

STANDARDS / CRITERIA

The Survey and Research Committee of Hudson Heritage Association awards HHA markers to historic buildings that meet certain standards. In order for a building to be eligible for a marker, these basic requirements must be met:

1. The structure is presently located in Hudson and must have been built before 1940.
2. If the building has been moved, its original site must have been in Hudson or in a township adjacent to Hudson.
3. Both residential and commercial structures can qualify for a marker.
4. An architectural inspection must be made by the HHA approved expert early in the discovery process. This is recommended prior to the start research to verify that enough of the original structure and architectural integrity remain to justify a marker and designation as a historic building.
5. **NOTE:** The marker will remain the property of HHA. If at any time the structure is altered in any way that substantially detracts from its appearance and the historic architectural integrity at the time the marker was awarded, HHA reserves the right to remove the marker.

Additional guidelines will be used to determine whether the structure has the historical qualities for which HHA markers are awarded:

1. Historical/Architectural Significance
 - The building should have some historical or architectural significance regardless of its condition, provided it can be restored in such a way as to be essentially the same structure in appearance.
 - Homes which have reached a century mark are more representative of the mission of the HHA, (..to preserve and enhance the historic character, streetscape and architecture of the Western Reserve Community of Hudson). However, homes built up through 1940 may be considered if they have important architectural significance. Examples of this are “Sears Homes” or 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 a unique style associated with certain historical periods.
 - Structures associated with important historical events or individuals.
2. Architectural Style
 - It should be an example of a style or type of architecture reflective of its time period.

- It should contain structural elements of the original building, such as early post and beams, original framing, molding, windows and doors.

3. Rehabilitation

- If it has been or will be rehabilitated, the work should reflect the original character and style of the building, and incorporate period-appropriate materials, i.e. materials which match the old in composition, design, color and texture, according to the U.S. Secretary of the Interior's Standards for Rehabilitation and the City of Hudson's Architectural and Historic Board of Review.
- An exterior which is well preserved or is restored with appropriate materials and in an appropriate style for the time period the home was built. Homes which were remodeled to reflect "new" styles prior to 1940 are acceptable, homes such as those which were "Victorianized" in the 1800's. Throughout the 1800's, many homes were changed from one style to another. These changes are not disqualifying since they represent the evolution of historic styles over time.

4. Interior of Structure

- If it has been adapted to modern use or to some other purpose, the adaptation should not have erased the essential character of the building.
- The "essential character" of a structure includes such items as original woodwork, original structural material, original floors and room designs. Kitchens and bathrooms are allowed more latitude.

Characteristics which may disqualify include:

1. Use of materials which are not period-appropriate according to the U.S. Secretary of the Interior's Standards for Rehabilitation and the City of Hudson's Architectural and Historic Board of Review. Examples of non-appropriate materials include aluminum siding, vinyl or composite materials, when used as a convenience as opposed to being a necessity.
<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>
<https://www.hudson.oh.us/84/Architectural-and-Historic-Board-of-Review>
2. If a structure has been moved and is not originally from Hudson Township or an adjacent township.
3. Extensive changes to the exterior, particularly the front aspect, so that it no longer reflects an appropriate historic period associated with that structure.

4. Extensive alterations to the interior which have removed original elements, such as original windows, moldings, stairways and significant spatial relationships. Changes to bathrooms or kitchens should be viewed more leniently than those to other rooms.

No structure will be “perfect”. The decision to accept a structure will be made after considering both the positives and negatives in order to determine if the structure has significant historical value. The final decision will be made after reviewing a) the report of the HHA approved inspector, b) the research documents, and c) observations by the representatives of the HHA when appropriate.