



HUDSON HERITAGE ASSOCIATION

Homeowners' Guide to Historic Properties









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Introduction

Founded in 1962, the Hudson Heritage Association is a 501c3 (private duesfunded nonprofit) association that works to protect historic buildings, the village streetscape, and the City of Hudson's Western Reserve architectural aesthetic. We encourage the preservation of historic buildings by providing research, resources and education to homeowners who wish to maintain their historic homes. HHA also works with building owners to help meet historic marker requirements, and to identify those buildings with the HHA historic marker. HHA shares and celebrates the history of Northeastern Ohio by publishing books and newsletters, conducting workshops and field trips, and hosting monthly meetings that feature local preservationists, historians and craftsmen.

Our all-volunteer group provides programming to raise awareness about issues of current concern as well as events that helped shape Hudson as it exists today. We publish a monthly e-newsletter, conduct workshops and field trips, and host monthly meetings that feature local preservationists, historians and craftsmen. We co-sponsor the Cleveland Restoration Society's Heritage Home Program, an initiative focused on helping Hudson homeowners with repairing and maintaining their older homes.

Historic Preservation

Historic preservation is integral to the culture and legacy of the City of Hudson. The distinctive appearance of the City's historic areas are the result of a pleasing mixture of architectural styles, walkable neighborhoods, and open space, contributing to an overall sense of peaceful prosperity, and conveying respect for the City's storied history and origins as part of the Western Reserve. The preservation and restoration of historic neighborhoods, along with a commitment to visual consistency and appeal, helps to maintain and bolster property values, benefitting residents and businesses throughout the entire City.

The standards for the Historic district outlined in the town's Land Development Code and its Architectural and Design Standards serve the goal of protecting Hudson's character and preserving a high-quality built environment throughout Hudson. The code and Standards hold the following principles at their core:

- a) The creation and maintenance of the public realm takes precedence over individual buildings; the character of the public realm is informed by a coherent rhythm formed by a consistency of narrow streets, mature street trees, sidewalks, and buildings with consistent setback and side yards.
- b) Buildings will maintain a high degree of architectural quality in terms of design and materials, regardless of stylistic features.

- c) The site plan and building will respect the land and environment in which they are placed; buildings will be designed to minimize the need for regrading and alteration of existing environmental features such as mature trees.
- d) There shall be architectural variety within a defined framework, and buildings within neighborhoods shall maintain consistency of scale;
- e) New buildings and alterations shall respect the existing context and framework of the neighborhood.

These principles guide the standards and best practices outlined in this document, and guidelines for restoration, new construction, and other alterations to existing properties in the Historic Residential Neighborhood. In undertaking restorations or alterations to existing properties, we encourage you to take pride in our community's unique historic character.

How to Use This Guide

This guide is intended to help current or prospective owner(s) of historic homes in Hudson, by first condensing and clarifying city ordinances applicable to residences in the Historic District, and then by integrating them in plain language with concrete guidance, context, and information about best practices for the preservation, restoration, repair, and development of historic property. We hope that the information in this document will help you in the process of making needed changes to your historic home.

Though rules for new construction (development) on your historic property are presented in Section 3, we encourage readers to refer back to the Section 1 for general guidelines and best-practices for preservation of existing structures. Since new construction needs to integrate with the historic character of your property and neighborhood, Section 1 will provide you with information on the standards to which new projections and additions should adhere. It will also give you some sense of the historical and architectural context in which Hudson's historic homes were built.

An important point to remember when using these guidelines is that **each house is unique**. Even houses that may appear identical at first glance will have characteristics and details that set them apart from those surrounding. Therefore, these guidelines are intended to help you make informed decisions pertaining to the specific character and features of your property. We acknowledge that some or even most of the information here will not be pertinent to your particular property; we also acknowledge that buildings evolve over time, and we want to ensure that changes are respectful of and compatible with the historic character of Hudson's historic districts. Our mission is to bring about change that makes the best of Hudson's historic legacy, all while being sustainable for our town and its residents over the long term.

Map of Hudson Historic District



Doing a Project: Useful Contacts and information about Procedures

Depending on the type of project you intend to undertake, you may have to submit a zoning application to the following Board but when in doubt, it is always good to contact the Community Development Department: City of Hudson Community Development 1140 Terex Road Hudson, OH 44236 330-342-1790

Architectural and Historic Board of Review (AHBR):

- Reviews and approves/disapproves applications for zoning certificates for nonindustrial or non-commercial site plans;
- Issues certificates of appropriateness to construct, alter, remove or demolish structures, buildings, and landmarks within any historic district.

What type of permit will I need?

You will most likely need to apply for a **Historic District Permit** with the AHBR prior to undertaking any project on your historic property. The Historic District Permit application can be found on the city website, along with information or document checklists and planning guidelines: https://hudsonoh.viewpointcloud.com

If you intend to submit a **Historic District Permit**, plan on being present or having a representative at the AHBR meeting during which an overview of the application will take place. Zoning certificates are typically issued within 1-2 business days after approval by the AHBR.

You will need a Historic District Permit for:

- Exterior changes to the property such as: windows, or doors, construction or modification of accessory structures (fences, outdoor fireplaces, gazebos, detached garages, hot tubs, pavilions, pergolas, pools, sheds, and decks)
- Interior changes or rearrangement in the supporting members of a building, including load-bearing walls, columns, beams, girders, or interior partitions;
- Any enlargement or diminution of a building or structure (including additions or new wings);

If your project affects grading or drainage, or the installation of a patio, you will need to submit a separate application. It can be located at the following url: https://hudsonoh.viewpointcloud.com/categories/1078/record-types/6422

It is a good idea to contact the Department of Community Development directly with any questions prior to submitting a Grading, Drainage, and Patios permit application.

Note: Many contractors are unaware of these regulations. Homeowners are responsible for obtaining permissions, approvals and certificates.

General Principles of Restoration, Rehabilitation, and other Modifications to Historic Homes

In general, residences in the Historic District are subject to standards put forth by the U.S. Department of the Interior. The complete standards are available in the Appendix. For your convenience, the standards have been condensed, and pertain specifically to residential properties and associated landscape features, environment, and attached or adjacent new constructions:

- 1) The removal of historic materials and the alteration of features and spaces that contribute to a property's character should be avoided.
- 2) Changes such as addition of architectural elements differing in architectural style or making reference to other buildings should be avoided.
- 3) Additions to the property that have acquired historic significance over the life of the property should be retained and preserved.
- 4) Distinctive features, finishes, construction techniques, and other examples of craftsmanship that characterize the property should be preserved.
- 5) Historic features that have suffered deterioration should be repaired, not replaced. When a feature is so deteriorated that replacement is the only option, the new feature should match the old one as closely as possible in its design, color, texture, other visual qualities, and materials whenever possible.
- 6) Surface cleaning of historic structures must be undertaken as gently as possible, and chemical or physical treatments such as sandblasting must be avoided, as these methods damage historic materials.
- 7) New additions, exterior alterations, or other new constructions must be compatible with the massing, size, scale, and architectural features of the existing structure in order to protect the historic integrity of the property.
- 8) New additions and related new constructions should be added so that the essential form and structural integrity of the historic property would remain intact if they were to be removed at some point.

What Is a Historic "Feature?"

Being able to identify the features that add to the unique character of your historic property is key to successful preservation and restoration, and can also guide you in appropriately designing or modifying additions and accessory buildings on your property. Historic features appear on buildings' exteriors and interiors. Exterior features are those most likely to be scrutinized during the permitting process, but we strongly encourage you to preserve the historic character of your interiors as well.

The most basic character-defining feature of any house is its shape. Shape contributes to the composition and flow of a building or space, and the distribution of the main structure of a historic property and its setback relative to the area visible from the street and adjoining properties can change the visual impression made by accessory structures like porches or garages, by affecting the viewer's perspective. One of the main structural features that affects the shape and overall character of your home is its roof. A highly pitched roof provides a very different impression than a flat-seeming one, and variations in roof structure (like dormers and gables, defined later on) add to the character of a historic building.

When evaluating your historic property for its general effect, consider the following:

- The shape, slope, regularity, materials, and colors of the roof;
- Roof accessory structures and projections such as dormers and gables;
- Other projections: balconies, turrets, awnings, and porches;
- The symmetry of the house as a whole;
- Relative size, position, and vertical alignment of openings (windows and doors);
- Shutters;
- Exposed foundations.

Interior features also affect the unique character of a given historic property, and are of great heritage value. These are examples of interior features worth preserving, restoring, or replicating to retain your home's historic character:

- Stairways and balustrades
- Arches and arched openings
- Flooring
- Interior shutters
- Fireplace mantels
- Cornices
- Ceiling medallions
- Light fixtures
- Doors
- Hardware (doorknobs, knockers, lock exteriors, bathtubs, etc.)
- Wall and doorway features: wainscoting, paneling and trim.

Whether interior or exterior, historic features add

character to a property not only by their mere presence, but through their details. The colors and textures of materials, among other details, affect overall character by revealing or concealing structures and features--for example, a porch wrapping around the front of a home gives a very different impression than one built back and to the side. Inside, lighting (through windows and by fixtures) will influence a person's impression of a room.



Section 1: Architecture and Style Guidelines for Exterior Restoration and Renovation

Building Materials

Whenever possible, make sure that the building materials you select to repair or restore your historic property match the materials originally used. If for any reason historic materials are not available, select and justify alternatives by evaluating their compatibility with other historic materials throughout the building in terms of **proportion**, **size**, **style**, **composition**, **design**, **color**, **and texture**.

Historic consistency is necessary to retain a cohesive sense of style, which is influenced by the characteristics of the materials used. Secondly, there are important pragmatic considerations: using the same building materials allows the building to age, flex, expand and contract in a coordinated way. Structural damage or deterioration can easily result from the juxtaposition of materials with extremely different hardnesses, chemical compositions, thermal expansion and contraction coefficients, vapor permeability, and moisture penetration. For example, replacing wooden joinery with steel fasteners makes it more likely that remaining wood will fracture and warp over time as it yields to the pressure of a steel connector.

Although many modern materials have been engineered to look and feel a lot like older materials (for instance, vinyl can be molded to have the look and feel of wood), few of these materials share the physical properties of the older materials, and even fewer of them have been tested for long-term compatibility with historic materials. As a result, it is safest to use matching materials whenever possible.

For more information on building materials and substitutions, you can consult the National Park Service's Preservation Brief on Substitute Materials: https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm





Paint

While there are no explicit rules against repainting your house any color you may choose, we generally encourage residents to preserve the original or historic color of their home. This serves two purposes: first, it helps maintain historic and stylistic consistency, and second, it maintains complementarity within the neighborhood's color palette. Houses adjacent or across the street from one another should not be the same color unless their architectural styles or forms differ significantly, as defined in greater detail by the Architecture and Style Guide (linked in the References section of this document). Color should be consistent around the entirety of the house, excepting contrast features such as doors, gables, and shutters.

Repainting is a tricky process on many historic homes exteriors, especially when the house has been painted many times. Accreted layers of paint tend to become "crazed" over time; they become embrittled by exposure to the elements, forming networks of interconnected hairline cracks. Though it may be difficult to detect from a distance, it's important to deal with crazing soon after you notice it, since paint cracks tend to enlarge until the underlying wood is no longer protected from exterior moisture. If paint starts bubbling and developing serious cracks, it may be necessary to strip it entirely before repainting. Basic crazing can be dealt with by sanding the surface mechanically or manually before repainting. Do not remove exterior paint by sand-blasting or chemical treatment, since these processes abrade, corrode, and otherwise damage the underlying materials.



Facades, Siding, and Exterior Walls

When replacing or restoring the outer surface materials of your historic home, make sure that the materials remain stylistically consistent with the building's historical appearance. Materials used for exterior walls should match the historical ones, or be as similar as possible in terms of the materials' physical properties. Most residential facades and siding in our Hudson historic district are made either of red brick or wooden clapboard. Modern siding materials such as aluminum, steel, fiber cement, vinyl, and stucco are not appropriate to cover or replace historic wood siding, and masonry siding (brick and mortar or stone) may not be restored or replaced with masonry veneers. Parging of foundation block is permitted, however.

Moreover, the Architecture and Design Standards stipulate that the exterior walls of houses in the District must be made of a single material, supplemented only with additional materials intended to call attention to architectural features (think doors, windows, and so forth). A maximum of three primary building materials is allowed per lot, and the primary siding material must be consistently applied to all sides of the house, including wings or projections.



Roofing

A number of roof types are used in Hudson. Mansard roofs are characterized by four shallowly sloping sides that grow steeper at a point about half-way down from the edges. The level that intersects the inflection points of a mansard roof is known as the deckline. Some mansard roofs appear flat or nearly flat on top, as viewed from the street.

Gambrel roofs are less common in Historic Hudson, but nevertheless appear on many converted farmhouses and barns, beginning at the top with a peak, sloping down over two sides of the house at a shallow angle that then becomes steeper as the sides of the roof "skirt" over the sides of the house. Gable roofs slope down on two sides of a primary structure in a triangle shape; the gable itself is the triangular section of exterior wall leading up to the peak of the roof. Hip roofs take the Gable roof a step further by replacing front and rear gables with more roof, closed on all four sides a bit like a lid.



Many historic homes no longer have the same roofing materials that it was built with originally: many historic homes in Hudson were originally lain with wood shingles, but these have largely been replaced by asphalt shingle, which is now probably the most common roofing material in the City. Asphalt membranes are also currently in use to cover flat roofs. Besides wood, some buildings were roofed with slate, once importation by rail became possible, and a few unique buildings retain red tile roofs, though few residences do. Coated iron was also a popular roofing material for its light weight and fire resistance.

Since roofs are so essential to keeping historic structures dry and intact, there is more flexibility concerning roof materials than there may be for other building materials on historic homes. Currently, it is City policy that natural finish metals like copper, terne coated steel, or lead may be used as a substitute for any roofing material. We recommend maintaining your roof with the same materials that were in use when you purchased the property, unless that material is inappropriate. We recommend selecting a roof material that complements the style of the home, and that will be durable and easy to maintain over the long term, with the best weather-proofing properties. It is important to consider the details of your roof during the restoration process: during the 19th century, roof projections or overhangs beyond the line of exterior walls were of supreme importance, since these projections shielded walls and foundations from rain water. A consistent overhang distance was required all the way around the perimeter of a house so that decorative moldings on the eaves (cornice molding) could be consistently applied. Many historic homes in Hudson have decorative cornices, and may even have decorative support brackets spaced evenly in pairs around the edges of eaves.

Roofs that cover large areas should be, and generally are, broken up by vertical features to create visual interest. Architects added character-defining features including dormer windows, projecting out vertically from pitched-plane roofs, chimneys, and even cast-iron or copper cresting with irregular vertical patterns. Vertical features break up the monotony of large areas of roof, and should be preserved. Whatever the original details of your house's roof and its edges, make sure to protect, retain and restore them during exterior renovations or roof and gutter repairs, and reference these same features in the design of additional wings or accessory structures if applicable.

For more information on historic roof preservation, the National Park Service provides informational briefs for historic roofs generally, and also wood and slate shingles, accessible via the following URL (Brief numbers 4, 19, and 29 respectively): https://www.nps.gov/tps/how-to-preserve/briefs.htm





Windows

Most of the houses in the Historic District have wooden window frames. Many options exist for salvaging not only historic glass panes, but even parts of the frames themselves. As with most historic features, we and the City's Architectural and Design Guidelines advocate for preservation and repair using like materials as opposed to outright replacement. Aluminum and vinyl frames should not be used in place of wood, and stylistically, windows should match original styling as closely as possible, especially on faces of the house that are visible from the street or from adjoining houses. Please, consult the attached guide to window parts and types so that you can properly identify areas that need repair or replacement. The Architectural and Design Guidelines (linked at the end of this document) contain explicit guidelines for the determination of acceptable window dimensions and proportions relative to other windows and doors, which may be useful if you are considering building additional wings onto an existing historic structure.

For those concerned about improving energy efficiency in their historic home, storm windows present a viable solution for insulating historic glass. Storm windows can be built to custom dimensions by gualified carpenters using durable tempered glass, can be easily installed and removed seasonally, and do not require sophisticated hardware to secure in place. We recommend storm windows with a single pane of glass covering over the entire area of the original window, as this design is less likely to block or distract from the original panes.

6/6 (Six-

over-six Lights)





DOUBLE HUNG WINDOW









AWNING WINDOW

HOPPER WINDOW





CASEMENT WINDOW

HORIZONTAL SLIDING WINDOW



JALOUSIE WINDOW



PALLADIAN WINDOW

Shutters

Window shutters function as essential character indicators on the "face" of your historic home. Shutters are usually wooden, and should be repaired or replaced with materials that match the originals, and with colors that provide appealing contrast against the house's siding or exterior wall material. In most cases, shutters should be painted in a color that matches the front door. When possible, retain the original hardware associated with shutters, or seek out similar hardware if the



originals are lost or beyond repair. New hardware should not be more ornate than the hardware it replaces, and should be made of the same materials.

Front Doors

Besides the structure of the roof, your front door may be the most important feature of historic character on the face of your historic home. As such, the front door must be clearly visible from the street, unobstructed by building masses, fences, or shrubs. The size and dimensions of a door and its frame usually correspond in some geometric sense to the positions and dimensions of the windows, so rehabilitation and restoration efforts must keep this in mind if a front door needs to be replaced. Especially for older historic homes, front door frames (and door frames generally) may seem low or narrow, but their dimensions are directly related to the dimensions and positioning of windows and other openings. Original dimensions must be maintained as closely as possible if replacement is justifiable.

If your front door must undergo restoration and the original materials of the door or its frame are beyond repair, replacement materials must match the original material (most often wood). Aluminum, fiberglass, and vinyl are not appropriate replacements. Preserve or replicate stylistic elements as faithfully as possible: the dimensions, materials, bevels, and decorative elements of casing and trim, transoms, mullions, panels and sashes are just some of the features to take into account. Don't forget to preserve the original knocker, knob, and/ or latch set; if the original door hardware is no longer viable, replacements can easily be found to match the originals in material, style, and dimension.

Finally, the color of the front door is essential to the affect of your historic home. It is generally good practice for a front door to match the shutters, though variations upon the original door and shutter colors are likely inevitable as availability and paints' material compositions change over time.



Doorsteps

Approach structures leading to the front door or entrance of a house fall under the same guidelines as any other historically defining feature. You should plan to maintain or replace all stairs or steps leading to the main entrance with materials matching the originals (or highly evocative of them, in the case of stone steps). Stairs or front steps must span the full width of the door opening. Wooden front steps must have closed risers (the space underneath must be blocked off on either side), and double handrails, if present on original structures, must match the originals in style and material. If your home has a front or wrap-around porch, refer to the "Porches" section below for information on repair and maintenance.

Front Paths

A clear path must be available from the sidewalk to the front door. Paving stones are nearly ubiquitous in the Historic District and should be taken as a historically appropriate solution for most historic houses, unless there is substantial evidence that brick was originally used. We do not recommend gravel, as it detracts from the historic character of the home, provides uneven footing, disperses into streets and yards, damages lawnmowers and takes up room in storm sewers. Though sidewalks in the Historic District are constructed out of cement, front paths should not be.

Porches

Wrap-around porches are the most obvious example of accessory structures that heavily alter the affect and appearance of historic homes. Houses built in the Queen Anne style, with heavily pitched roofs, significant asymmetry across the building structure, round towers, and broad decorative gables, are most frequently those bearing wrap-around porches. These porches are invariably built from wood, typically raised several feet above the base of the house, and feature numerous turned or carved posts supporting the porch roof. They may also have stylized railings and latticed skirting around the base. When you restore or repair your wrap-around porch, use the same type of wood as was originally used, unless the entire structure is in such disrepair that all structural elements must be replaced. Regardless, try to retain as many of the dimensional and stylistic details of the original structure as possible.

Many historic homes seem to have a comparatively simple front or back porch,but be aware that these porches often have many of the same stylistic Queen Anne elements as wrap-around porches, so keep an eye out for the design and details of structural elements like posts, porticos, railings, front steps, and skirting.

Greek Revival style porches may have columns supporting the roof for a porch. As with any character-defining feature, be mindful of the relationship between building materials and structure, sticking to like materials whenever possible for foundations, flooring, roof, and columns.

Some historic homes may have an enclosed porch set up along the side of the house, especially if additional wings have already been added to the home by previous owners. Alternatively, you may be tempted to add a porch on the side or rear of a new wing. Whether a side porch was an original structure or part of a later addition, make sure that it remains structurally sound, with stylistically appropriate skirting to enclose the gap between the floor of the porch and the



ground beneath. A wood lattice style is in common use throughout the town and is usually acceptable.

Excepting porches originally included as part of the original historic building design (such as those on Greek Revival and Queen Anne style houses), allowances can be made for the removal of porches from historic homes. In historic Hudson, it was not uncommon for wrap-around porches in the Queen Anne style to be added between 1870 and 1900 to homes with otherwise distinctly Italianate features (most easily identified for their roofs with protruding cornices supported by paired decorative brackets). Especially if such an added porch can be deemed overbearing in the context of the modern-day dimensions of the lot on which it is located, removal may be permissible so long as owners take care to restore the home's facade in a manner consistent with its original style. This may not always be a simple endeavor, as it was also common to enlarge windows on the lower level when a front or wrap-around porch was added, in order to compensate for increased shading. Therefore the removal of a wrap-around porch should be weighed against the potential imbalance imposed by windows that are much larger on the ground floor than on the stories above.

The National Park Service has published a thorough, informative, and highly accessible Preservation Brief on Preserving Historic Wood Porches: https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm

Porticos

Porticos are exterior projections of roof which frame a building's entrance; porticos are practical on their own, integrated with front steps and railings to protect visitors standing at the entrance of the house from rain. Porticos may also be integrated with a porch. Stand-alone porticos are found on all styles of historic homes in Hudson, but it may not always be historically appropriate to add one, especially if your home's facade has strongly defining, distinctive features already. Carefully weigh the addition or retention of a portico against existing features of your home: would it obscure a distinctive door,



make the space between the front door and adjacent windows seem crowded? Also consider the value of a portico in terms of the character of nearby homes in the neighborhood: do all the other houses have them? Any? Keep the value of subtle variation between homes in mind. If you are restoring or building a portico, ensure that the base, style, materials, and ornamentation of the structure match the historic style and materials of your home.

Front Fences

Many front yards in Hudson are separated from the street by a sidewalk or a hedge. If your home does have a front fence, make sure to keep it maintained with materials historically used, such as wood or wrought-iron, and ensure that the stylistic details are consistent along the entire length of fence. Front fences may not exceed 4 feet, and even then, must not block a clear view of your property from



the main side of approach. The Architectural Design Standard regarding fences specifies that fences must be lower in height when they are sited closer to the street or the sidewalk. If vegetation is planted immediately behind your fence in the front yard, take care to keep branches or vines that may sneak through gaps in the fence from encroaching upon the sidewalk, which must be at least 4 feet wide to allow unimpeded passage by pedestrians.

Stacked stone walls may be up to 4 feet tall, and often serve a secondary function as a retaining wall. Stacked stone walls should be maintained with stones and masonry that are visually consistent with the historic character of the property; because stacked stones are naturally irregular in appearance, take advantage of gaps and crevices by allowing moss to grow in them, or by introducing rock-loving plants into nooks to enhance the historic appearance.

Rear and Side Fences

Fences that delineate the sides and back of your historic property (except on corner lots, where fences are not appropriate unless the entire property is enclosed) are not strictly subject to historic reference. However, the finished sides of all fences or walls marking your property boundaries must face the common property line or the public way. Back and side fences may only be constructed out of wood or wrought iron. All other fence materials, especially chain link and vinyl-clad chain link, are prohibited unless you can provide substantial screening from public view, either using landscaping or some other means, or if the fence is located on marshy ground and thus, not suitable to wood or metal.

In terms of height, fences in your rear yard must not exceed 6 feet. No restrictions exist regarding slat spacing and other design features, but prior to installing, repairing, or modifying a fence that separates your lot from that

of a neighbor, make sure to speak to your neighbor before doing so. Altering or building a fence may affect screening and vegetation from your neighbor's point of view, and coming to an agreement about a fence plan before putting that plan to action can avoid complications or acrimony later on.

Hedges

If your historic property has a front hedge, maintain it with an eye for visual consistency throughout the season. Hedges are essentially shrubs, and shrubs don't last forever! There may be gaps in your hedge, or sections that have died back. When replacing only a portion of your hedge, make sure that the plant you select is the same species and (if applicable) cultivar as the original hedge-plant. In general, select a shrub that remains less than 30 inches tall, or that can be sustainably pruned to that height. As with fences, hedges must not block the view of your property from its front or main side of approach, and plant the ends of the hedge so that, if the shrubs are expected to spread out as they grow, there will still be an opening equal in width to the path leading to the front door.

Though hedges need not be evergreen, they should at least mass densely enough to avoid appearing ragged during the winter months, with as few gaps between individual plants as possible. Front hedges may not encroach upon the edge of the sidewalk by more than 6 inches; when you trim your hedge, make sure to do so at an appropriate time of year, and make sure that you understand the basics of pruning so that your hedge will stay healthy and attractive.

Gutters

Gutters on any homes must be periodically replaced. Historic homes benefit from minimalist gutters in inconspicuous materials and colors. Gutters with overtly stylistic embellishments distract from historic features, and create a dissonance in terms of decorative materials. Be sure to position downspouts at maximum practical distance from the front of the house as viewed from the public right of way.



Position gutter outlets so that water will drain away from houses, garages, and accessory structures. Observe subtle variations in elevation of the environment surrounding the outflow pipe so that you can see where water is likely to pool and filter into the ground.

Section 2: Updating Building Systems in Historic Houses: Electricity, Energy Efficiency and HVAC

For many historic structures, updating or installing new building systems (electricity, gas, plumbing, and HVAC) is an involved process. Electric systems may need to be replaced or brought up to code, HVAC ducts, vents, and machinery may need to be updated or installed to improve your home's energy efficiency. When deciding whether and how to undertake improvements, make sure to weigh those improvements against their own costs, and also against potential costs to the historic integrity of your home.

Respect the interior character of your historic home to the maximum extent possible when installing new systems; if a system can't be updated without tearing your house apart, consider alternative solutions such as attic units that distribute heat or air using gravity systems. When picking a system setup or configuration, opt for one that will minimize future damage to historic features during eventual repairs and replacements—for instance, in a home with an interior finished with plaster on walls and ceilings, conceal new systems and ductwork in existing "hidden" spaces like attics, basements, crawlspaces, or boxed soffits. When electrical systems need to be replaced, requiring walls to be opened up, you should have a plan ready to restore the wall so that there is no sign that it was ever disturbed.

When weighing and planning a system upgrade, consider the following:

- Building systems upgrades should match the design intent of the spaces they occupy: for instance, highly finished spaces such as living rooms should be treated with delicacy, while utilitarian spaces like laundry rooms, basements, and attics may more readily accommodate system machinery.
- With the exception of electric wiring and plumbing pipes, which must inevitably be recessed inside walls, install building system upgrades with consideration for ease of future upgrades and repair—make sure the system is readily accessible so that character-defining interior features and finishes do not need to be damaged every time repair work becomes necessary.
- Remember that complex systems will need more maintenance than simple ones and plan accordingly.
- Work around the interior, exterior, and structural historic features of your home. For instance, make sure that your systems are designed efficiently enough to fit into existing openings or wall cavities, and place machinery like boilers and heaters in locations where they will not stress load-bearing structures.
- Update for the long-term: preserve durable existing system components when possible, and consider how your needs and the function of your home might change over the long term before committing to a given system configuration. Besides these considerations, plan to be able to answer the following questions prior to replacing or installing a new building system:

- What systems already exist in my house?
- How did the building's architect include features that would facilitate or accommodate electrical wiring, plumbing, venting, and climate control?
- What space is already available to accommodate wires, pipes, ducts, and various other machinery?
- What systems have already been updated, what types of updates were made, and how long ago were they made?

The National Park Service offers an extremely thorough example of what to consider and how to proceed in updating a historic building's system (in this case, HVAC). It can be found at the following url: https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm



Electric Wiring: Guidelines for Evaluation and Replacement

The City of Hudson uses the National Electrical Code (NFPA 70) standards for residential electric work. Many historic houses are not fully "up to code," and often, historic houses will have undergone some electrical renovation, or will be more modern in recently constructed wings than in the older parts. In general, it is considered safe practice to update electrical components in historic homes to mitigate fire and electrocution hazards, and also to ensure that the systems in place can support modern appliances. Consult with a member of the HHA or the Cleveland Restoration Society if you are unsure of how far to go in updating the electrical systems in your historic home.

To determine if you need an electrician to replace the wiring in your home, conduct the following survey to detect indications of outdated wiring.

- Locate the breaker panel or panels in your home: breaker panels are usually in the basement, but historic homes that have already undergone additions may have secondary panels on the ground floor of the newer wing(s). Check the amperage shown on the nose of the main shutoff switch: most houses need at least 200 amps. If the amperage is lower and there is only a single panel for the house, it may be a sign that the electric systems are outdated.
- Take a look at the electrical wires running through the basement or attic—neat, orderly clusters of wires indicate that the house was rewired in the recent past. Haphazard wiring, including illegal wires stapled to the bottom edges of joists, or new and old wires jumbled together, suggest that they may need to be replaced.
- Try to find any sign of knob-and-tube wiring: this antique type of wiring consists of two wires running in parallel. They are threaded through holes

in joists, with the holes lined with porcelain tubes to prevent wires from touching wood. Turns or bends in wire direction are mediated by porcelain knobs, around which the wires are wound. Knob-and-tube wiring can also be revealed by unscrewing light fixture casings and inspecting the wires underneath, taking care not to touch them: if there are only two old wires connecting to the fixture, that is have knob and tube wiring. Knob and tube wiring is never grounded, presenting a serious fire hazard.



• Count and examine the electric outlets in each room. There should be threepronged, grounded outlets spaced every six feet, depending on the intended use of the room.

Improving Energy Efficiency

If your historic home seems improperly weatherized or generally inefficient when it comes to heating and cooling, the first step is to conduct an energy audit: energy audits evaluate the current energy use of a building, and identify deficiencies in the building "envelope" (exterior) and mechanical systems that could be contributing to thermal losses. Professional energy auditors (the best ones adhere to Building Performance Institute standards) will collect data and inspect your house for sources of heat loss and air flow, finally producing a detailed report that identifies major points of thermal loss and air leakage, along with specific recommendations and cost estimates to increase the energy efficiency of the house.

Using the results of an energy audit, you can then undertake the process of prioritizing energy upgrades. Some improvements that would make sense for non-historic homes, such as installing a new type of siding or replacing windows with modern energy-efficient alternatives, would be heavily detrimental to the character of a historic home, and should not be undertaken.

The following is a list of some of the building improvement upgrades that are deemed "minimal" according to the National Park Service's Technical Preservation Services:

- Reduce air leakage by repairing holes in the building exterior using historically-consistent materials;
- Add attic insulation
- Install storm windows (discussed previously)
- Insulate basements and crawlspaces
- Seal and insulate ducts and pipes
- Add weather strips to doors and install storm doors.

You can also improve energy efficiency in an historic home by upgrading heating systems, air conditioning systems, and upgrading to high-efficiency water heaters and electric appliances.

More details on these measures and on the full process of improving energy efficiency in historic homes can be found on the National Park Service's Preservation Brief 3, "Improving Energy Efficiency in Historic Buildings," at the following url:

https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency. htm#efficient-features

Heating, Ventilation, and Air Conditioning

Most 19th century homes were heated centrally, distributing hot air or steam through systems of ducts or pipes. Duct systems in particular lend themselves well to being retrofitted to distribute cool air as well. As discussed above, make sure that you have a thorough understanding of the existing ventilation features of your historic home before attempting to replace or introduce a full HVAC system. Especially when updating a heating system to include or integrate central air, take care to preserve and reuse existing ducts, vents, grilles, and shafts, if they are in adequate condition. The goal here is to avoid having to damage or alter existing interior walls to accommodate new ductwork: if your home does not already have ductwork, or has a duct system that is irredeemably damaged, take care to research options that will do the least damage to finished interiors and structural features: for example, flexible ducts take up less space than metal ducts, and can be routed through tight or narrow spaces throughout the house.

Detailed information and recommendations about heating, ventilating, and cooling historic buildings can be found in the National Park Service's Preservation Brief 24, "Heating, Ventilating, and Cooling Historic Buildings— Problems and Recommended Approaches," located at the following url: https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

Guidelines for the positioning of A/C units in the Historic Neighborhood District can be found below:

Centralized A/C units should be positioned at the back of the home, unless an existing centralized unit installed in some other inconspicuous location prior to 1999 is being replaced, in which case the new unit may be placed in the same spot as the old one. Concealment by landscape features such as bushes can often be a practical solution that may also work to block noise, but owners should be judicious about their choice of A/C unit position and associated vegetation. Large, dense bushes too near the house can often have an overbearing visual effect.

Window A/C units are not permitted in windows facing the property's main side of approach, but are admissible in windows along the sides and rear of the house, recessed from the home's front or main walls. On corner lots, no more than one window unit is allowed per side.





Section 3: What you need to know about City Regulations for Development

(Additions, Projections, New Outbuildings and Accessory Structures)

Balancing History with Policy: Historic Homes and the Land Development Code

Subsequent to the publication in 1999 of Hudson's Land Development Code, City ordinances stipulate that any changes, expansions, or additions to historic properties must, whenever feasible, adhere to the 1999 new standards. The following sections summarize City standards for modifications, additions, and new constructions on historic properties should be held.

What is Development?

According to the City's Code of Ordinances, development in the Historic Neighborhood and other Historic districts can be defined as any of the following:

- Any construction, placement, reconstruction, alteration of the size or material change in the exterior appearance of a
- Clearing in preparation of construction
- Grading (i.e. changing or modifying a slope to make it more or less steep or more or less regular. Driveways, streets, sidewalks, and yards can be graded)
- Utility installation and related site work;
- Demolition of a structure
- Additions;
- New construction, including fences, decks, and sheds

Open Area and Impervious Surface Rules

- In the Historic District, at least 25% of a lot must consist of open private area (back, side, and front yard); additions may not reduce the gross open private area on a lot to less than 25% of the total area of the lot.
- The maximum impervious surface coverage of any residential property, including parking areas, driveways, and accessory buildings and structures, must not exceed 40% of the total gross area of the underlying lot.

Height Limits and Measurement

According to Hudson's Land Development Code, "the height of a building is measured as the vertical distance between the lowest point of a building aboveground (even if this point is part of the foundation) and the top of the highest roof beam on a flat or shed roof, the deck level on a mansard roof, or the point marking the average distance between the eaves and apex of a gable, hip, or gambrel roof."

Residential structures may not exceed 35 feet in height as defined above. Detached structures, including sheds and garages, may not exceed 18 feet in height. Shoring up the foundations of an existing building, addition, or accessory structure to make it seem taller is not allowed, as this is liable to introduce aberrant height discrepancies between houses when viewed together along the street, detracting from the natural rhythm and flow of the neighborhood.



Setback Rules

A setback is defined and measured as the distance between the nearest lot line and the furthermost projection of a building or structure, along a line at right angles to the lot's property line. It is important to know what the setback rules are before planning any construction, addition, modification of structures, including driveways.



- Front yards must be set back at least 35 feet from the front property line;
- Side yards must be set back at least 8 feet from the property line on that side;
- Garages with side entrances must be set back at least 25 feet from the front property line;
- Driveways must be set back at least 3 feet from the nearest side property line.
- Accessory structure setback is 4 feet.
- Corner lot side yards must be set back at least 35 feet from the street not designated as "front";
- Back yards must have a minimum depth of 40 feet (minimum rear yard setback of 40 feet).

Rules Continuted...

- Any new building projections must adhere to the following setback requirements:
 - Chimneys less than 8 feet in width, bay windows, balconies, buttresses, piers, pilasters, and roof overhangs may not project more than 3 feet into a front, rear, or side yard setback;
 - Steps leading to the main entrance of the home and necessary landings, along with railings up to 3 feet in height, including associated roofs or porticos, may not project more than 6 feet into the required yard setback;
 - Cornices, canopies, eaves, or other similar architectural features may extend no more than 2.5 feet (2 feet and six inches) into a required yard setback.
- Moreover, additions and projections must be built so that:
 - The closest points of any two residential structures (your house and a neighbor's house) are separated by at least 20 feet.
 - Homes and garages do not exceed 35 feet in height, as measured from the finished base (including the floor level of walk-out basements).

Regulations and Guidelines for Specific Additions

Garages and Driveways

Adding an attached garage to your home is feasible, so long as doing so would not infringe upon any of the impervious area and setback rules mentioned above. Make sure that your attached garage can be built at the rear or side of your historic home as viewed from the front, with garage doors facing to the side or back of the property. As mentioned above, whether or not a garage is attached or detached, it may not increase the gross impervious surface area on your lot to more than 40%. The roof material of a garage should match that of the roof of the main historic structure, and visually similar building materials must be used. Vinyl siding is not appropriate in the historic district. If you intend to build a two-story garage, ensure that the garage is not taller than the main home at its peak, per the height measurement method described above.

If you intend to build a new driveway or restore an old one, make sure that doing so meets the setback and impervious surface requirements mentioned above: the edge of a driveway should be at least 3 feet away from the edge of the nearest side property line, and a driveway should not increase the gross impermeable surface area on your property to more than 40%.

Although driveway materials are not subject to rules, materials and dimensions in the Historic District should not detract from the historic character of the neighborhood, either resulting from choice of material, color, or width. Consult with the HHA prior to redesigning a driveway on your historic property for insights into which materials would be most appropriate based on the neighborhood context and the history of your property.

Wings

If your historic home is small, you may wish to construct a new wing. Again, make sure to refer to the setback and surface requirements outlined above when determining whether and how to make a new addition. In particular, be aware that a wing should not alter the street scape view. If you add a wing to the side of your historic home, make sure that the front-most exterior wall of the new wing is recessed at least 18" from the front face of the main structure. In general, wings must not distract from the historic character of your home—stick to the same exterior building materials, or to ones that provide contrast in a historically plausible way (for example, adding a brick-sided wing to a main structure with wooden lapboard siding is acceptable under certain conditions, depending upon the style of the home and those surrounding). There may be no more than three primary materials for the exterior of the entire house, which might limit the materials used for a new wing: when in doubt, use the same exterior building materials as those on the main structure.

Moreover, make sure that any new wing you construct conforms to the style of the historic structure. Character-giving features and details should be the same or subordinate to those on the main historic structure: for example, a wing should not have an elaborate cornice if the main body has a simple one. Any details applied to a wing should be applied consistently all the way around.

In terms of stylistic or practical details such as gutters, shutters, and hardware, added wings are subject to the same guidelines as those put forth in Section 1 of this document.

Solar Panels

Solar panels and other solar energy systems are permitted, and even encouraged, so long as they meet the following requirements for the Historic Districts:

- Panels may not be located on the front roof or wall facing the front lot line and the street, but are acceptable on other sides.
- Panels may not extend above the peak of a roof or beyond the outside edges of the roof line.
- Panels greater than 6 inches in height are not allowed on any structure with a flat roof unless they are screened or otherwise hidden from public view.
- Free-standing solar arrays must be located out of sight of the public view in the rear yard, and may not take up more than 30% of the area of the rear yard. Note that free-standing solar arrays may add to your property's gross impervious surface area.
- Free-standing solar arrays may not be greater than 16 feet in height;
- Free-standing solar arrays must be set at least 15 feet away from the side and rear property lines.





Section 4: Guidelines for Landscaping and Environmental Preservation

In all of Hudson, landscaping is a major character-defining factor, and landscaping recommendations and ordinances are heavily influenced by environmental preservation goals. Just as historic preservation serves the community by improving property values and bringing beauty and a sense of shared heritage to residents and visitors, environmental preservation ensures that the land and climate for which so many historic homes were painstakingly designed will remain as beautiful and resilient as it has always been. The character of the Neighborhood Historic District is particularly defined by landscaping: the streets are lined with healthy, mature trees, and private open spaces are full of trees, shrubs, and increasingly, native plantings of all kinds. As such, landscaping and environmental preservation are discussed together in the following sections, which will cover the following topics:

- Minimum Landscaping Requirements
- Storm Water Management, Drainage, and Erosion Control
- Stream and Wetland Preservation

Minimum Landscaping Requirements

All residential lots in Hudson must adhere to the same minimum landscaping requirements, though the maintenance of ample green space in the Neighborhood Historic District is particularly important to the character of the neighborhood. The following requirements apply to all residential lots in District 4, with:

- All residential lots lacking existing trees must have at least 3 trees with a minimum diameter at breast height (DBH) of 1 inch; existing trees that are in good condition and at a proper distance from the house and other structures fulfill this requirement.
- At least one of these trees must be located in the front yard, or on the South or West side of the house for effective summer cooling;
- For corner lots, at least one of the three required trees must be in the front yard or the side yard facing the street.
- Street trees in front of a lot are the homeowner's responsibility whenever thelot has undergone development or redevelopment that in any way compromised the existing trees along the public right of way (otherwise known as devilstrip).
- Any new street tree planted by an adjacent property owner will be that owner's responsibility for two years. If a tree is damaged or in any way fails to thrive, it is the owner's responsibility to replace it.

• Landscape buffers of at least 50 feet are required in front yards of properties fronting arterial streets; for every 100 feet of buffer (measured in parallel to the arterial street). Plant 4 small trees and 2 large or medium trees. Trees should be planted in a random pattern, with various sizes mixed together, avoiding a regimented or patterned appearance.

For information about **tree removal and vegetation protection** during development projects, see section 1207.02 of the City Code of Ordinances, accessible via library.municode.com.







Rain Garden

Storm-water Management, Drainage and Erosion-Control

When rainwater is not properly directed and controlled, it can result in serious erosion and drainage problems for properties and structures. The steeper the slope or grade over which water must flow, the greater the water's velocity as it runs downhill; steep grades prevent storm-water from seeping into the ground gradually, which further promotes erosion. Landscaping can help control the effects of storm-water runoff: trees, shrubs, and grasses trap topsoil between their roots, anchoring it in place. Plant roots also slurp up water when it has time to seep into the soil. Meanwhile, man-made landscape structures like earth berms can direct water away from buildings, and berms and retaining walls can prevent topsoil erosion by trapping soil, and by supporting areas where the slope has been artificially flattened. These flattened areas slow the movement of storm water and give it time to seep into the ground. Infiltration buffers can also be built to capture storm water, and storm drains, pipes, and culverts direct water away from vulnerable structures.

In the most extreme cases, poor drainage management can have dire consequences for individuals and communities. Excessive surface runoff can strip away topsoil, destabilize the earthwork foundations that protect buildings and support roads, and can even overwhelm storm drains, flooding entire streets. As a whole, the Historic district is not particularly flat, so it's essential that the drainage and pooling of rainwater be controlled to prevent damage to properties. This is the main reason that so much emphasis is placed on limiting impervious surface areas on individual lots, since roofs, driveways, parking lots, and other structures that prevent water from seeping into the ground below necessarily increase the amount of surface runoff. **NOTE: Some development projects may require a storm water management plan, especially if your project increases the impervious surface.** For information, contact the Department of Community Development (https://www.hudson.oh.us/89/Zoning or (330) 342-1790). Similarly, if you are experiencing draining problems or storm water management issues, please contact Community Development.

It's important to think about limiting erosion and controlling drainage not only for the benefit of your own property, but for the benefit of your entire neighborhood. When properties higher up on slopes can influence how water washes down to other properties downstream, landscaping, erosion, and drainage become community matters. The following storm water management and drainage features are optional, but worth consideration if you are concerned about storm-water management and erosion control on your property over the long term:

Vegetation buffers are fixed-width strips of plantings used for screening, infiltration, or bank stabilization. Vegetation buffers are not a requirement for any property in the Historic Neighborhood District or for residential properties

in the Village Core District; however, a landscape portion of your yard can function like a buffer zone. For more information on how to vegetate buffers, see Hudson's Code of Ordinances, section 1207.04 (Landscaping/buffering), available via library.municode.com.

Infiltration trenches, also known as percolation trenches, are shallow excavations (usually 1-2 feet deep and of variable width) that are filled with gravel or crushed rocks. The porous surface of the trench captures storm-water, which may infiltrate through adjacent permeable soils. Infiltration trenches can be a smart way to slow and reduce runoff from the edges of driveways or patios, if the adjacent soil types are compatible. For more information on installing an infiltration trench, you can contact the City of Hudson Department of Engineering (330)-342-1770.

Rain Barrels in Historic Hudson are not subject to city regulations, but we suggest they should be located in the back yard or well recessed from the front of the house and screened or blocked from public view. Rain barrels are an easy method of reducing roof runoff while also conserving water in general, since water collected in barrels can be used to water gardens and lawns. For more information, visit the EPA's informational website on rain barrels: https://www.epa.gov/soakuptherain/soak-rain-rain-barrels

Terracing is an easy way to work with highly sloped back or side yards, or can be useful to separate garden elements from water-retaining swales. By leveling the grade over a certain area of yard, terracing improves water infiltration and reduces pooling and runoff. Each level of a terraced garden can be between 8 and 30 inches, and retaining walls can be constructed out of stone, brick, or wood, as would be most appropriate to the character of the property.

Retaining walls may be necessary to prevent erosion around the edges of properties that are highly elevated above the street or adjacent properties. A tall (3+ foot) retaining wall built of non-porous materials (e.g. brick and mortar or concrete) may, depending on the topography of your property, require built-in drainage holes or pipes to allow rain or meltwater to escape gradually from the retained soil. The issue of permissions for retaining walls with drainage holes will depend on the wall's materials, dimensions, retention volume, and direction and volume of water expected to egress from drainage holes into public spaces.

Stream and Wetland Preservation

Only two or three properties in the Historic District are affected by City regulations. If you have a question regarding stream or wetland preservation, please contact Community development.

Resources and References

City of Hudson Organizations, Information, and Resources

Hudson Historic District Brochure: https://hudsonheritage.org/wp-content/uploads/2016/12/Historic-District-Brochure-2016.pdf

Department of Community Development: https://www.hudson.oh.us/89/Zoning

City of Hudson Architectural and Design Standards: http://gis.hudson.oh.us/landdev/elements/Arch_Design_Guidelines.pdf

Hudson Library and Historical Society: https://www.hudsonlibrary.org

Architectural and Historic Board of Review: https://www.hudson.oh.us/84/Architectural-and-Historic-Board-of-Revi

Board of Zoning and Building Appeals: https://www.hudson.oh.us/85/Board-of-Zoning-Building-Appeals

Tree Commission: https://www.hudson.oh.us/109/Tree-Commission

City of Hudson Code of Ordinances: https://library.municode.com/oh/hudson

City of Hudson Architecture and Design Standards: http://gis.hudson.oh.us/landdev/elements/Arch_Design_Guidelines.pdf

City of Hudson GIS Mapping Tool: http://gis.hudson.oh.us/hudsonjs/

Summit County Floodplain Viewer: http://summitmaps.summitoh.net/FloodplainViewer/

City of Hudson Residential Permit Guidelines and Applications: https://hudsonoh.viewpointcloud.com/#/1078

Help and Information for Historic Preservation, Restoration, and Rehabilitation

National Register of Historic Places: https://www.nps.gov/nr/index.htm

Heritage Home Program: http://www.heritagehomeprogram.org

Cleveland Restoration Society: http://www.clevelandrestoration.org

NOTE: This is an essential resource for Historic District residents. The City of Hudson and the Hudson Historical Association are joint members of the Cleveland Restoration Society, which thus offers free advice and consulting to owners of historic properties. In addition, it provides resources for restoration projects.

Secretary of the Interior's Standards for the Treatment of Historic Properties: https://www.nps.gov/tps/standards.htm

National Park Service Historic Preservation Briefs: https://www.nps.gov/tps/how-to-preserve/briefs.htm

National Park Service Information on New Technology and Historic Properties: https://www.nps.gov/tps/sustainability/new-technology.htm

Tax Incentives for Historic Preservation and Sustainability

Tax Incentives of Preserving Historic Properties (Federal): https://www.nps.gov/tps/tax-incentives.htm

Tax Incentives for Historic Preservation (Ohio): https://www.ohiohistory.org/preserve/state-historic-preservation-office/ taxincentives

Solar Interconnection and Rebate Information (Hudson): https://www.hudson.oh.us/991/Solar-Panels

Acknowledgments

First, we wish to thank the City of Hudson. The creation of this Hudson Historic District Homeowner's Guidebook would not have been possible without the city's stated responsibility "to protect Hudson's character" and without the city's guidelines stated in its Architectural Design Standards. In particular, we wish to thank Greg Hannan, Community Development Director and Nick Sugar, Associate Planner, for their willingness to share their expertise and provide feedback. In addition, we are grateful to Judith L. Kitchen of the Ohio Historic Preservation Office for granting us permission to use several of the illustrations from the *Old Building Owner's Manual* published by the Ohio Historical Society. We also thank Melanie Kenney for researching and drafting the first iteration of the booklet, Ginger Rogers for her helpful suggestions, and Eric Hancsak of About350 Creative for his graphic design services. Finally, we wish to thank the people of Hudson who are committed to maintain the historic character of their homes. We hope that this booklet will provide the resources they need.

Hudson Heritage Association Board Members

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HUDSON HERITAGE ASSOCIATION

• ESTABLISHED 1962



All photos generously provided by: Alan Doe, Eric Hancsak and Phil Leiter

All houses pictured in this book are loacted in Hudson, OH. Please see our walking tours for more information on each structure.

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