

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 building 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 buildings can qualify for a marker.
4. An architectural inspection must be made by an HHA-approved expert early in the discovery process. This is recommended prior to the start of research to verify that enough of the original structure and architectural integrity remain to justify a marker and designation as a historic building.

NOTE: The marker will remain the property of HHA. If at any time the building is altered in any way that substantially detracts from its appearance and/or 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 building has the historical and architectural 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 building in appearance.
 - Homes that have reached the century mark are more representative of HHA's mission "to preserve and enhance the historic character, streetscape and architecture of the Western Reserve Community of Hudson." However, 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.
 - Buildings associated with significant or important historical events or individuals will be given more weight by the HHA Survey and Research Committee.
2. Architectural Style
 - A qualifying building should be 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 the building 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 that match the original in composition, design, color and texture, in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation and the City of Hudson's Architectural and Historic Board of Review).
- The building should have an exterior that is well-preserved or been restored with appropriate materials and in an appropriate style for the time period the home was built. Homes that were remodeled to reflect "new" styles prior to 1940 are acceptable (for example, homes such as those that were "Victorianized" in the 1800s). Throughout the 1800s, 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 Building

- 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 building includes such items as original woodwork, original structural material, original floors and room designs. Kitchens and bathrooms are allowed more latitude.

Characteristics that are undesirable.

1. Use of materials that 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 and vinyl or composite materials, when used as a convenience as opposed to necessity. For reference, see:
<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 building 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 that 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.

While some characteristics of a home or structure are undesirable, they may not necessarily be disqualifying. HHA recognizes that no structure will be “perfect.” The decision to accept a structure for the HHA Marker Program will be made after considering both the positive and negative qualities of the structure. That decision will be made by the Research Committee after a review of the Architectural Report and first-hand observations by representatives of the committee and/or representatives from the HHA board. If the Research Committee is unable to reach a decision, the matter will be referred to the entire HHA Board in order to decide whether or not the structure qualifies for the Marker Program.

This first decision signifies that the structure qualifies for the Marker Program. At that point, the work of research should be started. (See “Contents of the report.”) The next and final decision, which is to award the HHA Marker, will be based on whether or not the final report is acceptable, based only on its contents. That determination will be made by the Research Committee.

The mission statement of HHA states that the goal of the marker program is to “preserve and enhance aesthetic appeal, historic character, streetscape and architecture.” The Marker program aspires to promote high standards for preservation and rehabilitation, primarily in line with those of the U.S. Department of the Interior. However, if repairs and changes do not detract from the aesthetic appeal, historic character or streetscape, some flexibility is permitted. Materials that promote the long-term survival of a structure, though not being authentic, may be judged acceptable. As technology advances, recognition needs to be made that homeowners have always embraced improved materials, even in the 1800s. For additional guidance, refer to NPS guidelines at <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

The primary focus in this process is normally the exterior of the home. There may be instances where the condition of the interior will weigh more heavily, such as when great effort has been undertaken to preserve the original features and character of the interior.

Architectural accuracy and authenticity remain very important goals, but from the start, the HHA Marker program has also valued and recognized “historical importance.” Therefore, the historic significance of a structure should also be considered, particularly when the architectural standards are not fully met.

The HHA is committed to the additional goals of enhancing and preserving the historic streetscape of Hudson and preserving the written history of the older properties and homes through careful research. All of these goals should be taken into consideration when weighing the decision to accept a home or structure for the HHA Marker Program.

In the event that the Research Committee or HHA Board determines that a home has been significantly compromised by use of undesirable materials or because of inappropriate architectural changes, yet decides to accept the structure despite these issues, the Committee may include a statement in the House Report which explains the decision. This might occur, for example, when the committee feels that the historical significance of a structure outweighs concerns about the architecture or materials.

