

United States Department of the Interior
National Park Service

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National Register of Historic Places
Multiple Property Documentation Form

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic and Architectural Properties of Hudson, Ohio

B. Associated Historic Contexts

1. Pioneer Days and the Connecticut Influence - 1799-1825
2. Architectural and Historic Impact of Western Reserve College - 1825-1850
3. Railroad Prosperity; Merchant Builders - 1850-1907
4. Historic Restoration/Model Town - 1907/1925
5. Exurbia - 1925-1940

C. Geographical Data

1988 Boundaries of Hudson Township, Summit County, Ohio

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Date

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Introduction to Hudson's Historic Contexts:

Hudson Township is located in northern Summit County in the northeastern section of Ohio 28 miles south of Cleveland, Ohio and 14 miles north of Akron, Ohio. Both cities are easily accessible through the expressway system, and both serve as metropolitan centers for Hudson. The incorporated village of Hudson is completely surrounded by the unincorporated area of Hudson Township and serves the entire area as a commercial center. Access to Interstates 80 (Ohio Turnpike), 480 and 271 makes travel to any town in the area an easy drive.

Business and commerce have remained primarily in the village center, with the exception of one fairly large and one small shopping center within the village limits and a commercial strip south of the village on State Route 91 in Hudson Township. The village commercial area is largely made up of wooden and brick common bond wall structures either fronting on the northeast quadrant of the village green or directly north of it. A one block section at the north end of the business district is entirely made up of free-standing wooden buildings from the mid-nineteenth century, a type now rare in northern Ohio. These buildings provide a graceful transition to a group of fine historic residences on North Main Street and from there to a mixture of new and old as North Main Street progresses to the village limits at the Ohio Turnpike.

The downtown commercial area of Hudson Village and one block areas to the east, west and north were listed on the National Register of Historic Places as the Hudson Historic District in 1974; properties within the boundaries of that district will be designated (NR 1) in the Historic Context Statements. Hudson Village Council adopted an ordinance in 1975 creating a subcommittee of the architectural review board to review matters concerning this district.

The campus of Western Reserve Academy begins a short distance north of the village green on the east side of Main Street and continues north to Prospect Street and east a short distance beyond Oviatt Street. All Academy buildings were placed on the National Register of Historic Places in 1976; properties within the boundaries of that district will be designated (NR 2) in the Historic Context Statements. With the creation of these two districts the entire central section of the village was recognized as a historic district.

To the east of the two historic districts is a residential area of historic houses, mid to late nineteenth century.

A railroad right-of-way dating from the 1850's separates the south and southwest areas of the village and township from the village center. Overpasses on Streetsboro Street, west of the village green, and on South Main Street, south of the green, form a visible barrier. West of Main Street, Streetsboro Street is, for the most part, commercial and multi-family. South of the railroad overpass Main Street is residential, with some very fine early houses, to the village limits. A commercial strip has developed in the township beyond.

Brandywine Creek meanders through the township, most of it on private property. As it crosses Owen Brown Street it forms the western boundary line of the historic district established by local ordinance. The creek has, traditionally, formed a buffer zone between residential and commercial districts on that street; one dwelling house has now been moved to the western bank of the creek.

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Introduction to Hudson's Historic Contexts (continued)

Eleven parks, totaling 568 acres, are located in the village and township.

The opening of the Ohio Turnpike in the 1950's was the beginning of phenomenal growth in Hudson Township. In 1950, the population of the village was 1,538, with an additional 1,339 living in the township. By 1980, those figures had increased to 4,615 for the village and 8,030 for the township. Faced with the inevitable planning problems, Hudson Village Council, by ordinance, created a five (later increased to seven) person architectural review board with jurisdiction over all new construction, alterations and additions, its approval a condition for the issuance of a building permit.

Hudson Heritage Association, founded in 1962, acts as Hudson's prime preservation action organization. Through its historic marker program, 101 historic buildings have been researched, inspected and identified. Hudson Heritage Association markers have been awarded to buildings in both village and township, forming a preservation bridge between the entities. In 1984, the first complete comprehensive survey of the entire township was conducted by Hudson Heritage Association. Volunteer surveyors walked the village and township roads compiling information on all houses built before 1940 and recording the required information on Ohio Historic Inventory forms. An evaluation committee reviewed the assembled information and prepared an inventory of Hudson's most important buildings. Copies of this survey and inventory have been made available to Hudson Village Council for distribution to the Architectural Review Board and Municipal Planning Commission to be used by those bodies as a planning tool in dealing with historic properties.

The Village of Hudson became a Certified Local Government in 1986 as a result of data provided and forms completed by Hudson Heritage Association.

Associated Historic Context 1 - Pioneer Days and the Connecticut Influence 1799-1825

Hudson Township is located in Western Reserve lands whose history dates from 1631, when a deed from the Earl of Warwick, later confirmed by Charles II in 1662, granted to Connecticut certain lands extending from the Atlantic to the Pacific Ocean. In 1789, Connecticut relinquished its claim to the larger portion, retaining control of a strip extending 120 miles west from the Pennsylvania western border. In 1795, the Connecticut General Assembly set up a committee to sell the retained land. Three million acres, the larger part of the tract, was sold for \$1,200,000 to a group of thirty-five men known as the Connecticut Land Company.

To establish the boundaries necessary for the subdivision and sale of the land, one of the proprietors, Moses Cleaveland, a surveyor, was sent out to the new purchase in 1796. With a company of thirty-seven men, he was given the responsibility for surveying the area and for the division of that portion lying east of the Cuyahoga River. To satisfy the claims of the Iroquois Indians, Cleaveland negotiated a treaty in Buffalo, awarding them 500 pounds of money and goods, two beef cattle and one hundred gallons of whisky.

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Associated Historic Context 1 (continued)

Pioneer Days and the Connecticut Influence - 1799-1825

The survey work was done over a two year period, 1796-97, and resulted in the establishment of five mile square townships, with a southern base at the 41st parallel. On this base line a series of range lines, five miles apart and running north, were measured out, beginning at the western border of Pennsylvania and ending 120 miles west of that line. Hudson Township is located in the tenth range, beginning 45 miles west of the western border of Pennsylvania, and in the fourth township, beginning fifteen miles north of the 41st parallel. The Western Reserve was a part of the first grid layout in the United States.

In 1798, following completion of the survey, the Connecticut Land Company offered the sections for sale by draft. Township 4 in Range 10 was allotted to two brothers, Nathaniel and Birdsey Norton, their brother-in-law, David Hudson, Theodore Parmelee, Stephen Baldwin and Benjamin Oviatt, all of Goshen, Connecticut.

David Hudson brought a group of men to the area in 1799 to survey the purchase and establish a settlement. This group divided the land into one hundred lots, beginning at the southwest corner of the township and ending at the northeast. East-west and north-south roads were planned to divide the township roughly into squares. These roads became the present Streetsboro Street (State Route 303) and Main Street (State Route 91). The same group met the following year and laid out the town center in Lots 46, 55 and 56, with land set aside for the village green. This layout has remained unchanged to the present time. That same year David Hudson, who owned nearly one-third of the township, brought his family and a group of pioneers to the new land, establishing his homestead in the high ground to the north. This group was, for the most part, made up of relatives and long time friends, all having similar backgrounds and education. The future character of Hudson was established by this group, and Hudson's golden age of architecture was a result of their common background.

Township government was established in 1802, and, from the beginning, Hudson was an important center, the largest settlement in the area. A major road, laid out in 1802, passed through Hudson on its route from Lake Erie to the state capitol at Chillicothe. Some of the finest residences were later built and still remain on that road, now known as Aurora Street. The Cleveland-Pittsburgh stage coach traveled down what is now Valley View Road through the village center and continued eastward on the present Ravenna Street; houses on this route, some still remaining, served as inns and taverns. By 1805, Hudson was a regular stop on the stage run and received a thrice weekly mail delivery. Residents of nearby communities now came to pick up their mail, increasing its stature as a center of activity. Hudson was becoming a real community.

F. Associated Property Types

I. Name of Property Type Domestic Architecture

II. Description See Continuation Sheet

III. Significance The New England Colonial house, since it is a style from an earlier era than the settlement of Hudson, clearly demonstrates the background of its first wave of settlers, farmers of fairly substantial means from the same geographic area and sharing a similar family culture, who brought with them the knowledge of how their earlier homes were constructed and the desire to duplicate what they left behind. The existence of these houses provides a direct link between the settlement of the Western Reserve and its parent state of Connecticut.

IV. Registration Requirements These properties are examples of the first architectural styles brought from the east in the settlement of the west, and, as such, are associated with events that have made a significant contribution to the broad patterns of our history, Criterion A. They demonstrate the use of a style from an earlier period adapted to a new time and geographic area; methods of construction learned in an earlier era have been adapted to accommodate materials and skills available, Criterion C. All properties should be listed under ARCHITECTURE; some would qualify under POLITICS/GOVERNMENT, in that their builders were instrumental in setting up one of the first governmental bodies in the Western Reserve. All properties are recognizable to their period of significance and retain their original plan, material and external finishes, alterations and additions faithful to the original style and confined to the rear or side of the original structure.

☐ See continuation sheet

☐ See continuation sheet for additional property types

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Associated Property Types - II
Description

a) Log Houses: small temporary shelters, soon replaced by frame houses. None are visible today; some may be incorporated into later, larger houses.

b) New England Colonial:

Exterior characteristics: Two story rectangular mass with clapboard siding; large central brick chimney; steeply pitched roof with wood shingles; end gables; regularly spaced windows with small panes of glass in 6/6, 8/8, 9/12 or 12/12 configurations; center paneled door, usually 6 panels; no fanlight or sidelights at front portal; kitchen often an addition to the side or rear of the main mass; corner boards and water table of wood; sandstone steps. Sometimes louvered shutters at all windows.

Interior characteristics: Plaster walls; wood framing on all doors and windows; narrow beading on door and window frames; wood wainscoting seen occasionally; wide (up to 24") random width plank floors, usually of poplar or chestnut; staircase often of black walnut, with simple newel post and straight balusters; fireplaces in all major rooms, with a large open fireplace with bake oven in kitchen.

Construction: Basement or crawl space of fieldstones, with dirt floor; post and beam framing, with mortise and tenon; split or cut lath, with noggins or planks occasionally used between the exterior clapboard and the interior plaster; hand made nails; hand forged door latches.

This is an eighteenth century style brought to the Western Reserve by the first wave of settlers, reflecting the Connecticut farmhouses they left behind. All but one of the houses from this era stand on their original sites, the one exception moved c. 1950 to avoid demolition. They are located on the first major roads passing through Hudson, some serving as trading posts, inns or taverns, as well as family dwellings.

c) One and one-half story vernacular:

Exterior characteristics: Smaller scale version of the New England Colonial.

Interior characteristics: Same as New England Colonial; often with wood random width paneling.

Construction: Post and beam, mortised and tenoned; house usually consisted of two small rooms on the first floor and upstairs loft reached by narrow, steep stairway.

None from this time period survive as separate entities. Many are incorporated, as a wing or rear addition, into larger houses built at a later date. There are probably more examples yet to be discovered.

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Section number E (2) Page 1

Historic Context Statement 2

Architectural and Historical Impact of Western Reserve College 1825-1850

David Hudson had set for himself three goals: to found "a town on the western frontier", to "raise an altar to God in the wilderness" and to establish a college. The first two goals reached, he set his sights on the third. As early as 1801, he founded the first public school in a cabin near the village green near the present 5 Aurora Street. A few years later, a schoolhouse was erected on the village green itself. Hudson then persuaded the Reverend Joseph Badger to request from the Territorial Legislature a college charter. It was granted, for the Erie Literary Society, in 1803. The Erie Literary Institute opened soon after at Burton and would soon be superseded by Western Reserve College at Hudson. David Hudson was 65 years old when the college was founded in 1825 and he lived to see the first buildings rise on College Hill opposite his house. In the Diary of his later years, Hudson recounted:

"I asked the Lord for a home in the wilderness and He gave one to me. I asked Him for a church and He gave me that. I asked Him for a school and He gave me that, but the college - the college, I never thought He would give me that - that is the child of my old age."

The college was fortunate in finding a master architect-builder - one who designed the buildings he constructed - living nearby. Colonel Lemuel C. Porter had just completed the Congregational Church in Tallmadge, one of the finest in the Western Reserve and his reputation for design was becoming known throughout northern Ohio. The first two Porter buildings designed and built for the college, Middle and South College, are no longer standing. His third building, the President's House (NR 2), a brick Federal style residence, still stands at 153-55 College Street and is considered one of the most elegant buildings in the Western Reserve, noteworthy for its twin fanlighted entrance and handsome wood details dates to 1829-1830.

The influence of finely designed buildings was apparent almost immediately in both village and township, in town houses, commercial buildings and farmhouses. A Lemuel Porter masterpiece, the Whedon-Farwell House (NR 1), a square Federal house at 30 Aurora Street, was built in 1826 with an unusual treatment of wood sheathing - matched boards on all four sides - and a central doorway flanked by two-story Ionic pilasters. The 1825 Baldwin-Buss-Merino house (NR 1) at 36 North Main Street, with its Federal facade of flush, matched boards, four fluted Ionic pilasters and a draped fanlight, shows the hand of the master builder. There are indications of his sophisticated design style in the Norman C. Baldwin house (NR 1) at 30 Division Street. The 1825 house of Captain Heman Oviatt (NR 1), one of Hudson's most prominent citizens and the contractor for the first college buildings, uses both Federal and Greek Revival details, indicating that even the latest of architectural trends were known here. Two simple Federal style houses were built at the eastern edge of the college campus for the Reverend William Hanford, at 145 and 129 Aurora Street. Hanford was the first resident minister of the Congregational Church and the first Secretary of the Board of Trustees of Western Reserve College. An interesting later owner of 145 College Street was the Reverend Beriah Green, the first college church minister,

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who used that pulpit to further the Abolitionist cause, bringing about the schismatic controversy between the Abolitionists and the Colonizationists at Western Reserve College in the early 1830's. The Reverend Green later became nationally prominent for his anti-slavery writings.

Meantime, on Main Street, several well-designed commercial buildings were constructed, the foundation of the still viable block of wooden commercial buildings dating from the 1830's, styled from Federal to Greek Revival (NR 1). Dr. Jonathan Metcalf's Federal style farmhouse, built just east of the village in 1824, is still standing at 333 Aurora Street. A Federal style dwelling house was built for George Kirkham, a teacher and lawyer, in 1829 (NR 1) at 48 Aurora Street (later, in 1833, to be the home of Margaret Porter, widow of Colonel Lemuel Porter). Elisha Ellsworth, in 1825, settling in the far northwest corner of the township, had a white clapboard Greek Revival farmhouse, 7431 Valley View Road, built for his residence.

Leander Starr, another master-builder, was the designer for an early Connecticut-inspired residence, 120 Hudson Street, built in 1832 for Elizur Wright, Jr., a Western Reserve College professor. This house is the only gambrel roofed house in Hudson, perhaps in the Western Reserve, noteworthy for its delicately proportioned entryway. Wright was, in addition to his teaching career, a nationally known Abolitionist. He resigned from the college during the anti-slavery controversy in the early 1830's and returned to the east, where he became editor of the anti-slavery magazine Human Rights, secretary of the Anti-Slavery Society of America in 1838 and insurance commissioner for the state of Massachusetts, where he became known as the "Father of American Life Insurance" because of his work on the actuarial tables.

The 1834 Isham-Beebe House (NR 1) at 21 Aurora Street, the only prostyle Greek Revival temple building in Hudson, is also the design of Leander Starr, as is the Brewster Store, 1839, 5 Aurora Street (NR 1), a handsome late Federal commercial building reminiscent of Charles Bulfinch in the stepped gables, stone pilasters and insets, roof balustrades and the gradation in scale of the first and second story windows. The Israel Town House (NR 1) at 19 East Main Street was originally a classical Greek Revival house designed by Starr; it has now been Victorianized.

Colonel Lemuel C. Porter died in 1829 before completing the building of the Western Reserve College Chapel. His eldest son, Simeon C., who had worked with his father as a carpenter and joiner, was appointed to fulfill the contract his father had made with the Trustees. The College Chapel (NR 2), the most significant and dominant building in the original Brick Row, is a Federal/Greek Revival Transitional building, the design ordered by mail from a New England architect whose name is not recorded. With the completion of this project, the influence of the second Porter, Simeon C., became apparent in Hudson, as many other projects were entrusted to him. It is probable that the Reverend Harvey Coe, first elected trustee of Western Reserve College, had some help from him in the construction of his house at 92 College Street (NR 1).

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Historic Context Statement 2

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Simeon Porter also built North Hall (NR 2) at 147 College Street, another Transitional building, in 1837-38; this remains the least changed of the original Brick Row buildings. The observatory of Elias Loomis, ^{NR 2} one of the oldest in the country, was opened on campus in 1837, designed by Loomis after a year's study of European observatories. There are several Asher Benjamin details, such as the balusters on the platform in the middle room (Plate 34, American Builder's Companion (first edition, 1806), the 6/6 windows, standard Asher Benjamin proportions (Plate 39, American Builder's Companion plates 31 and 32, Practical House Carpenter (first edition 1830) and plate 43, Practice of Architecture (first edition, 1833) and the bullseye in the corner block of the interior windows and doors, similar to plate 48, Practice of Architecture. These details were probably contributed by Simeon Porter, the builder, since it is documented that Lemuel Porter owned the 1806 Asher Benjamin and it would have been available to his eldest son and apprentice, Simeon.

When Prospect Street was opened in 1841 it was envisioned as a faculty row, with professors owning houses there. Simeon Porter, along with Archibald Rice, an architect-builder from Waterbury, Connecticut, who appears to have come to Hudson expressly to work on the faculty row and the extension of the Brick Row, built, for Professor Nathan P. Seymour, the only house to materialize in that row, 15 Prospect Street (NR 2), a house like no other in Hudson in its massing and fenestration. The Porter and Rice partnership went on to build the Athenaeum at 187 College Street (NR 2), a late Federal brick building, in 1841, and are credited with the 1841 house of Professor Philo Wright at 130-31 College Street (NR 1), since they were the college architects of record at that time. Simeon Porter is also credited with the design of the Brewster Mansion (1852), 9 Aurora Street (NR 1) and the First Congregational Church at 47 Aurora Street (NR 1), extending his influence on local design into the 1850's and 60's.

The style was now moving towards Greek Revival, the most popular during Hudson's first wave of expansion and growth. An 1841 Greek Revival building at the south end of the village green, 5 Streetsboro Street (NR 1), became the home of Hudson's Free Congregational Church, split off from the established Congregational Church by Owen Brown and several other families as a protest against what they felt was a weak stand on the slavery question. Early on, this church was called the "Oberlin Church", Oberlin College having been in the vanguard of the Abolition movement. Directly east of that church, at 26 Streetsboro Street (NR 1), was the 1844 Greek Revival house of another of its founders, George Kilbourne.

Farmhouses constructed outside the village copied the styles of the college architects - the shallow pitched roofs, front gabled, frieze boards and returns, classical entryway entablatures. Examples are the dwelling houses at 2663, 2487 and 1605 Middleton Road. Western Reserve College, through its architectural standards, was extending its influence into the surrounding countryside.

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Other builders surfaced to serve the demands of the new professional and business class arising from the advent of the college, their styles alternating between Federal and Greek Revival. Harlow Davis, a carpenter-joiner, built his Federal house at 106 Aurora Street in 1830, later building a transitional house at 5 Baldwin Street (NR 1). In 1831, a handsome brick Federal house, architect unknown, appeared at 1213 Barlow Road near its western terminus; at its eastern terminus and in the same year, the Greek Revival Case-Barlow Farm at 1931 Barlow Road was built; the bricks for both, as well as those for the Western Reserve College Chapel, are said to have been made at the Case-Barlow Farm. An outstanding late Federal house with an unusual recessed entryway was built the same year on the college campus, at 79 Hudson Street (NR 2) for Professor Rufus Nutting.

The Greek Revival style became dominant in the 1840's in both village and country. On Valley View Road, a brick Greek Revival farmhouse (1842) was built; in the village, a Federal/Greek Revival Transitional was built at the corner of College and Aurora Streets, moved in 1913 to 70 College Street (NR 1). At the end of Owen Brown Street, the Willys Humiston house, a brick Greek Revival farmhouse, was built, the only house between First Street and Brandywine Creek. In the far southwest corner of the township, at 106 Barlow, an impressive Greek Revival farmhouse was built for Henry Deacon; just across the road and a bit later, a more modest classical Greek Revival farmhouse was built for his brother, John Deacon, at 79 Barlow Road and was later duplicated for the Sherlock Holcomb house at 425 Barlow Road. In the village, two Greek Revival houses, at 204 and 233 Aurora Street, were built during this period and later became guest houses on the James W. Ellsworth estate. A Greek Revival was built at 36 Baldwin Street in 1846 for Vernon D. Taylor (NR 1), the doorway patterned after an Asher Benjamin Greek Revival fretwork. Most contemporary of all, two Gothic Revival houses were built, 37 Aurora Street (NR 1) in 1847, with Greek Revival detailing, and 23 Prospect Street, c. 1848, with a steeply pitched roof and decorative verge board.

By the time Henry Howe, the itinerant historian, came to Hudson in 1847, he would find two Congregational churches and one each of Episcopal and Methodist, four stores, a newspaper, two female seminaries and a population of about six hundred in the village and another six hundred in the surrounding township. He thought "the tone of society (is) elevated as the result of Hudson's being the seat of the college."

Hudson celebrated its fiftieth birthday in 1849. It was an established village, the center of activity in the area, with a respected institute of higher learning and architecturally important buildings. Most of its pioneers were gone, leaving a legacy of devotion to religion and learning. Although the college remained until 1882, its classical influence was now accepted and absorbed by the community; the dominant force of the future would be economic. Gold had just been discovered in California,

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opening new sources of capital. Gold Rush fever had enticed men from their farms and shops, eager to join ships and wagon trains headed for the gold fields. It was now known that the new Cleveland and Pittsburgh Railroad would pass through Hudson, news that generated great financial excitement. Henry Noble Day, Professor of Sacred Rhetoric at Western Reserve College, had already launched his campaign to promote another railroad system, the Clinton Line, designed to join Hudson to the major cities to the east and west. This project would influence the future growth of the village for at least the next fifty years and would bring financial disaster to its citizens and institutions.

In 1849, also, Edgar Birge Ellsworth, deeply involved in the financial schemes of the railroad developers, welcomed a second son, James W. Ellsworth, who would, in time, transform his native village from a sadly deteriorated town to a model of restoration which would anticipate the historic preservation movement in the United States by at least twenty years.

F. Associated Property Types

I. Name of Property Type DOMESTIC AND COMMERCIAL ARCHITECTURE 1825/1850

II. Description See Continuation Sheet

III. Significance The founding of Western Reserve College marks the arrival of the architect-builders in Hudson, soon to be followed by competent craftsmen in the joinery, masonry, and plastering trades necessary for the large brick buildings planned for the college campus. The level of all building in the village rose with the coming of these men, their skills and knowledge soon put to use in domestic and commercial architecture in construction other than the college program. The buildings erected during this time period are the foundation of the historic architecture of Hudson today; they are a part of the daily life of its citizens, in constant use as residences, shop and educational centers.

IV. Registration Requirements These properties qualify under Criteria A, in that, being the homes and environment of the forerunners of the Abolitionist movement, they are associated with events that have made a significant contribution to the broad patterns of history; and under Criteria C, in that, being the first architecturally styled buildings in Hudson, they embody distinctive characteristics of a type, period and method of construction and represent the work of master builders. All are significant in the area of ARCHITECTURE; some qualify under POLITICS/GOVERNMENT and SOCIAL/HUMANITARIAN, in that they and their owners were involved in the Abolitionist movement; some are significant in the area of EDUCATION, in their association with the founding of a new institution of higher learning. Brick buildings have few alterations; there are some additions to wood frame buildings, primarily at the rear or side, blending with the original style. Buildings have retained integrity of location, design, setting, materials and workmanship with these exceptions: 1840 house moved to present site in 1880, design integrity retained and 100 year historic integrity created at present site; 1830 house moved to present location in the 1920's, altered by porch enclosure, otherwise recognizable to its period of significance; 1840 house moved to present site in the 1920's, retaining design integrity; 1830's house moved to present site in the 1950's, design integrity retained, altered by attached garage; 1835 house moved to Owen Brown Street in 1984, exterior design integrity retained; and an 1846 house moved to Owen Brown Street in 1985, exterior design integrity retained, including Victorian embellishments. All of the above houses were scheduled for demolition at their original sites. One house has been moved back on its lot, architecturally unchanged; two houses have dormers ☐ See continuation sheet added to the front roof slope.

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Associated Property Types

II. Description:

a) College buildings:

Exterior characteristics: Brick Federal style buildings, Flemish or American bond, rectangular, with gable toward street or end-gabled, regularly spaced windows, glass paned, 6/6 or 12/12; shallow roof pitch, elliptical fanlights, sidelights, wood detailing in doorways, windows and fanlights.

Interior characteristics: Plaster walls, wood framing on doors and windows, primarily utilitarian in design.

These were the first architect designed buildings in Hudson; the talent and training of the men imported from the east for their construction introduced stylized residential and commercial design; these years established the look of Hudson today.

b) Dwelling houses:

Federal:

Exterior characteristics: earliest are brick or clapboard two-story rectangular masses, often with side porch or wing, shallow roof pitch, front or end-gabled, with regularly spaced windows, 6/6 or 12/12. Doorways are off-set or centered, with six-paneled doors, elliptical fanlights in doorcases and attics, sidelights and some Adamesque detailing in the doorcasing. Some facades with two-story pilasters, Roman Doric or Scamozzi Ionic capitals. Siding on clapboard houses 4-6" wide, some with flush siding on facade; corner boards are narrow, with delicate molding under the cornice, dentils or modillions and a narrow frieze board. Classical pediment either full with an architrave or suggested with corner returns. Center hall with rooms radiating in an arc or side hall with rooms forming an ell.

Interior characteristics: Plaster walls, wood framing with narrow beading on doors and window frames; random width plank floors of poplar or chestnut; more sophisticated and ornate interior trim, with stairways and moldings from carpenters' handbooks, now in frequent use in this area; carving on mantels and woodwork; random width wainscoting.

Construction: sandstone foundation; post and beam framing on clapboard houses.

Federal/Greek Revival Transitional:

Exterior characteristics: a blending of the two styles, retaining the delicacy of Federal moldings with Greek Revival details, or a Greek Revival style retaining a Federal fanlight and door surrounds. Two-story rectangular masses, center or offset entryways; small rooms opening from a center or side hallway; shallow roof pitch; corner and frieze boards tending to become wider.

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~~Domestic and Commercial Architecture~~ 1825/1850

II. Description: (b)

Dwelling houses: Federal/Greek Revival Transitional

Interior characteristics: Both Federal detailing and Greek Revival elements from newly available pattern books.

Construction methods similar to Federal.

These houses reflect the time lapse from east to west in the popularity of architectural styles.

Greek Revival:

Exterior characteristics: front gabled, white painted clapboard or brick; classical Greek orders; tall first floor windows, wide cornice boards, eave returns; rectangular transom lights, 6/6 windows, with small windows sometimes set in frieze board; bilateral symmetry or upright and wing; shallow roof pitch; six or two panel doors with elaborate door surrounds; doors centered or offset, occasionally in side porch or wing; Greek Revival details from Asher Benjamin, Minard LeFever or Owen Biddle pattern books, few or no details from English pattern books.

Interior characteristics: Plaster walls, wood framing on doors and windows, sometimes with Greek Revival motifs from pattern books; wide floor boards of poplar or chestnut; walnut handrails; straight or tapered balusters, sometimes with stairway soffit design from pattern books; fireplaces in all major rooms with mantel piece motifs from pattern books, seldom two alike in one house.

Construction methods differ little from Federal period.

Sub-type: New England one-and-a-half: Small one and one half story house, broadside to the street, with Greek Revival elements, three to five bays, heavy frieze board, sometimes with small windows in frieze.

Greek Revival was, by far, the most popular style in Hudson's first wave of expansion in the mid-1800's.

~~Commercial Buildings (NR 1)~~

Brick: Usually Federal in style

Exterior characteristics: Stepped gables, stone pilasters and insets; roof balustrades, gradation in scale of first and second story windows; transomed entrances.

Interior characteristics: Altered for commercial use, with few original details remaining.

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Domestic and Commercial Architecture 1825/1850

c. Commercial Buildings (NR 1) (continued)

Clapboard: A blending of Federal and Greek Revival; some originally used as dwelling houses; interiors adapted to commercial use.

Exterior characteristics: Fanlights and delicate cornice moldings in the earliest, with gradual blending in of Greek Revival elements. Some very simple sturdy Greek Revival examples with heavy cornices and full length pilasters.

Interior characteristics: Adapted for commercial use; little of original interior remains.

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

Historic Context Statement 3. Railroad Prosperity and Merchant Builders 1850-1907

At the mid-point of the nineteenth century, Hudson was confident that a larger, more important role was in the making. While John Brown agitated about slavery and others traveled westward for gold, many in Hudson, along with millions throughout the country, saw the road to prosperity laid with rails. In 1845, the Ohio Legislature chartered the Cleveland and Pittsburg Railroad, and it was determined early on that it would pass through Hudson. With the railroad construction came the Irish, a new element introduced to Hudson's population, somewhat to the consternation of the dominant New England group. The new settlers were, for the most part, unskilled immigrants, and all of them were Catholic. Small houses were built for these workers, many of them on the north side of Owen Brown Street near Brandywine Creek, an area soon to be called "Little Ireland."

Henry Noble Day, Professor of Sacred Rhetoric at Western Reserve College, became active in promoting the railroad and was so successful that he was soon named to its Board of Directors. This success transformed the professor into a railroad promoter. He envisioned feeder lines to the established Cleveland and Pittsburgh route and, to that end, organized the Akron Branch Line in 1851, securing a charter from the State Legislature. This line completed, Day saw an opportunity for yet another, this one to tap "the eastern and western extremities of the country". In 1852, he chartered the Clinton Line Railroad, to run east from Hudson through Kinsman, linking with a railroad in Pennsylvania. In 1853, he organized the Clinton Line Extension, scheduled to run westward to link with a road going west to the Mississippi. By the end of 1853, crews were at work surveying, and Day was considering a third link, this one to a railroad head at Painesville.

Anticipating a large increase in traffic and population, Day now expanded into other businesses. He brought the telegraph line to Hudson in 1848 and, in 1849, borrowed money from the college to build a five-sided, three storied building at the corner of Aurora and College Streets, to be called the Pentagon Building (now demolished), which he then filled with shops and businesses, bringing in people from the east to manage them. He purchased a large tract of land east of the village center for an upscale housing development and managed to build six houses, all of them still standing. 134, 175 and 183 Aurora Street are frame Greek Revival houses, the one at 134 Aurora Street somewhat ahead of its time in Ohio in its balloon frame construction. A brick Greek Revival was built at 161 Aurora Street, as well as two smaller houses, 128 and 136 Hudson Street, probably planned for lease or re-sale. With the help of some of Hudson's leading citizens, he established a bank, the Hudson Society for Savings, its only assets the expected increase in value of his real estate holdings. One of his partners, Edgar B. Ellsworth, started a lumber yard and planing mill to produce a complete line of mill work for Day's Addition. That mill, at 36 Streetsboro Street (NR 1) is still in use, serving as a retail store and office complex.

Anson Brewster, another Hudson entrepreneur, began his new addition on the west side of Main Street, with houses fronting on Owen Brown Street, and built his own magnificent Gothic Revival mansion at 9 Aurora Street (NR 1); David Hurn built at least three houses on speculation: a New England farmhouse at 32 Owen Brown Street (NR 1), an up-to-date Gothic Revival at 28 Owen Brown Street (NR 1) and a Greek Revival influenced at 422 North Main Street. His sister, Hannah, and her carpenter husband, John Holmes, built others. Carpenters and joiners, hedging their bets with both Greek Revival and Gothic Revival styles, entered the field, building primarily modest houses meant for tenants or for re-sale. There are in Hudson today nearly sixty houses built

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Historic Context Statement 3. Railroad Prosperity and Merchant Builders 1850-1907

during the five year period from 1850 to 1855, the peak prosperity period, compared to less than ten surviving from the 1855 to 1860 period. Within the earlier five year span, Henry Noble Day became a central figure in a maze of interlocking businesses, all founded on credit and on Day's credibility as a promoter. The Family Visitor, published by Sawyer and Ingersoll, a Day publishing enterprise, could not contain its exuberance. On June 21, 1854, it crowed that twenty-five to thirty new buildings had been erected in whole or in part during the preceding year. Real estate advertisements appeared for new houses in Day's Addition, "the most pleasant and flourishing part of town."

On May 30, 1855, considerable space in the same newspaper was devoted to an article on hard times in Hudson. The first bankruptcy, that same year, was the publishing company. Day hurried east to raise capital, only to confront the first indications of the financial panic which would be nationwide by 1857, caused largely by over-extensions such as his. The Clinton Line had to be abandoned; two cut stone bridges, one on Hudson-Aurora Road and one on Prospect Street, are all that remain of that monumental project. They are in excellent condition, having never been put into service. The "most flourishing part of town" was also abandoned, the houses auctioned at sheriff's sales.

The failure of the Day enterprises impoverished nearly everyone. As the town's financial community struggled, however, the Irish immigrants, now substantial in number, were able to buy a piece of land on Railroad (now Maple) Street and begin a Catholic mission church. By 1860, they could build their church, since moved from Maple Street to the corner of East Main and Streetsboro Streets (NR 1), a building which would serve the Catholic community from 1888 until 1973. The Irish had become contributing citizens, a few, such as William Noonan, who built the commercial buildings at 202 North Main Street (NR 1), operating business in the village center, while others purchased farms in outlying areas.

There was little forward movement during the Civil War period. Notable exceptions were the projects of Simeon and Orin Porter, sons of architect-builder Lemuel Porter. Simeon served as architect for the Romanesque Revival Congregational Church at 47 Aurora Street (NR 1), built in 1860. Orin, the much younger son, designed houses at 394 North Main Street, 230 Aurora Street and 240 College Street, all Italianate in style and built between 1847 and 1861. A third church was built in 1860, the First Christian Church at 50 Division Street (NR 1). The general economic depression continued after the war through the 1870's, although several grand Italianate houses were built: 5108 Darrow Road, 7339 Darrow Road, 100 College Street (NR 1) 272 North Main Street (NR 1) and 278 North Main Street (NR 1). An Italian villa was built at 204 College Street (NR 2); the new Hudson Town Hall (NR 1), built in 1879, is also Italianate.

Economic conditions began to improve in 1878, when the cheese manufacturing industry went into full stride with the building of Straight and Son's cheese storehouse at 88 College Street (NR 2), now Hayden Hall of Western Reserve Academy. This positive

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Historic Context Statement 3. Railroad Prosperity and Merchant Builders 1850-1907

economic development brought with ^{it} a spate of construction activity, ranging from the small houses at the foot of College Street (NR 1), conveniently located for workers between the cheese storehouse and the cheese box factory, to more elaborate houses for local merchants, whose businesses now began to prosper. The cheese business also brought a measure of prosperity to farmers, who received the first cash they had possessed in years. The first Queen Anne house was built at 33 East Main Street (NR 1), to be followed shortly by more extravagant versions. The Champion Evaporator Works, now adapted as a retail store complex, provided more employment. The proliferation of late 1880's upright and wing houses, such as those at the eastern end of Division Street, stemmed from the availability of jobs and the opportunities for satellite service businesses.

The respite would not last long. In 1882, Western Reserve College, enticed by a major endowment and the prospect of an enlarged pool of students, moved to Cleveland. The consequent loss of commercial activity, although considerable, was not as devastating as the psychological effect on a village that had poured its resources, financial and intellectual, into Western Reserve College from its earliest days. Other than a railroad station to serve the remaining railroad line, there was little construction during this period. An exception is the elaborate Queen Anne built on Barlow Road in the township by T. B. Terry, a widely known agronomist and author of books on modern farming methods. The final blow was the fire of 1892 that destroyed a block of wooden commercial buildings on Main Street across from the village green; the major construction project of the year was the replacement of those buildings with a new brick fire-resistant block, the one we now see at the south end of the business district (NR 1).

It is interesting to note that several large barns, c. 1900, have survived by adaptive re-use. An octagonal barn has been turned into a company headquarters at 5100 Darrow Road; another is used to house an advertising agency at 5783 Darrow Road; a third has been turned into a residence, at 2963 Hudson-Aurora Road.

The cheese manufacturing business and the maple sugar evaporator factory moved elsewhere, and by the early 1900's Hudson had fallen into a deep economic depression. The fine buildings at Western Reserve College were empty and derelict, with broken windows, doors hanging from rusted hinges and totally neglected grounds, the whole described by an Akron newspaper as a "pile of ruins". Main Street stores were vacant and boarded up; grass grew high on the village green. James W. Ellsworth returned briefly in 1898 and began the work of converting the old family farm on Aurora Street into an impressive country estate, called "Evamere" in honor of his late wife. The gatehouse to that estate still survives at 250 Aurora Street and is used as a residence.

The contrast between the Hudson of Ellsworth's youth and the new reality must have been shocking. He would return again in 1907 to present to the village a proposal he had been long considering - the rebuilding, the restoration, of Hudson Village.

F. Associated Property Types

HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

I. Name of Property Type Domestic, Commercial and Civic Architecture 1850-1907

II. Description

A. Railroad Era Construction - 1850's

1. Bridges: Cut stone, with keystone arches spanning streams. The two remaining after the financial collapse of the railroad company have never been used and are in excellent shape. Some stones have been carried away from the culverts.

2. Dwelling houses:

Greek Revival: Exterior characteristics: clapboard and occasionally brick, two story rectangular masses, front gabled or end gabled; doors centered or offset, sometimes in side porch or wing; classical Greek orders, moderately heavy to heavy corner boards and frieze boards, returns, 6/6 windows. (cont.)

III. Significance

The coming of the railroad in the early 1850's brought the Irish immigration and many small houses which still contribute to the fabric of the village. The delusion of becoming a major railroad center brought about an upsurge in building, mostly Greek or Gothic Revival, and the addition of two new housing developments to the village proper, giving it its present visual significance. The prosperity of the late 1880's added new architectural elements with the addition of Italianate, Queen Anne and the locally popular two-story upright and wing. The economic depression in the late 1800's was so severe that few new buildings were constructed and few alterations were made to existing buildings. Although in desperately poor condition, early buildings retained their architectural integrity, forming a solid base of historic houses for the village restoration to begin in 1907.

Railroad Era Construction - 1850s, continued

3. Railroad station: One-story, hipped roof with wide overhanging eaves supported by large brackets, board and batten/beveled wood siding for wall treatment, large double hung windows. Typical 19th c. station plan - waiting room, baggage area and ticket booth.

IV. Registration Requirements

Properties in the historic district extension, representing a period, not confined to Hudson, of overexpansion, the railroad building era and financial panic and the effect of these problems on developing communities, are associated with events that have made a significant contribution to the broad patterns of history, Criterion A. They also embody the distinctive characteristics of a type, period or method of construction, Criterion C. Greek Revival, Gothic Revival, Italianate, Queen Anne, Tudor Revival and, perhaps, the local version of the upright and wing, should be listed under ARCHITECTURE. Under COMMERCE, houses constructed by merchants and the small industries which supported the local economy after the railroad collapse; under AGRICULTURE, the Queen Anne dwelling house erected for a noted agronomist; under GOVERNMENT, the Italianate town hall building still serving as the seat of government. Additions have been inobtrusive, to the rear or side, retaining the integrity of the original building. An 1850's house was moved in 1878 to make way for the cheese storehouse expansion. An 1887 building was moved in the 1920's from the campus of Western Reserve Academy during the campus restoration. Both have retained their integrity of design and have developed historic integrity on their new sites, one having been the home of I. T. Frary in the 1920's.

☐ See continuation sheet

☐ See continuation sheet for additional property types

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Domestic, Commercial and Civic Architecture 1850/1907

Description:

2. Dwelling houses (continued)

Greek Revival: Interior characteristics: Plaster walls, wood framing with beading on doors and window frames, random or regular width plank floors of poplar or chestnut; center or side hallway, small rooms opening from long hallway, kitchens at rear; fireplaces in some rooms.

Construction: Primarily wood frame, occasionally brick; foundations sandstone or early brick, some locally made; post and beam framing in frame houses; one documented balloon framed house.

Sub-type: New England one-and-a-half, broadside to the road, the front elevations having a blind half story or small half windows; Greek Revival architectural elements, usually in the front entryway and heavy frieze. Small houses, sometimes two to three rooms. Few exterior alterations, additions to the rear.

Gothic Revival: Exterior characteristics: Steeply pitched roof, front gabled, wood frame, with the notable exception of one ashlar front facade (NR 1); decorated verge board on gables; ornamental details on window surrounds; drip molding, pointed arch windows.

Interior characteristics: Plaster walls, wood framing, plank flooring of poplar or chestnut; small rooms; steep staircases. Fireplaces were giving way to modern heating stoves during this period, although many houses still had fireplaces.

Construction: similar to Greek Revival houses of the same period.

Four houses from this period are pictured in the 1874 Atlas.

3. Commercial Buildings: Planing mill, brick with stone foundation and window lintels, built to provide materials for the housing boom. Main core intact, with two-story addition and wraparound porch; in use as retail shopping complex (NR 1).

B. Post Railroad Era Construction:

1. Churches: Brick Romanesque, Simeon Porter design (NR 1)
Frame Gothic Revival, lancet doors and windows, trefoil design in transom (NR 1)
Frame, no academic style, altered (NR 1)

2. Dwelling houses:

Italianate: At least two stories, square or rectangular masses, shallow pitched or hipped roof; overhanging eaves and decorative brackets; tall narrow windows, some arched and paired, returns and modillions, hood molds, elaborate roof cresting.

Interior characteristics: high ceilings, elaborate moldings and trim; wood trim; one or two-paned windows; noteworthy staircases, usually of walnut; poplar or chestnut floors. Larger entry halls, rooms opening from central or side hall.

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HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

Section number FII Page 3

Domestic, Commercial and Civic Architecture 1850/1907

B. Post Railroad Construction (continued)

2. Dwelling Houses (continued)

Farmhouses: Exterior characteristics: two-story rectangular masses, primarily upright and wing, of simple construction, usually by local carpenters; off center entries and front facade porches; front gabled, usually shallow. Interior characteristics: plaster walls, wood trim, simple, without elaboration; wide board floors of poplar or chestnut; ground floor rooms opening from center or side hall. Construction: sandstone foundations; post and beam; narrow clapboard siding.

Workmen's houses: Exterior characteristics: modest two-story upright and wing, wood frame construction, few decorative embellishments.

3. Commercial:

Cheese storehouse: brick warehouse with brick arched lintels, cupola; continuing in commercial use until 1907, when it was converted to adaptive use as a clubhouse. (NR 1)
Factory for the manufacture of maple syrup evaporators, now much altered and adapted to use as a small shopping center. No remaining integrity; not included in boundary increase nomination.

4. Civic:

Town Hall, brick, Italianate, unaltered, still serving as the seat of local government.

C. Construction by Merchants and Small Businessmen: 1880-1907

1. Commercial:

Brick buildings on Main Street replacing wood frame stores destroyed by 1892 fire. Still in commercial use, with cosmetic alterations to serve sales display requirements of commercial tenants (NR 1). One and two stories, simple details brick corbelling along cornice line.

2. Dwelling houses:

Village: Very elaborate Queen Anne houses built by relatively prosperous merchants and owners of small businesses developing from the cheese manufacturing industry. Development of vacant lots with modest houses, frame construction, primarily T-plan or gabled. The Queen Anne houses have no exterior alteration; others have occasional rear additions.

Rural: Frame upright and wing farmhouses; one outstanding Queen Anne; most exteriors simple and without architectural elaboration; interiors simple, with rooms opening from center or side hall. Impressive barns, several now adapted to residential or commercial use.

E. Statement of Historic Contexts

Discuss each historic context listed in Section B. HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

Historic Context Statement 4

Historic Restoration - The Ellsworth Years 1907-1925

In 1898, James W. Ellsworth, a Hudson native, millionaire industrialist and noted patron of the arts, returned to his home town from Chicago. Newly widowed, he brought his two children to be raised by his parents, perhaps thinking to provide for them the environment of his own childhood. He converted the family farm on Aurora Street into an impressive country estate, called Evamere for his late wife, Eva. That house has since been demolished, although the gatehouse, built in the Tudor Revival style in 1898, is now used as a residence at 250 Aurora Street. Two Greek Revival houses from the 1830's, 204 and 233 Aurora Street, were guest houses on the Ellsworth estate.

Ellsworth had just enjoyed his greatest cultural triumph as the guiding force for the 1893 Columbian Exposition in Chicago, an event which would influence architectural trends in the United States throughout the twentieth century. Much of the credit for its success was undeniably his, for it was he who secured the architectural talents of Daniel Burnham and the landscaping genius of Frederick Law Olmstead and who offered personal financial support when the project seemed in danger of foundering. At this period of his life he was moving his business offices to New York, in order better to oversee his mining interests in Washington County, Pennsylvania, where he had built a newly constructed model town for his employees. When, in 1906, his miners voted to join the union and Federal legislation went into effect prohibiting mine owners from owning railroad cars, Ellsworth sold his mining interests and returned to Hudson.

Local newspaper accounts and the tax duplicates present a grim picture of Hudson in the early twentieth century. In the period from 1900 to 1908, only two new buildings appear on the tax duplicate; the same records show that five buildings were destroyed. The local newspapers reported that numerous saloons and public drunkenness in the village center made it perilous for the local ladies to patronize the few remaining merchants on Main Street. Houses and public buildings were deteriorating; public lands were not maintained.

Late in 1907, James W. Ellsworth presented to the Hudson Village Council his proposition to begin the restoration of the village. Briefly stated, he offered to construct and put into operation, without cost to the village, plants for electric lighting, water and sewage treatment capable of serving a population of 5000 (at a time when Hudson's population was 900), the plants to become the property of the village. There were nine conditions attached to the gift, among them that the plants be kept in repair at the expense of the village, that all overhead wires be placed underground or at rear property lines, that elm trees be planted along the streets, that no intoxicating beverages other than beer be sold in the village, that no street railways be constructed and that a corporation be formed to buy the derelict campus of Western Reserve College, which he planned to restore.

By the end of 1907, the proposition has been approved by the voters and action could begin, although not without disruptions. The utility companies serving Hudson would not agree to the hitherto unknown idea of placing wiring underground; Ellsworth spear-headed a telephone boycott, finally convincing the two companies involved to withdraw services so that a new company could be formed to do the job. The work would not really begin until 1910, the same year that Western Reserve College authorities transferred their Hudson campus to a newly created Board of Trustees, handpicked by James W. Ellsworth.

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HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

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Meanwhile, Ellsworth began his restoration program in other ways. He began by buying commercial and residential property for renovation. He established the First National Bank of Hudson and brought in his agent, A. H. Dittrick, to act as its president; many transactions were carried out in the name of Dittrick for Ellsworth. A Men's Club was organized by Ellsworth supporters and obviously under his control, serving as his platform and implementing his plans through civic programs, such as community beautification contests. Anyone willing to re-roof his house was given red tile at no cost; white paint was offered free to anyone who would paint his house. The Women's Improvement Association, which also seemed to report to Ellsworth, campaigned successfully for the removal of the Main Street hitching posts from the front to the rear of the buildings, their presence on the front walks deemed a hazard to skirts and slippers. The plan for Main Street, in addition to the removal of the hitching posts, was "a six to eight foot grass plot extending out from the sidewalk the whole length of the street, with elm trees not less than fifty feet in height, so that within a year or two they will overlap and form a continuous shade", which, in the fullness of time, they did. The Hudson Independent reported that in no time in Hudson's history had there been so many houses painted in one season. The concerted renovation effort began to show immediate results: a new post office, called "ahead of the times", was built on Main Street; new stone sidewalks were laid running from the Episcopal Church (21 Aurora Street) to Main Street. The Catholic Church (Old Church on the Green, 7 East Main Street) acquired a twenty-six foot rear addition and a new tower and entryway. The number of red tile roofs still existing attest to the success of the re-roofing program (161, 180 and 233 Aurora Street, 29 Division Street, Hayden Hall, 202 North Main Street, 46 and 218 Streetsboro Street), and the prevailing house color in Hudson is still white.

In December of 1907, when his program had been approved by the voters, Ellsworth tore down the old Pentagon Building, which was deemed structurally insecure. This building symbolized the time of the disastrous railroad expansion in the 1850's which started Hudson on its downward track. In 1908, he began construction on the same site of a Neo-Classical Revival brick residence, 53 Aurora Street (NR 1), which he gave to the Congregational Church for use as its parsonage. In April of 1908, he began the remodeling of the old Straight and Son cheese storehouse (NR 1) at the corner of Aurora and College Streets for use as a village clubhouse; Ellsworth later bequeathed the building to Western Reserve Academy and it now serves as its music department (Hayden Hall, 88 College Street).

In 1908, Ellsworth bought an 1850's house at 161 Aurora Street, removed inappropriate architectural embellishments and added a red tile roof. In the same year, he renovated Loomis Observatory (NR 2) on the old college campus, the second oldest observatory in the United States and still standing. He bought the old Brewster Store (NR 1), 5 Aurora Street, along with surrounding property, removed additions and adjacent buildings and restored it to its original state. The tax duplicate and the local newspaper now showed an upsurge in building - new houses at 27 Owen Brown Street, 176 Ravenna Street, 168 Hudson Street, 169 Elm Street, 349 Aurora Street and 34 Church Street, all before the utility program started in 1910.

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Historic Context Statement 4 - Historic Restoration - The Ellsworth Years 1907/1925

By the summer of 1912, Ellsworth had nearly completed the Clock Tower on the green at Main and Aurora Streets, another gift to Hudson, but nothing had yet been done about the college campus. He began this project with a proposal to the village school system to build a new school on the Western Reserve College campus to serve as a public high school. Architects for the project were to be Page and Corbusier of Cleveland, who had converted the cheese storehouse to the Hudson Club House for Ellsworth and who also built the Presbyterian Church opposite Adelbert College on Euclid Avenue in Cleveland and a Lutheran Church in Akron. J. W. C. Corbusier, of that firm, was a Hudson resident who would later, in 1917, build his own Tudor Revival residence at 226 College Street. The new school building, Seymour Hall, 115 College Street (NR 2), was to be, according to Ellsworth, everything simple but substantial, "all hardware should be colonial in design and strong and good, all doors should be heavy, strong, thick, three hinges to each, all plumbing fixtures plain and of the best." The outside walls must be brick "similar to those in the college buildings and . . . no receding joints. I hope you will not fail to impress upon the architects the necessity of everything being simple in design, colonial, nothing else, to the most simple detail."

While these plans were being implemented and a storm of dissent was brewing in the village, Ellsworth began supervising, from his Villa Palmieri in Florence, the renovation of the old college buildings - North Hall, 147 College Street (NR 2), the President's House, 153-55 College Street (NR 2), and the Athenaeum, 187 College Street (NR 2), the last changed from three floors to four, necessitating a fourth set of windows, to be put into use as a dormitory. The village dissent grew stronger when he replaced the school superintendent, buying and restoring the William Branch House at 24 Owen Brown Street (NR 1) to serve as a residence for the new superintendent. All dissident elements combined to vote down, by seven votes, approval of Ellsworth's plan for the village school system. Ellsworth took no further interest in the village schools, Seymour Hall becoming a part of the Academy buildings at its re-founding in 1916. The building was completed in 1913; that same year Ellsworth underwrote the building of the block at 160-64 North Main Street (NR 1) replacing a brick building destroyed by fire in 1911, the result of a fire in an adjoining building which burned out the wood frame construction under the brick and gutted the interior. The replacement was brick and Colonial Revival, an imposing building still of major importance in the integrity of the village center. Carroll Cutler House, 169 College Street (NR 2) was renovated that same year. Also, in 1913, the elegant building for the power plant was completed, a gift to the village. now a retail store at 46 Streetsboro Street.(NR 1)

His influence on construction in the village is as evident as that of Western Reserve College on the construction of its day. The many Colonial Revival buildings and those built "simple in design", such as 64 Aurora Street (NR 1) 72 and 82 Aurora Street, 169 and 349 Aurora Street, 178 College Street, 38 Division Street (NR 1) and a number of houses on Elm Street, add to the classical feeling of the restored buildings. The national influence is evident in the acceptance of the Colonial Revival style as the prevailing style.

In 1915, Ellsworth began the final step in restoring Hudson to its original state with a campaign to bring Western Reserve College back to its founders, offering "campus and buildings, including the Athenaeum and Boarding house, all of which have been completely restored and modernized, with exceptions of Athenaeum and North College building, which have partially restored, the middle college building being razed

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Historic Context Statement 4: Historic Restoration - The Ellsworth Years 1907/1925

and an entirely new sixteen classroom building erected in place of same, at a cost of over \$130,000, including herein a complete domestic science department, exterior conforming to the architecture of the other buildings, to be turned over to the Trustees of Adelbert College with an endowment of \$200,000. - one of the provisions would be that my name never be mentioned in connection with the transaction, that, if accepted, the Western Reserve or Adelbert College had reopened the University at Hudson . ." When this offer was turned down, Ellsworth expressed his disappointment: "What Adelbert should do, or rather the Western Reserve University, is to sell their Cleveland properties in place of buying more land for buildings, and locate all at Hudson . . Their horrible architecture as at present would give way to the beautiful colonial with as beautiful a setting as was ever endowed by nature . .".

Continuing the campus restoration, Ellsworth added, in 1920, Bicknell Gymnasium, 197 College Street (NR 2), modeled after the John Hancock House in Boston, which was the Massachusetts State Building at the 1893 Columbian Exposition, Ellsworth's Chicago triumph. Part of his vision for the campus was that all intrusive structures be removed. The Margaret and Mary Kippen House, 156 Aurora Street, was moved from the corner of College and Chapel Streets to its present location and at Ellsworth's expense in 1921. His last building project on campus was Ellsworth Hall, built in 1922. When he died in 1925 he left a large sum of money to Western Reserve Academy, enabling it to become the highly regarded preparatory school it is today.

It is probable that James W. Ellsworth did not think of his project as historic preservation, there being no vocabulary for the concept at that time, twenty years before the historic preservation movement began in this country. His work reflects current ideas of the time in community planning, although these projects were usually new building programs and did not involve restoring historic buildings. It is undeniable that a historic restoration project was accomplished in Hudson during these years.

The pattern was now set. The concept that returned Hudson to its origins instead of demolishing and rebuilding would be the basis for its future development and its strong support for historic preservation through the years.

F. Associated Property Types

I. Name of Property Type Domestic, Commercial, Civic and Institutional Architecture 1907/1925

II. Description

See Continuation Sheet

III. Significance This period in Hudson's history reflects contemporary thought on community planning, adding to the planning the element of historic preservation, and the contemporary architectural preference for Colonial Revival houses, that preference having as its source the World Columbian Exposition of 1893. The classical architectural style displayed there resulted from the influence of James W. Ellsworth, who brought the style back to his native town. It is important to the present architectural integrity of the village that this restoration project was accomplished with the loss of only two buildings, both structurally unsound, and that the new Colonial Revival buildings were blended with the original buildings to retain the New England Village atmosphere. The end product was the restoration of an entire village, possibly the first in the United States to accomplish this using the original buildings rather than reconstructions.

IV. Registration Requirements

These properties, representing one of the first historic restoration projects in the United States, also reflect the influence of Hudson native James W. Ellsworth, whose decisive guidance in the architectural choices for the 1893 World Columbian Exposition buildings brought the Colonial Revival style of architecture to national attention and favor. In the sense that the construction of the Colonial Revival buildings in Hudson was at the direction of the person most responsible for their national popularity, these buildings are associated with events that made a significant contribution to the broad patterns of history, Criteria A. They also embody distinctive characteristics of a type or period, Criteria C. The restored buildings, examples of Federal, Greek Revival and late nineteenth century design, and the new buildings, in the contemporary Colonial Revival style, are significant in the area of ARCHITECTURE. Both restored and new buildings are significant in the area of EDUCATION, reflecting James W. Ellsworth's constant efforts to establish a first class educational institution and his eventual establishment and endowment of Western Reserve Academy.

☐ See continuation sheet

☐ See continuation sheet for additional property types

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Domestic, Commercial, Civic and Institutional Architecture 1907/1925

Restorations:

Dwelling houses: Primarily modest 1½ to 2 story frame houses, Greek Revival and Gothic Revival or late nineteenth century upright and wing. Organized program for re-roofing, re-painting and structural repair. Exterior and interior characteristics, described in F II, Domestic Architecture, 1799/1825, retained.

Commercial buildings: 2-story brick or frame buildings located in the business center, some originally dwelling houses, Federal/Greek Revival Transitional. Structurally reinforced, re-roofed, painted. Architectural and historical integrity retained.

Institutional: Early buildings of Western Reserve College, primarily of brick construction, exterior and interior characteristics described in FII, Domestic and Commercial Architecture, 1825/1850.

New Construction:

Dwelling houses: Exterior characteristics: Colonial Revival traditional houses, at least two stories, frame or brick construction, usually side gabled with a symmetrical facade, paired windows, transoms, pilasters, broken pediment entryways. Interior characteristics: high ceilings, ceiling cornices, often quite ornate; heavy trim; open floor plan, usually around a center hall and stairway, the hall running the depth of the house with rooms opening on either side.
Construction: wood frame, often with brick veneer; foundations of brick or concrete block.

Commercial buildings: Basically Colonial Revival in style, usually brick, with period revival details, such as Greek Revival entablatures and classical door and window details.

Institutional: Exterior characteristics: brick construction; multi-storied; grouped windows; porticos, balustrades, ornamental belt courses and colonial entryways. Interior characteristics: high ceilings, simple ornamentation, plaster walls, wood trim.
Construction: Wood frame, brick veneer, brick foundations.

Related Community Construction:

Dwelling houses: Exterior characteristics: 2-story brick or clapboard; symmetrical facades; paired or grouped windows; classical trim at eaves and windows. Interior characteristics: high ceilings; plaster walls; wood trim, often quite ornate; cornices; open floor plan around a center hall and stairway; hard wood floors.

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

Historic Context Statement 5. Exurbia 1925/1940

When James W. Ellsworth died in 1925, Hudson had found its permanent niche as a historic community; the task remaining was to solidify the gains made under his guidance. In the year following, 1926, there was an upsurge of preservation activity. Western Reserve Academy began a program of identification by placing markers on the original college buildings, including the sites of razed Middle and South Colleges. The Historical Society placed a tablet over its entrance door commemorating the pioneers and began an extensive educational program for children on the historic buildings of Hudson. Elementary school children raised funds for a permanent marker at the site of David Hudson's first cabin, the birthplace of the first white child born in Summit County, Anner Maria Hudson.

The predominant architectural style for new construction tended to be that promoted by James W. Ellsworth, a style which was now favored nationally. Neo-Classical or "Colonial"; these buildings blended naturally with those preserved or restored, achieving an effect, still apparent, of a small New England village. In 1927, three institutional buildings appeared, Neo-Classical or Colonial Revival in style, all of brick construction, featuring pilasters, transoms, sidelights, porticos, balustrades and dentils. Hudson High School, on Oviatt Street in the village, is still in daily use as an educational institution. At the Cleveland Boys' School, 996 Hines Hill Road in Hudson Township, two dormitories, Washington Hall and Dickerson Hall, were dedicated in 1927 and still serve the same function. These dormitories are of interest historically as well as architecturally in that they were built on the premises of one of the first correctional schools to place emphasis on country living and outdoor activities as a rehabilitating factor for young first offenders. The idea originated with William J. Akers, Cleveland's Director of Charities and Corrections, and was brought to fruition by the Reverend Harris R. Cooley in 1902. A 1928 dormitory in the same architectural style was called Cooley Hall in his honor.

Residential construction in the village was primarily of simple design and modest proportions. Elm Street, laid out in the 1880's, began to fill in; eight houses were built there between 1928 and 1933. Roslyn Street, which joined Elm Street to Streetsboro Street, added three new residences. Both Aurora and Streetsboro Streets expanded eastward. Houses, now identified from catalogs or interior markings as being mail order houses had a surge of popularity, examples being 190 and 194 Aurora Street and 145, 169 and 175 Streetsboro Street. On sparsely settled roads in the township, houses tended to be built in close clusters, such as those at 245, 389, 532, and 620 Boston Mills Road; 375, 568, 978, 1088, 1298, 1329 and 1330 Barlow Road; 5985 and 6244 Stow Road; and 5174, 5274, 5260, 5992, 7032, 7080, 7159, 7167, 7179 and 7437 Darrow Road. Further village construction, comfortable houses of no particular architectural style, appeared at 64 and 84 Oviatt Street, 65, 92, 95, 132, 164 and 175 South Main Street and at 214, 306, 384, 380, 415, 417, 419 and 421 North Main Street. It was during this period that I. T. Frary, residing at 172 Aurora Street, researched and photographed many Hudson houses to be included in his book, Early Homes of Ohio, 1936. With the publication of this book Hudson became widely recognized as a historic community.

The national media coverage of the Ellsworth restoration project had attracted many visitors, and it followed naturally that real estate investors were drawn to the area. When the planned community of Lake Forest opened its first houses in 1930, the Hudson Times reported that it had been five years in the planning, beginning soon after the Ellsworth improvements. It was the brain child of S. H. Kleinman, who was said to have developed more than 175 miles of Cleveland frontage and studied the greatest residential and recreational communities in the country before beginning the project. A five million dollar undertaking, it was dedicated to the country club life, with a \$300,000 clubhouse (Lake Forest Country Club, Atterbury Boulevard), a 135 acre golf course, 75 acres of lakes, 50 acres of parks

☒ See continuation sheet

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Section number E (5) Page 2

Historic Context Statement 5. Exurbia. 1925/1940

and boulevards, 18 miles of bridle paths and a 35 acre polo field. H. O. Fullerton was the architect for the clubhouse and for all residential plans and designs. All houses were to be English Tudor, and two had been opened by 1930; 287 Brentwood, at a cost of \$35,000, and 257 Atterbury Boulevard, at a cost of \$30,000. With the slogan "Play where you live!" it was presented as "evolving into one of the finest suburban centers in this part of the country." The sales message was geared to the commuter, particularly to residents of Shaker Heights, Ohio, and cited the rise in train fare from Shaker Heights to Cleveland to 15 cents, compared to only 22 cents from Hudson to Cleveland. Mention was made in the local press of the twenty-four trains per day providing quick service to Cleveland and the frequent service by regular train and luxurious gas electric cars running from Hudson to Akron. A mid-city airport located just to the south of the development was slated for expansion. Atterbury Boulevard, the main road through the complex, was, appropriately enough, named for the president of the Pennsylvania Railroad.

Two houses and the clubhouse were completed before S. H. Kleinman fell victim to the depression and succumbed to bankruptcy. One other building, the sales office, now serves as a residence at 187 Streetsboro Street. The village, having annexed the land and provided utilities, was faced with major financial problems not fully resolved until the lots were sold for a development of more modest proportions in the 1950's. Exceptionally fine street lights had been installed before construction was halted and are still in use, contrasting strangely with contemporary housing styles.

The historical significance of this planned community lies in its failure, which saved Hudson's status as a small independent town, exurban rather than suburban, retaining its Federal/Greek Revival architectural character, escaping the heavy Tudor Revival look common to luxury suburbs of that time period. In 1930, Christ Church Episcopal, 21 Aurora Street, put the Colonial Revival stamp on the town center with its new church designed in a style to imitate the earlier Federal and Greek Revival traditions.

In the 1920's and 1930's, Max Montgomery, a local architect, built a series of small, well-designed and affordable houses for a market affected by the general financial collapse. Still surviving and in excellent condition are houses at 152 Hudson Street and 290 and 397 North Main Street, along with his personal residence, an English Cottage of brick and shingle at 147 Hudson Street.

In 1935, Grace Goulder Izant, a long time resident of Hudson, built a new house at 250 College Street on spacious, wooded grounds adjoining the Western Reserve Academy campus. Mrs. Izant, journalist, author and historian, was cited in her nomination to the Ohio Women's Hall of Fame in 1982 as "the first professional woman journalist on the staff of the Cleveland Plain Dealer". She was the writer of a popular series on Ohio history which was later enlarged into two best-selling books, This is Ohio, (1953) and Ohio Scenes and Citizens, (1964). A later book, John D. Rockefeller: The Cleveland Years, (1972), has become a standard reference book on those historic times. Her last book, Hudson's Heritage, (1985), is a group of stories of pioneer life in Hudson. In addition to her election to the Ohio Women's Hall of Fame, Grace Goulder Izant was the recipient of the Ohio Governor's Award, the Cleveland Fine Arts Award and the New England Society Award. She died in Hudson in 1984. The Izant house, Great Elm, is an elegant example of Colonial Revival architecture, with a symmetrical facade, full entablature entry way and a pedimented gable with lunette.

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Historic Context Statement 5. Exurbia 1925/1940

These were also the years of country estates and summer homes, the contemporary newspapers reporting many instances of houses opened for the summer and closed for the winter. Old Trail Farm, 3087 Hudson-Aurora Road, is a rambling, eclectic house of stone and clapboard built in the thirties; Grey Birches, 1684 Tannery Circle, is a wood shingled Tudor Revival designed by local architect James William Thomas; the country house at 1790 Tannery Circle, built in 1936, is a clapboard Colonial Revival with portico; 7197 Valley View Road was designed and built in 1937 by Monroe Copper, Jr., a Cleveland architect specializing in Colonial Revival domestic architecture.

This period is historically important in the development of Hudson in that it maintained the architectural integrity of its founding. Once again with the help of a financial disaster, it remained an independent village in spite of pressures to become suburban. The Hudson that evolved during these crucial years would be the Hudson of the next nearly fifty years.

F. Associated Property Types

I. Name of Property Type Domestic and Institutional Architecture 1925/1940

II. Description

See continuation sheet

III. Significance The significance of the modest residential development in the village center is in its relationship to the preservation activities of the preceding fifteen years and its role in using the remaining village land before the great outward spread of the 1940's, thus preserving Hudson as an independent village, exurban rather than suburban, new structures blending with the old to maintain architectural integrity. Houses designed by local architects are significant in their successful blending of good design with an understanding of the economic realities of the Depression years. The surviving mail order houses are significant for similar reasons and as reflecting a national building trend. The attempt at a planned community of luxury houses inspired by the newly available easy access to neighboring metropolitan centers is significant in its failure, which saved Hudson from becoming an appendage of Akron or Cleveland. When the freeways and easy mortgage money of the 1940's brought an exodus from the cities, the major developmental growth was in the surrounding township, leaving the historic village center intact.

IV. Registration Requirements These properties qualify under Criteria A, in that, in their relationship to Community Planning, mail order houses and houses designed to meet economic stringencies, they are associated with events that have made a significant contribution to the broad patterns of history, and under Criteria C, in that they embody distinctive characteristics of a type, period and method of construction, such as the Tudor Revival of the suburban trend, houses by mail and designs of local architects. The area of significance is ARCHITECTURE, in the Tudor Revival suburban style, the designs of local architects and the use of mail order houses. They also qualify under ECONOMICS, in the matching of architectural style with the economic conditions of the area, and under SOCIAL/HUMANITARIAN, in the association of the buildings at the Cleveland Boys' School with a new theory on the rehabilitation of juvenile offenders concentrating on outdoor activities in a rural setting.

☐ See continuation sheet

☐ See continuation sheet for additional property types

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HISTORIC AND ARCHITECTURAL PROPERTIES OF HUDSON, OHIO

Section number F II Page 1

Historic Context 5. Domestic and Institutional Architecture 1925/1940

a. Dwelling houses: Small to medium size, primarily wood frame construction, related to the nationally popular Colonial Revival style or of no academic architectural style.

Large country estates, ranging from Colonial Revival to Tudor Revival, the latter temporarily in vogue after the construction of the J.W.C. Corbusier house at 226 College Street. Brick, stucco and stone.

Tudor Revival houses in an attempted planned community, 2+ stories, brick, stone and stucco.

Designs by local architect Max Montgomery, modest in size, attuned to a depression era market. One outstanding English Cottage, half timbering and stucco, one and two stories, gable roofs.

Mail order houses, designs in catalogs, some with interior markings.

b. Institutional: Period Revivals:

Christ Church Episcopal, 21 Aurora Street, wood frame clapboard, Colonial Revival.

Lake Forest Country Club, Tudor Revival with half timbering, of brick, stone and stucco, built as the focal point of a planned community of houses of similar design.

Dormitories at Cleveland Boys' School, brick, Colonial Revival, still in use.

Neo-Classical Revival high school, brick.

a. Dwellings, continued: Bungalows, one story with gable roofs, shed dormers, lower gable porch or side gable sloping to cover porch, battered porch piers, wall treatment of wood shingles, siding, or brick, Arts and Crafts/Craftsmen stylistic influences.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing

Hudson Heritage Association, a preservation action group founded in 1962, sponsored and funded a historic resources survey of the township beginning in 1983, using volunteer surveyors, working as teams, to cover every road in the village and township. Using the Auditor's Tax List for Summit County as a guide, surveyors identified all buildings constructed prior to 1940, recording on the Ohio Historic Inventory form information as to architectural style, building materials, visible alterations and an actual or estimated date of construction. These forms were filed with the Ohio State Historic Preservation Office, with copies retained in the files of Hudson Heritage Association. The information gathered was then examined by an Evaluation Committee, who determined which buildings would comprise a local historic resources inventory. The survey identified 670 buildings or structures of architectural or historic import. Each was documented by a combination of black and white and color slide photographs. Each building was photographed at least once; properties considered to be of architectural or historic significance were more extensively documented with supplemental black and white photographs and color slides. Pertinent records were examined at Summit County Court House, the archives of Hudson Heritage Association and the Hudson Library and Historical Society. Sanborn maps, cemetery records, census records and city directories were examined; personal interviews with property owners and longtime Hudson residents yielded invaluable material. All of the buildings chosen by the Evaluation Committee were deemed to be of sufficient value to be nominated to the National Register. No formal ranking as to comparative value was made, as there is no wide swing in the buildings being considered. See continuation sheet

H. Major Bibliographical References

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Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Archives, Hudson Heritage Association

Specify repository: _____

I. Form Prepared By

name/title Lois Newkirk, President, Hudson Heritage Association; Project Director, CLG grant
organization Hudson Heritage Association date 8/31/88
street & number Box 2218 (183 Aurora Street) telephone 216 650 1520
city or town Hudson, Ohio state _____ zip code 44236

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Historic and Architectural Properties of Hudson, Ohio MPD, Summit County, Ohio

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