

March 30, 2026

Hudson Architectural Historic Board of Review

179 Elm Street
Hudson, Ohio 44326

I respectfully request that the Board reconsider the classification of 179 Elm Street as a contributing structure within the Hudson Historic District and approve its demolition.

First, in the City's own documentation supporting the 2022 historic district expansion, there is no specific identification or acknowledgment of 179 Elm Street as possessing distinct historical or architectural significance. The property does not appear to have been singled out as a noteworthy resource, which calls into question its designation as "contributing."

Constructed in 1952, the house falls within the broader period of significance; however, age alone is not sufficient for historic designation. This structure represents a common post-war residential form and does not embody unique architectural characteristics, nor does it appear to be associated with events, patterns, or individuals that meaningfully contribute to the historical narrative of Hudson, Ohio.

Under the evaluation framework established by the National Register of Historic Places, a property must meet one or more of the recognized criteria for significance.

179 Elm Street does not meet:

- Criterion A, as it is not associated with significant historical events or patterns of development beyond typical post-war housing;
- Criterion B, as it has no known association with significant persons in Hudson's history;
- Criterion C, as it lacks distinctive architectural characteristics, high artistic value, or representation of a master; and
- Criterion D, as it is unlikely to yield important historical or archaeological information.

The home has been used as a rental since approximately 2011 and is in a state of deterioration with diminished integrity. It is a modest, single-story structure with a shallow-pitched roof and no basement, offering limited adaptability and no practical path for meaningful rehabilitation. Combined with the absence of distinguishing features, these factors significantly reduce both its preservation value and its viability for meaningful rehabilitation. There is no reasonable or practical basis to conclude that the structure presents a viable opportunity for restoration that would contribute to the historic character of the district.

The Board's own standards and guidelines emphasize consideration of a structure's architectural significance, integrity, and the feasibility of preservation or adaptive reuse. In this case, the property lacks sufficient architectural merit and has compromised integrity, and the feasibility of rehabilitation is extremely limited. Retaining a structure that does not meaningfully contribute to the district, and for which preservation is not practical, does not advance the intent of the district or the purpose of review.

Second, the property was previously reviewed by the Hudson Architectural and Historic Board of Review and approved for demolition in 2011. That prior determination indicates that the structure was not considered to have sufficient historic value to warrant preservation at that time. There have been no material changes to the building's historic significance since that decision that would justify a different conclusion today.

Finally, this request is supported by neighboring property owners along Elm Street, who are familiar with the structure and its condition. Their support reflects a shared understanding that the building does not contribute positively to the character of the street or the district. Please refer to the accompanying emails included at the end of this document for confirmation of this neighborhood support.

Given the lack of documented significance, failure to meet established preservation criteria, deteriorated condition, lack of feasible rehabilitation, prior demolition approval, and neighborhood support, 179 Elm Street should not be considered a contributing resource.



Nate Bailey
Principal, Hara Architects

179 COLLEGE STREET







Google Maps







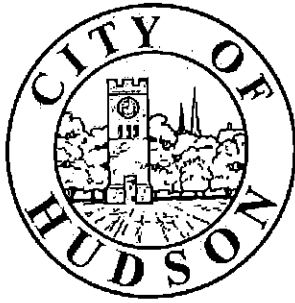












Architectural and Historic Board of Review
Town Hall 7:30 p.m. 2nd Floor Meeting Room
27 East Main Street Hudson, Ohio

January 26, 2011

A G E N D A

I. Call To Order

II. Roll Call

III. Public Comment

IV. Applications Reviewed

A. Consent Applications

1. **7277 Walters Road**
Alteration (two new skylights)
Submitted by William H. Childs, Jr. – *recommend approval as revised*
2. **2501 Middleton Road**
Addition (master suite)
Submitted by Claudia B. Snyder – *recommend approval as revised*

B. Old Business

3. **23 Church Street**
Alteration (window replacement)
Submitted by Gary Bublick – *Historic District – recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 – no recommendation*
 - a) *Question the use of two different products rather than using the Peachtree product for all windows to be replaced, since this product has a wood exterior.*
 - b) *AHBR wishes to discuss grid styles with applicant at meeting.*

C. New Business

4. 111 First Street

Sign (projecting sign and menu display case – **The Wine Bar at Solaire**)
Submitted by Kathy Conway – *no recommendation*

- a) *AHBR wishes to discuss details of menu board sign with applicant at the meeting.*

5. 5929 Darrow Road

Sign (one building sign and window sign – **Nosh Eatery**)
Submitted by Brilliant Electric Sign Co. – *no recommendation*

- a) *The Sign Plan used previously will need to be modified to reflect this proposal.*
- b) *Provide dimension showing frontage of tenant's space to determine the square footage permitted for a sign.*
- c) *Although the previous roof sign was approved, roof signs are listed as being prohibited by the Development Code. It is recommended that the logo be modified to fit more closely within the confines of the text of the sign. The logo as it is currently shown is more than 5' greater than the height of the proposed text.*
- d) *State that all surfaces of the sign will be in a matte finish.*

6. 179 Elm Street

Demolition (house)

Submitted by Keith Lewis – no recommendation

- a) *AHBR may wish to see the house before taking action.*
- b) *AHBR is not comfortable approving the demolition without knowing what would replace the existing house.*
- c) *Staff recommends the following motion if AHBR is inclined to approve the demolition: AHBR approves the application to demolish the existing house at 179 Elm Street; however, a zoning certificate may not be issued until the applicant has closed on the property.*

7. 5790 Hudson Drive

Alteration (building entrances)

Submitted by Paul F. Keller

- a) *Verify that the only improvements that will affect the exterior appearance of the building are a new vestibule on the east elevation and the closure of a door to the cooler.*

8. **88 North Main Street**

Addition (roof over existing patio)

Submitted by Eli Mahler – *Historic District – recommend referral to the Historic District Subcommittee pursuant to LDC 1203.12 – no recommendation*

- a) *Note: The footprint of the outdoor bar, cooler, and kitchen remains the same. Covered areas extending west from the existing bar 6'-9" and along the south side of the bar and kitchen are being added.*
- b) *Identify the materials of the columns and roof trim.*
- c) *Question if parging the block would compliment this improvement.*

9. **55 Veterans Way**

New Construction (restroom and pavilion)

Submitted by Eric Hutchinson, City of Hudson Parks Department

- a) *Staff has highlighted on one of the plan sets' site plan the location of the structures for which design approval is being sought. Other park features are surface features that do not require approval. Approval for the playground and surrounding fence is not being requested at this time.*
- b) *The posts on the picnic pavilion should be 6" X 6" (4" X 4" looks too flimsy).*
- c) *The rear elevation of the rest room building should have the same decorative louver treatment as the other elevations.*

10. **5 Atterbury Boulevard**

Sign (two building signs – **Verizon Wireless**)

Submitted by Reveille I LLC

- a) *Use permit application is needed for Verizon Wireless*
- b) *\$40.00 application fee to be submitted for second sign*
- c) *Staff understands the applicant will propose a sign that will use the two bays of this storefront. This is acceptable provided the maximum sign area is not exceeded.*
- d) *Plans must be revised to note the following:*
 - 1. *The raceways will be painted to match the color of the metal material to which they will be attached.*
 - 2. *The type of finish the lettering will have.*

D. Other Business

1. Informal Discussion – **5840 Nicholson Drive** - (Informal review for proposed use of material on a variance request for a front entry third car garage)
2. Project Introduction of Phase II at Hudson Station
3. Approval of Minutes

V. Adjournment

VI. Administrative Approvals

- **5907 Ogilby Drive** – Alteration (patio door replacement)
Submitted by Renewal by Andersen



Architectural and Historic Board of Review
Town Hall 7:30 p.m. 2nd Floor Meeting Room
27 East Main Street Hudson, Ohio

January 26, 2011

MINUTES

Acting Chair Marzulla called to order the regularly scheduled meeting of the Architectural and Historic Board of Review of the City of Hudson at 7:30 p.m. in the meeting room of Town Hall.

Roll Call: Present: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra, Mr. Smart
and Mr. Wyatt
Absent: Mr. Mitalski

Officials Present: Mr. Richardson, City Planner

Mrs. Egan of McKenna and Associates was also present at the meeting.

The minutes were taken by Ms. Soloman, AHBR Clerk. The meeting was not tape recorded.

I. Public Comment

Acting Chair Marzulla asked if anyone present in the audience wanted to address the board on any agenda item. There was no public comment.

II. Applications Reviewed

A. Consent Applications

- 7277 Walters Road**
Alteration (two new skylights)
Submitted by William H. Childs, Jr.

Mr. Wyatt made a motion to approve the application as revised.
Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

2. **2501 Middleton Road**
Addition (master suite)
Submitted by Claudia B. Snyder

Mr. Wyatt made a motion to approve the application as revised.
Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt
Nay: None
Motion carried.

B. Old Business

3. **23 Church Street**
Alteration (window replacement)
Submitted by Gary Bublick – Historic District

The Historic District Subcommittee reviewed the application. Mr. Gary Bublick, the homeowner and Mr. Don Scott, a representative from Lowes, were present at the meeting. Ms. Marzulla asked the reason for the use of two different window products. Mr. Scott explained that the homeowner was replacing only the upstairs windows at this time and has agreed to use the wood Peachtree windows with a two over two grid pattern at the front and sides.

Mr. Smart entered the room at 7:33 p.m.

Mr. Bublick stated that the four windows at the rear were not original and he wanted to replace them with the windows he already purchased to limit some of the loss. Ms. Marzulla asked if all windows would have a wood exterior. Mr. Bublick stated that the windows at the front and sides would have a wood exterior and he wanted to use the aluminum clad windows at the rear. Ms. Marzulla asked if the first floor windows would be replaced with wood windows in the future. Mr. Bublick stated that the Peachtree wood windows would be used for future window replacements.

Mrs. Church said that the material and grid pattern should be consistent for all double hung windows. Mr. Bublick said that he was requesting aluminum clad windows to replace windows that are not historically significant. He asked why aluminum clad windows were not acceptable. Ms. Marzulla stated that the design standards indicate that replacements should be in kind. Mr. Scott said that Mr. Bublick was being penalized for doing the right thing and pointed out that there were existing vinyl windows in the neighborhood. Mr. Holmes agreed that there should be more flexibility to allow new technology; however, the board needed to enforce the current standards. Mr. Bublick agreed to use all wood windows with the two over two grids for the

double hung windows and one vertical bar in the center of the other window style.

Mrs. Church reported that all members of the Historic District Subcommittee recommended granting a Certificate of Appropriateness with the following additional conditions:

- a) All windows to be replaced will have all wood interior and exterior.
- b) All double hung windows to incorporate a two over two grid pattern.
- c) Window "C" to be vertically divided.
- d) Window "D" to be plain.
- e) Window "E" to match double hung windows at the front elevations.

Mr. Smart made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Holmes seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

C. New Business

4. 111 First Street

Sign (projecting sign and menu display case – **The Wine Bar at Solaire**)
Submitted by Kathy Conway

Kathy Conway, the applicant, was present at the meeting. Mrs. Egan said that all remaining comments were addressed in the revised plans. The board reviewed the photographs of the building with the sign locations noted. Mr. Smart asked staff if the menu board was considered an informational sign. Mr. Richardson said that it was informational.

Mr. Wyatt made a motion to approve the application as revised.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

5. **5929 Darrow Road**
Sign (one building sign and window sign – Nosh Eatery)
Submitted by Brilliant Electric Sign Co.

Mr. Major Harrison of Brilliant Electric Sign was present at the meeting. Ms. Marzulla asked how the sign was supported on the roof. Mr. Harrison said that the PVC material was low weight, so the sign would be supported by brackets. He added that the frontage of the tenant space was 26 feet.

The board discussed the sign plan. Mr. Harrison explained how the proposed sign would comply with the sign plan for the building. Mrs. Egan said that the property owner clearly approved the proposed sign.

Ms. Marzulla said that she appreciated the fact that the building was setback from the road; however, she questioned if the six foot height was accurate. Mr. Harrison said that it was correct. Mrs. Egan stated that there was another issue to be discussed. She said that the proposed windows signs and wall sign exceed the numbers of permitted signs. There was discussion on whether the window decals could be considered temporary signs. Mr. Harrison withdrew the window signs from the application and indicated that he would work with staff on other options.

Mr. Harrison presented a revised plan for the ground sign that matched the existing sign panels.

Mr. Pelligra made a motion to approve the application as revised with the following additional conditions:

- a) Indicate dimension of the frontage for the tenant space.
- b) The window signs were withdrawn from this application.

Mr. Wyatt seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

6. **179 Elm Street**
Demolition (house)
Submitted by Keith Lewis

Mr. Keith Lewis, the applicant, was present at the meeting. There was discussion on the condition of the house and the applicant's future plans to build a new house.

Mr. Holmes made a motion to approve the application as submitted with the following additional condition:

- a) AHBR approves the application to demolish the existing house at 179 Elm Street; however, a zoning certificate may not be issued until the applicant has closed on the property.

Mr. Smart seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

7. **5790 Hudson Drive**
Alteration (building entrances)
Submitted by Paul F. Keller

Mr. Richardson presented that plans for an alteration to an existing building for Wentz Financial. Mr. Paul Keller, the applicant, confirmed that the only changes proposed were the new vestibule on the east elevation and the door change at the cooler. The board reviewed the plans and discussed the proposed materials with the applicant.

Mr. Wyatt made a motion to approve the application as revised.

Mrs. Church seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

8. **88 North Main Street**
Addition (roof over existing patio)
Submitted by Eli Mahler – Historic District

The Historic District Subcommittee reviewed the application. Mr. Eli Mahler, the architect, was present at the meeting. Mr. Richardson said that this application was for a proposed roof structure over the existing bar at the rear of the building. Mr. Mahler described the plans and the proposed materials. He stated that the roof fascia would be dark brown aluminum and

the 8"x 8" posts would be natural wood. There was discussion on whether the block should be parged. Mr. Mahler stated that he had no objection to parging the existing and any new block. Mr. Smart asked if the roof would cover the tables. Mr. Mahler replied no, the roof would only cover the bar.

Mrs. Church reported that all members of the Historic District Subcommittee waived the two meeting review period and recommended granting a Certificate of Appropriateness with the following additional conditions:

- a) All new and existing block will be parged.
- b) The roof fascia to be dark brown aluminum and 8"x 8" posts to be natural wood.

Mr. Holmes made a motion to accept the recommendation of the Historic District Subcommittee.

Mr. Pelligra seconded he motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

9. **55 Veterans Way**

New Construction (restroom and pavilion)

Submitted by Eric Hutchinson, City of Hudson Parks Department

Mr. Eric Hutchinson and the architect for the project were present at the meeting. The board reviewed the plans and requested that the post size for the pavilion be a minimum of 6" x 6". There was discussion on adding additional detail to the rear elevation of the restroom. Mr. Hutchinson said this was the same plans as the restroom at Hudson Springs Park. The board determined that additional window should be added at the rear elevation.

Mr. Wyatt made a motion to approve the application as revised with the following additional conditions:

- a) The posts on the picnic pavilion will be a minimum of 6" x 6".
- b) The rear elevation of the rest room building should have the same decorative louver treatment as the other elevations and one large or two small windows will be added.

Mr. Pelligra seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

10. **5 Atterbury Boulevard**
Sign (two building signs – **Verizon Wireless**)
Submitted by Reveille I LLC

Mr. Dean Hoover was present at the meeting. There was discussion on the limited signable area and the determination that two signs were proposed. Mr. Hoover explained the issues with a national companies and making changes to the logo and name. The board determined that the wall sign would be acceptable as presented if the rest of the wording were incorporated as an informational sign on the door with two inch letters. Mr. Hoover agreed.

Mr. Wyatt made a motion to approve the application as revised with the following conditions:

- a) Use permit application is needed for Verizon Wireless
- b) The “Verizon Wireless” sign will remain as presented.
- c) The remainder of the wording will be incorporated on the door as an informational sign with two inch letters.
- d) Plans must be revised to note the following:
 1. The raceways will be painted to match the color of the metal material to which they will be attached.
 2. The type of finish the lettering will have.

Mr. Holmes seconded the motion.

Roll Call: Aye: Mrs. Church, Mr. Holmes, Ms. Marzulla, Mr. Pelligra
Mr. Smart and Mr. Wyatt

Nay: None

Motion carried.

D. Other Business

1. **Informal Discussion – 5840 Nicholson Drive** - (Informal review for proposed use of material on a variance request for a front entry third car garage)

Mr. Michael Teutsch presented renderings of different options for a proposed third car garage addition to his house. He requested initial comments from the board on the use of materials before he applied for a variance. He explained that the existing house had brick at the front elevation only. Most board members agreed that option #1 was the most appropriate. Mr. Smart said that brick at the front elevation was an issue and the applicant should find a way to end at an inside corner. He said that a new addition should comply with current standards. Mrs. Marzulla said that she thought an angled door would look awkward and suggested

maintaining a straight wall. Mr. Teutsch said that he was trying to limit the amount of the variance request.

2. Project Introduction of Phase II at Hudson Station

Mr. Dean Hoover and Mr. Kevin Zak were present at the meeting. They presented a 3-D model and color renderings for Phase II at Hudson Station. There was discussion on the proposed materials and colors, the proposed massing, and the modern design. Mr. Hoover said this property was next to the railroads tracks and the idea was to create the look of an old building that was renovated for a new purpose. The board requested a color rendering and confirmation that the mechanical units would be screened.

3. Approval of Minutes

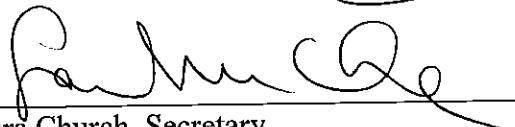
The minutes will be approved at the next meeting when Mrs. Church and Mr. Mitalski will be present.

III. Adjournment

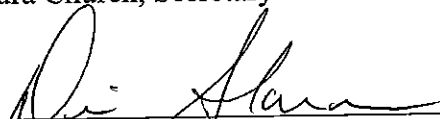
Hearing no further business, Acting Chair Marzulla adjourned the meeting at 9:47 p.m.



Allyn Marzulla, Acting Chair



Laura Church, Secretary



Denise Soloman, AHBR Clerk



179 Elm St.



CITY OF HUDSON

11018 APPROVED FEB 11 '11

Mark Richardson

ASSOCIATE PLANNER

APPROVED
CULTURAL AND HISTORIC
BOARD OF REVIEW

JAN 26 2011

RECEIVED
JAN 20 2011
CITY OF HUDSON
COMM. DEV. DEPT.

TRW Construction, LLC
 3563 McCrea Lane
 Richfield, OH 44286

Estimate

Date	Estimate #
1/18/2011	2010-95

Name / Address
KEITH LEWIS 119 NORTH HAYDEN PARKWAY HUDSON, OH 44236

CITY OF HUDSON

ZC# 11018 APPROVED FEB 11 '11

Mark Robinson
 ASSOCIATE PLANNER

Project

Description	Rate	Total
PROJECT: 179 ELM ST., HUDSON, OH 44236 RAZE RESIDENTIAL DWELLING INCLUDING FOUNDATION AND FOOTERS PROVIDE ALL NECESSARY PERMITS * THIS DOES NOT INCLUDE A ASBESTOS INSPECTION IF REQUIRED. BULK HEAD SANITARY SEWER LEVEL AND GRADE DEMOLITION AREA ALL DEBRIS TO BE HAULED FROM JOBSITE PROPOSED AMOUNT PAYMENT AS FOLLOWS: 50% UPON ACCEPTANCE OF PROPOSAL, REMAINDER TO BE PAID IN FULL UPON COMPLETION.	5,000.00	5,000.00
AUTHORIZED SIGNATURE / DATE		
Please sign and fax to 330/659-2641		Total \$5,000.00

APPROVED
 ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

JAN 26 2011

RECEIVED
 JAN 20 2011
 CITY OF HUDSON
 COMM. DEV. DEPT.



City of Hudson, Ohio

Department of Community Development
46 Ravenna Street, Suite D-3; Hudson, OH 44236-3099
330-342-1790 330-656-1753 Fax: 330-342-1880

www.hudson.oh.us

..preserving and enhancing Hudson's character and quality of life by administering the City's adopted development codes and regulations.

January 27, 2011

Mr. Keith Lewis
BY EMAIL: lewisk@yahoo.com

Dear Mr. Lewis,

The City of Hudson Architectural and Historic Board of Review (AHBR) considered your request to demolish the existing house at 179 Elm Street at its regular public meeting of January 26, 2011. You requested this demolition in contemplation of acquiring this property and replacing the existing house with a new structure. AHBR approved your request by making the following motion:

“AHBR approves the application to demolish the existing house at 179 Elm Street; however, a zoning certificate may not be issued until the applicant has closed on the property.”

Please inform me when you have closed on the property. I will then issue the zoning certificate. I look forward to working with you on the replacement of this structure with one that meets the needs of you family and contributes to the charm of this street.

Sincerely,

A handwritten signature in blue ink that reads "Mark Richardson". The signature is stylized and includes a long horizontal flourish at the end.

Mark Richardson
City Planner

From: [Barbara Hanna](#)
To: [Nate Bailey](#); [Christina Utrup](#)
Subject: AHBR
Date: Monday, March 16, 2026 2:38:15 PM

Dear Architectural and Historical Board of Review,

We, John and Barbara Hanna, have lived next to 179 Elm St. 50+ years and 35 years respectively.

We have been disturbed by the fact that this house became a rental about 13 years ago. It was bought by a couple who were going to tear it down and build a house. I assume it was the city or perhaps your board that sent us a picture of what the house was to look like. This never came into fruition and it became a rental. Before this it was empty for four years and previously was lived in for many years by an elderly woman who eventually could no longer take care of the house.

The house now is not in good condition both inside and out. On the inside, it carries a smell that I am not sure you could eliminate even with paint, new cabinets, etc..

At an open house recently, there were many people who came to look at it, but no one was interested in it. A few talked to us that saying that they wanted to buy it for their elderly parents but that it was not in good condition.

We were happy to learn that a couple was interested in buying the house, tearing it down, and building a new home. This would be advantageous to our neighborhood which was recently added to the historic district. This house has nothing that makes you think that it is historic.

Recently, our neighborhood met with our ward leader, Patricia Goetz, and the city manager. We are concerned about our neighborhood because when houses are not kept up, they are bought up for rentals and now we are facing a possible Airbnb along with the other rentals on the street.

The two newer homes that replaced similar houses on this street have been built with taste and blend in with an historical neighborhood.

We would hope that you consider this option for 179 Elm St.

Respectfully,

John and Barbara Hanna

187 Elm Street

Sent from my iPhone