are now plasterboard, which replaced walls which were mostly plywood over two by twos. Where it is expected that 2 by 4 studs would normally be used, the builder used 2 by 2's. All the closets were either added or moved. As a result, most walls are new and in locations that were not original.

The kitchen is modern and well kept, but it is quite new, as is the bath room. They were both done recently. And as mentioned before, the windows are recent vinyl replacements.

One surprise was the exposed pipes at the end of the kitchen. They would normally be in the wall, though the walls are very thin, which may be the reason for this.

My conclusion is that almost the entire interior was replaced around 1971 and that almost everything was replaced again within the last few years. Essentially, nothing is left that predates the year 2000.

Robert Swedenborg

Attachment: **Report from Judy Buxton, a former owner.**

Re. AHBR24 -426

13 North Oviatt.

Judy and Jim Buxton owned the house at 13 N. Oviatt from 1970 until at least 1972. Judy lives at Laurel Lake and consented to an interview to discuss the house. The following is information which I learned from Judy during two interviews.

Judy and Jim bought the house from Homer Benhoff in 1970. The Buxtons lived around the corner on Elm Street at the time. They decided to buy the home, fix it up and either rent or re-sell it.

Judy remembers that the house was in terrible shape. The woman who had rented it cooked in her bedroom and the walls were covered in grease. She recalls that the house was built with very cheap materials, had poor workmanship, and was barely more than a shack. It only had one exterior door, which opened into the living room.

Jim Buxton and his father in law spent a couple of years working on the building. They decided that the inside needed to be gutted and rebuilt. Judy explained that Jim was very exacting and that the work he did in 1970 and '71 was of a much higher quality than what had been there previously. They completely rebuilt most of the interior, including the kitchen, bedroom and bathroom. They also added a second exterior door, this one into the kitchen.

In 1972, Mildred Paugh stopped by and offered to buy the structure, pulling a wad of cash out of her apron. The Buxons sold the home to her at that time.

In the end, the interior of the house essentially dates from 1970 or later. There is really nothing left predating that time, and certainly nothing of "historic" significance.

Essentially, it was the opinion of the Buxtons that this structure was a cheap rental unit built by Homer Benhoff in his side yard and was built as cheaply as possible with poor craftsmanship, cheap materials and no effort to produce a home of any quality. It was probably intended as a short term rental and it quickly deteriorated. Mr. Benhoff told the Buxtons that he built the unit to provide tuition money for his son's college tuition.

Sincerely,
Robert Swedenborg
200 Laurel Lake Drive, E158
Hudson
(330) 604-9617