



February News

February 10, 2020

Message from the President

At the City of Hudson's Architectural Historic Board of Review (AHBR) meeting on January 22, the board, on which I serve, reviewed a proposal from a potential buyer of the historic 1846 Oviatt-Curtiss Homestead, including a farmhouse, four outbuildings and a unique terra cotta block silo, located at 1415 Middleton Road. Both the buyer, a couple from Hudson who have made an offer on the property, and a real estate agent were in attendance. The couple's plan is to demolish all the historic structures, divide the 5-acre lot into two equal parcels and build two new homes - one for resale and the other for themselves.

The proposal to demolish a historic house in Hudson was shocking... and becoming an all too familiar occurrence.



Painting of the 1846 Oviatt-Curtiss House curtesy of the current owner.

John Oviatt (1767-1827), one of the original purchasers/settlers of Hudson, purchased all of Great Lot 93 (160 acres) on August 31, 1801, in the presence of, among others, David Hudson, for a sum of \$320. Around 1818, Oviatt acquired the adjoining Great Lot 94 (160 acres) to the east, producing a sizeable working farm of 320 acres. The 1846 Oviatt-Curtiss Homestead is a unique property. Since 1801, it has been owned by only three families: Oviatt/Curtiss (related by marriage), Harper and Ellett. In 1996, the homestead was awarded the coveted Hudson Heritage "HH" Historic Marker designation.

Unfortunately, in the end, the AHBR could not save the 1846 Oviatt-Curtiss Homestead, because the property was located outside of the Historic District and did not have the individual City of Hudson "Historic Landmark" designation status, which would have required a more thorough review and determination. The AHBR was left powerless and could only make a finding on whether the house had "historic and architectural significance," which we all agreed, it clearly did. A demolition permit was granted the next day and the property is currently under contract.

Today, without this Historic Landmark designation, hundreds of historic houses/properties are at risk of being demolished outside of the Historic District, located on the peripheral edges that were once part of Hudson Township. By recent estimates, there are between 175 and 250 historic structures outside the Historic District, with only 25 of these currently having "Historic Landmark" status. All these historic homes and the few remaining farms/homesteads are currently not protected and do not fall within the same guidelines, codes, and strict review process that govern historic homes within the Historic District. And while many of these historic structures outside of the Historic District have a Hudson Heritage "HH" Historic Marker, they are not protected from demolition by current or future owners, as we have just witnessed with the 1846 Oviatt-Curtiss Homestead.

Now, of equal or more immediate concern, we need to look outside of the Historic District boundaries and focus our attention on the hundreds of historic structures that

were once part of Hudson's original Township.

In the coming months, the Hudson Heritage Association and the City of Hudson will be collaboratively developing a plan of action that identifies, catalogues/records and defines historic houses outside of the Historic District. Owners of these homes will be contacted and encouraged to participate in the "Historic Landmark" designation program. With homeowner interest and cooperation, it is the hope of HHA that further loss of Hudson's rich architectural history can be prevented and that there is an end to demolition requests and approvals like the one made for the historic 1846 Oviatt-Curtiss Homestead.

To learn more about the history of the 1846 Oviatt-Curtiss Homestead, the development and eventual fate of other historic farms in the former Township and the importance of pursuing Historic Landmark designations, please visit our website by clicking [here](#) to link to the article, *Historic Hudson Homestead Approved for Demolition*.

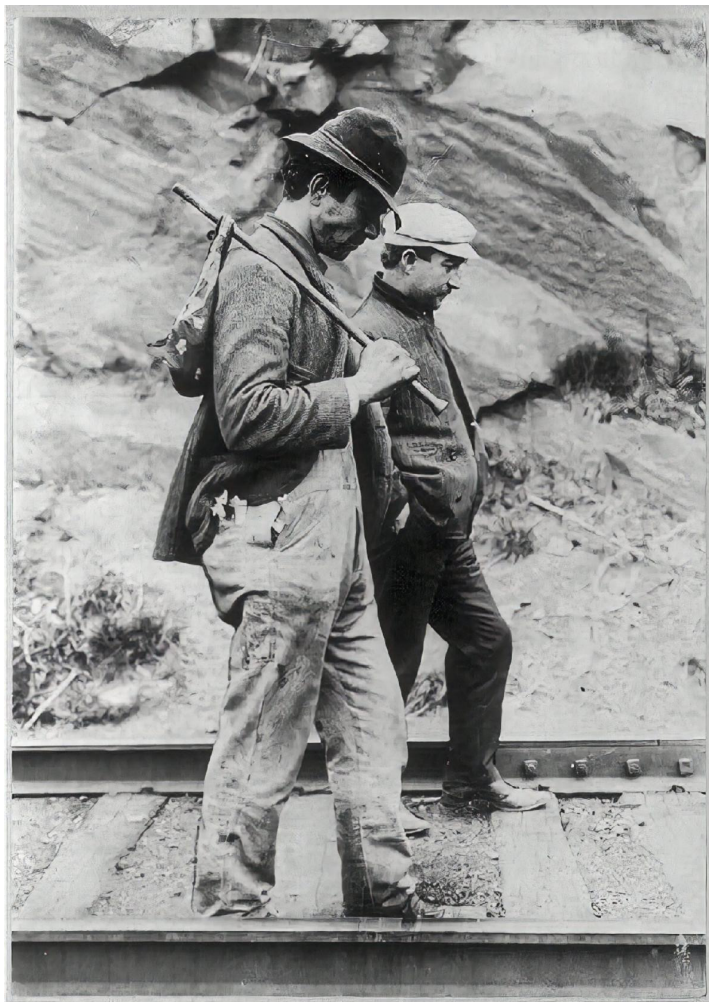
Christopher Bach
HHA President

February Program

"Hobo Society in the Western Reserve"
February 13, 7:30 p.m.
Barlow Community Center

Don't call them tramps. They're hobos. And there's a difference.

Hobos have a storied history, rich culture and unique lifestyle. They also made the Western Reserve an important and frequent stop in their travels. Hudson Heritage Association welcomes Dave Gates of the Summit County Historical Society, who will present "Hobo Society in the Western Reserve" at HHA's program on Thursday, February 13 at 7:30 p.m. at Barlow Community Center.



Two hobos walk along the tracks after being put off the train, circa 1920.

Through photos and artifacts, Gates will go beyond boxcars, harmonicas and bandanas on sticks to trace the long and often overlooked history of the American Hobo, misconceptions about the men and women who chose the lifestyle, and the culture and code of honor that hobos lived by - and still live by today.

"The Western Reserve region was vital to America's hobos," says Gates, one of the region's foremost experts on hobo culture. "Northeast Ohio served as one of the most important railroad intersections in North America. From here, hobos could travel west to the frontier, south to the coal mines of Appalachia, and north to the mines and forests of Canada. In many ways, the Western Reserve was the crossroads. Hobos were very active in this area."

"When we look back on the history of Hudson and nearby towns, we tend to forget the laborers who helped work the fields, dig the ditches, lay the railroad tracks and construct the buildings," says Chris Bach, Hudson Heritage Association President. "Many of these honorable workers were temporary and transient. Many were hobos. We are thrilled to have Dave Gates share his vast knowledge of hobo culture with our members and guests. This is going to be a fascinating program."

Gates, a retired naturalist with the Summit County Metro Parks, now works in education outreach for the Summit County Historical Society.

Gates' presentation on hobos in the Western Reserve will highlight Hudson Heritage Association's February program on



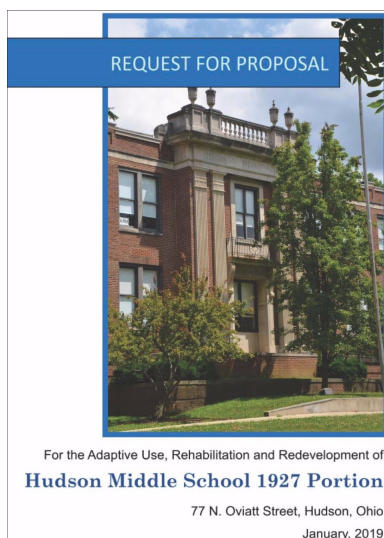
Thursday, February 13 at 7:30 p.m. at Barlow Community Center.

Please join us for the program and refreshments.

March Program ~ Save the date "Eco-Friendly Homes and Green Technology" March 12, 7:30 p.m.

Join us Thursday, March 12 at 7:30 p.m. at Barlow Community Center as we welcome Roger Bliss whose work supports designing, renovating, building and redeveloping pedestrian-oriented neighborhoods that nurture healthy and prosperous lifestyles. As always, the program is free and open to the public. Refreshments will be served.

1927 Middle School Update



The committee established by Superintendent of Schools Phil Herman continues its work to find redevelopment opportunities for the 1927 building at Hudson Middle School on Oviatt Street. Three HHA Board members are on the committee, including President Chris Bach, past President Donovan Husat and board member Phil Leiter.

On January 10, the school district sent a Request for Proposal (RFP) for redevelopment to 12 commercial real estate firms, developers and historic preservation organizations with a response deadline of March 20. At the January 15 meeting, several additional firms were added to the list. Tours for interested developers were held on January 30 and February 1. Each tour was attended by one developer.

The discussion regarding future uses for the 1927 building is focusing on, but is not limited to, establishing a cultural arts center, with the 550-seat auditorium cited as one of the prime assets of the building.

The Sunday, February 9 Hudson Hub Times featured a front page article entitled, "Proposals sought to preserve historic 1927 Hudson school." Click [here](#) to read the article.

Residents interested in reviewing the RFP can visit the Hudson 1927 Building Dropbox by clicking [here](#).

In the Heart of Hudson, Ohio

Historic 1927 Building Available for Reuse or Redevelopment of the Property, located at 77 North Oviatt Street, Hudson, Ohio 44236



The Hudson City School District has issued a Request For Proposal (RFP) for the purpose of selecting a real estate development firm for the reuse or redevelopment of the property known as the 1927 Building of the Hudson Middle School.

For more information, contact Director of Operations Steve Marlow at marlows@hudson.edu or call 330-653-1207.

The Request for Proposal and supporting documents can be viewed at <https://tinyurl.com/qrmvyel>.



1927 Middle School Building RFP Advertisement.

2019-20 Program Dates

Plan to join us for our popular monthly programs. Unless otherwise noted, these meetings are open to the general public and are held in the Assembly Room of Barlow Community Center at 7:30 p.m. Light refreshments are provided. A schedule for the upcoming programming year follows:

February 13

Hobo Society in the Western Reserve with David Gates

March 12

Eco-friendly Homes and Green Technology with Roger Bliss

April 9

Removing Gorge Dam with Elaine March

May 14

Case Barlow Farm Barn
Annual meeting/event for HHA members only

[Home Page](#) | [Events & News](#) | [About Us](#) | [Membership](#) | [Contact](#)

Hudson Heritage Association | info@hudsonheritage.org | www.hudsonheritage.com

PO Box 2218 - Hudson, OH 44236

Follow us:



Hudson Heritage Association, P.O. Box 2218, Hudson, OH 44236

SafeUnsubscribe™ {recipient's email}.

[Forward this email](#) | [Update Profile](#) | [Customer Contact Data Notice](#)

Sent by info@hudsonheritage.org, powered by

