

The Historic District has become a uniquely captivating and charming neighborhood. Here are statements from some residents who have chosen to invest in the district:

“Historic downtown Hudson has so much to offer small business owners. The history and charm are unparalleled and the district is a destination for locals and visitors. It gives us a broad audience to reach, making it an exciting place to offer our goods and services. When people ask where our shop is, we are always proud to say Hudson, Ohio.”

— Sarah Forrer, Co-owner of *Main Street Cupcakes*

“We strive to be good stewards of our community, to be respectful of Hudson’s history, conscientiously preserving it for Hudson’s future, while living in the present with pride. We do this through preservation of special architectural features and the rhythm of our streetscapes, treasuring the fine craftsmanship and materials, so that important historic and cultural values will carry through to future citizens of Hudson.”

— Allyn Marzulla, *Architectural & Historic Board of Review*



THE ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

The AHBR was established by City Council ordinance on March 3, 1975 as a direct result of the listing of the central portion of Hudson as a Historic District in the National Register of Historic Places in December 1973. The AHBR issues certificates of appropriateness to construct, alter, remove or demolish structures, buildings or landmarks within the Historic District. The AHBR utilizes the Secretary of the Interior’s Standards for Rehabilitation to encourage the use and preservation of historic buildings, structures, and sites. The AHBR has proven to be capable of maintaining the high character of the community.

PROPERTY OWNER RESOURCES

Looking to find out more about your historic home, or the history of Hudson in general? Here are a few organizations that can assist you:

The Cleveland Restoration Society has been working since 1972 to strengthen the regional economy, enhance the quality of life, and revitalize the diverse communities in northeastern Ohio. The Society offers a range of services including technical assistance and low interest loans through their Heritage Home Program.

www.clevelandrestoration.org

The Hudson Heritage Association has been working for the last five decades to promote civic awareness of Hudson’s rich history and fosters a responsible approach to preserving Hudson’s unique architecture and green.

www.hudsonheritage.org

The Hudson Library and Historical Archives, located in the heart of *First & Main*, is a large, state-of-the-art community library and is home to extensive genealogical and local history collections for anyone to use.

www.hudsonlibrary.org

SOURCES:

Hudson Historical Society
Benefits of Residential Historic District Designation for Property Owners by
Jonathan Mabry, PhD
Summit County Fiscal Office
City of Hudson Website

Department of Community Development

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OHIO
HUDSON



THE HISTORIC DISTRICT OF HUDSON

A HERITAGE WORTH PRESERVING



THE FOUNDING YEARS



The City of Hudson, part of the Connecticut Western Reserve, was founded in 1799 by David Hudson. His 1805 house is the oldest structure standing

in Summit County. In 1826, Western Reserve College, was established as one of the first institutions of higher learning in the region. The college remained in Hudson until 1882, when it moved to Cleveland.



The abolitionist movement had strong roots in the town during the civil war as Hudson became an active link along the Underground Railroad. Hudson retains several underground tunnels and some homes still have secret passages. Hudson resident John Brown was a prominent national leader of the abolitionist movement.

After a few decades of decline in the late 1800's, Hudson began to grow again with the efforts of James T. Ellsworth, a Hudson-born industrial magnate. From 1910-1925, Ellsworth funded electrical, water, sewage facilities, tree plantings, and the iconic clock tower, to transform Hudson into a model town. The campus



facilities were reopened with Ellsworth's efforts as the Western Reserve Academy.

Hudson continued to thrive for the coming years but also realized a need to retain its history

and character. Early preservation efforts included establishment of a National Register Historic District in 1973, one of the first in the region. The merger of the Village and Township in 1994 initiated further progressive efforts to manage growth and preserve the unique charm and history of the community. Today, the Hudson Historic District is a thriving neighborhood of well-preserved homes and commercial buildings.

SOURCE: Hudson Historical Society



THE VALUE OF A HISTORIC DISTRICT

There are many economic benefits to living in a historically designated community. Studies have found that historical designation and the presence of a design review board improves an area's economic climate while also raising property values.

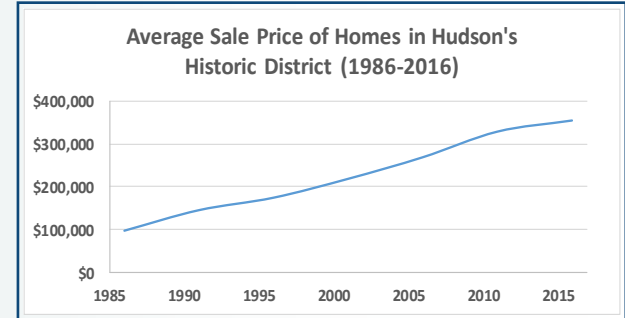
Designated historic districts typically increase residential property values by 5-35% per decade compared to similar, non-historic areas. Historic district designation also reduces investor uncertainty and insulates property values from swings in the housing market. Designation promotes increased levels of home ownership and longer durations of residency by both homeowners and renters, encouraging higher rates of participation in the community, which contribute to the vibrant environment within Hudson's Historic District.



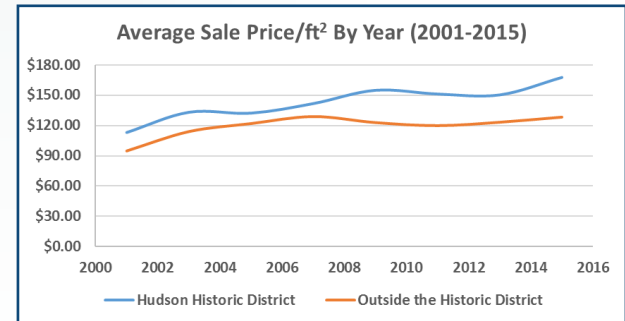
SOURCE: Study by Jonathan Mabry, PhD

THE VALUE OF A HISTORIC DISTRICT

Hudson has long been recognized nationally as a model of historic preservation and community development. The efforts of the community for over a century have allowed the City to remain inviting for homeowners, consumers, and investors. The success of these efforts has made homes in the Historic District significantly more valuable than homes outside the district and homes anywhere else in Summit County.



Over the period of 2000-2015, property values in the Historic District have appreciated at a yearly average of **4.01%**, while the rest of the city appreciated at reduced rate of **1.71%**. The data indicates that the Historic District has managed to out-value and out-perform the larger community, as well as Summit County.



The price per square foot in the Historic District has been consistently higher than outside the district. In recent years, the annual growth in value is increasing at a faster rate within the district, compared to the community as a whole.

SOURCE: Summit County Fiscal Office