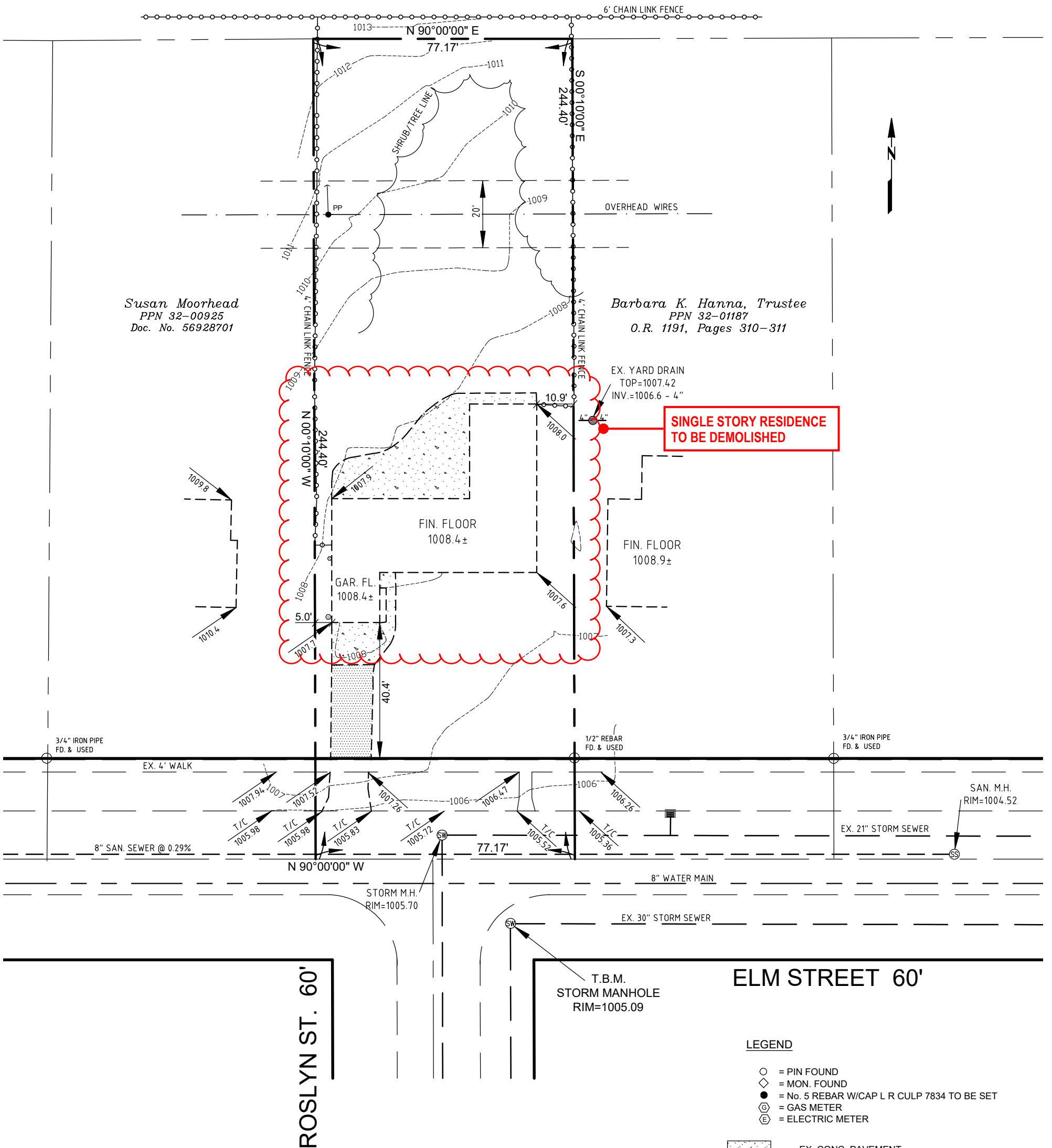


AREA OF LOT = 16,545 S.F.
 MAX. ALLOWABLE IMPERVIOUS SURFACE (40%) = 6,618 S.F.
 TOTAL IMPERVIOUS SURFACE AREA = 3,610 S.F.
 PERCENT OF IMPERVIOUS SURFACE AREA = 21.8%



Susan Moorhead
 PPN 32-00925
 Doc. No. 56928701

Barbara K. Hanna, Trustee
 PPN 32-01187
 O.R. 1191, Pages 310-311

**SINGLE STORY RESIDENCE
 TO BE DEMOLISHED**



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN HEREON.

LAURI R. CULP, PLS. 7834
 CULP SURVEYING, LLC
 3853 RIDGEVIEW DRIVE
 RICHFIELD, OHIO 44286
 330-815-3765

4/30/2026

LEGEND

- = PIN FOUND
- ◇ = MON. FOUND
- = No. 5 REBAR W/CAP L R CULP 7834 TO BE SET
- ⊕ = GAS METER
- ⊖ = ELECTRIC METER

- [Pattern] = EX. CONC. PAVEMENT
- [Pattern] = EX. ASPHALT PAVEMENT

PROP.
 EXIST.



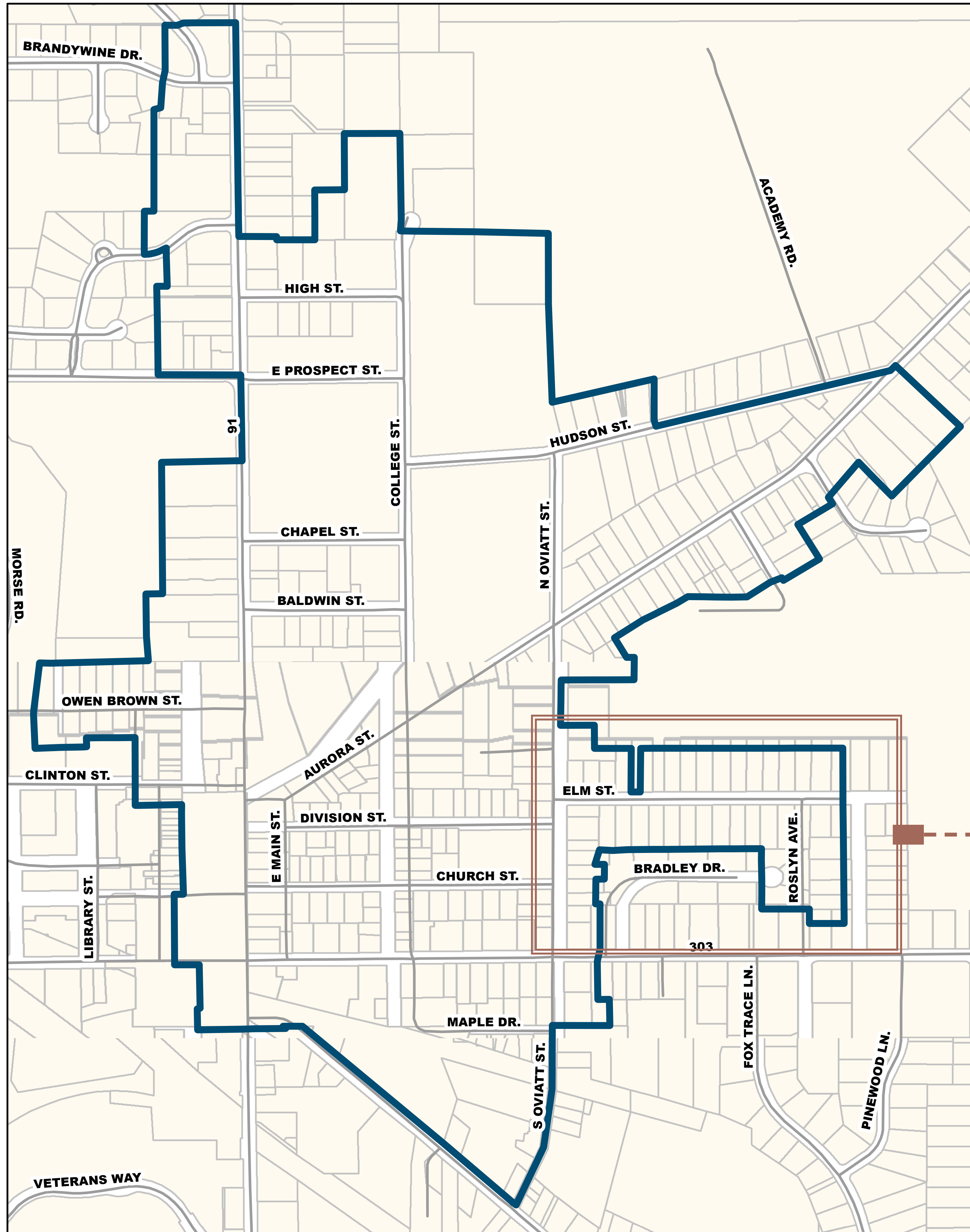
**TOPOGRAPHIC SURVEY
 179 ELM STREET**

PART OF ORIG. LOTS 56 & 57
 PPN 32-00933

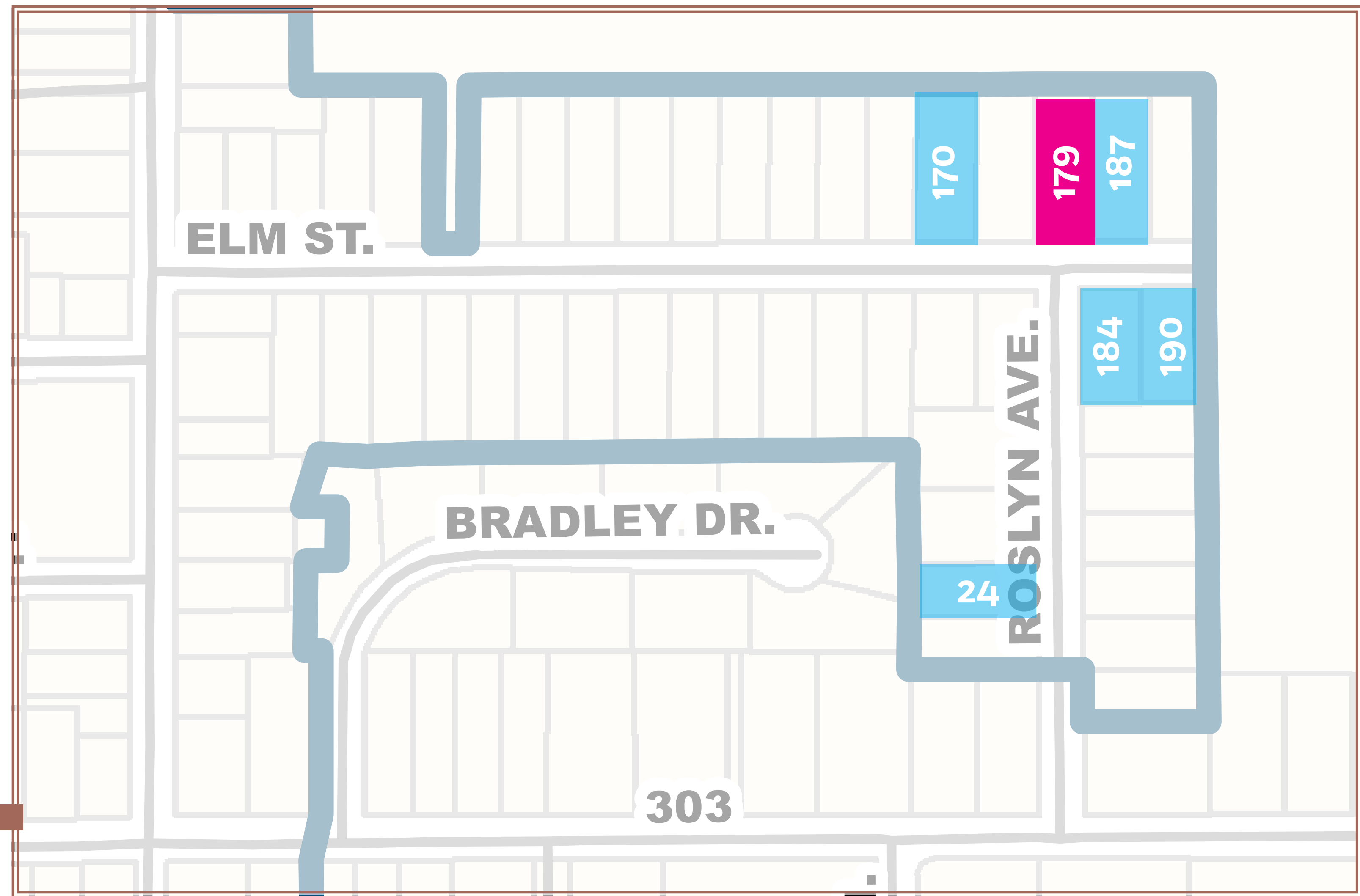
**CITY OF HUDSON
 SUMMIT COUNTY, OHIO**

APRIL, 2026 SCALE: 1" = 30'

Historic District Boundary



City of Hudson - Department of Community Development
April 1, 2022



HOUSES IN THE MINIMAL TRADITIONAL STYLE
(PER THE HUDSON HISTORIC DISTRICT BOUNDARY INCREASE APPLICATION)

- 1950 184 ELM STREET
- 1950 24 ROSLYN
- 1952 179 ELM STREET (property we request approval for demolition)**
- 1953 170 ELM STREET
- 1953 190 ELM STREET
- 1954 187 ELM STREET

THE DIAGRAMS BELOW ILLUSTRATE THE TYPICAL CHARACTERISTICS FOR A MINIMAL TRADITIONAL HOUSE.

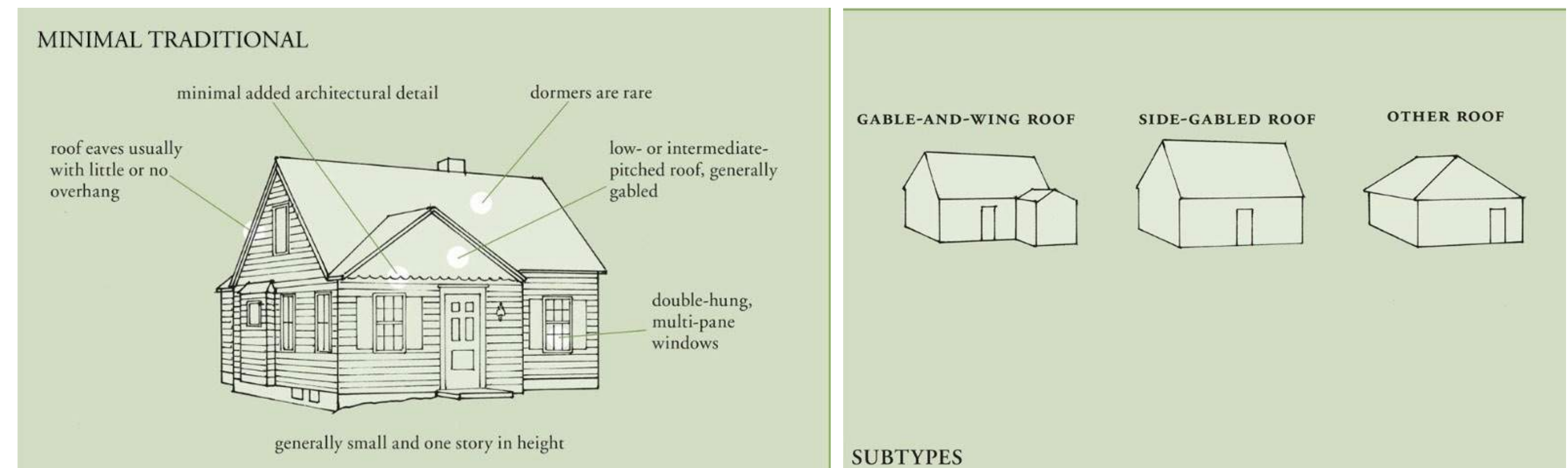


image from - **A FIELD GUIDE TO AMERICAN HOUSES** | VIRGINIA MCALLISTER, SECOND EDITION



1950 | 184 ELM STREET

The vinyl lap sided one-story Minimal Traditional Side-Gabled house is asymmetrical in design with a rear addition after 1950. An off-center door is sheltered by a pedimented stoop flanked by multi-paned 1/1 window fenestration. A rear addition with attached garage was added after 1950.



1952 | 179 ELM STREET

The one-story Minimal Traditional Side-Gabled house with wood clapboard siding is asymmetrical in design. The 6/6 double hung windows are flanked with shutters. The attached Gable Front one car garage projects forward from the main facade.



1953 | 190 ELM STREET

The one-story Minimal Traditional Side-Gabled house with vinyl lap siding is asymmetrical in design. The facade east bay consists of a protruding gabled front bay with a 1/1 double hung window. The next bay recessed and includes an overhanging eave with a centrally located picture window. The final bay is set back and includes one 1/1 double hung window and recessed main door and single garage door.



1950 | 24 ROSLYN STREET

The wood clapboard sided one-story Minimal Traditional side gable house is asymmetrical in design. Casement style windows are set within an opening with a lower panel. The roof extends over the front entrance with raised masonry porch and spindle banister. A detached 1950 garage (#336A) is located to the rear south side of the house.



1953 | 170 ELM STREET

The one-story Minimal Traditional Side-Gabled house with shingle siding is asymmetrical in design. The fenestration pattern consists of a combination of 6/6 double hung windows and multipaneled casement picture window all flanked with shutters. The front door is off center with front steps and stoop with an arched pediment hood supported by square classical columns. The detached 2007 noncontributing Gable Front one-car garage (#323A) is to the rear east side of the house.



1954 | 187 ELM STREET

The one-story Minimal Traditional Side-Gabled house with vinyl lap siding is asymmetrical in design. The facade west bay consists of a protruding front bay with a 1/1 double hung window. The next bay recessed and includes an overhanging eave to form a porch with a centrally located multi-paned picture window. The east bay recedes and includes a pair of 6/6 double hung windows. All windows have shutters. The Gable Front one-car garage is attached on the east side.



A FIELD GUIDE TO AMERICAN HOUSES | VIRGINIA MCALLISTER, SECOND EDITION

EXAMPLES OF MINIMAL TRADITIONAL HOUSES



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
Hamptons, New York; ca. 1940s. Note the double-hung windows and overall cladding. Door faces to side.



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
Portland, Oregon; ca. 1930. This early example is unusual in having the entry in the gable.



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
Chicago, Illinois; ca. 1950. This is beginning to transition to the Ranch with the broader form and the beginnings of a picture window.



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
Alexandria, Virginia; 1950.



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
South San Francisco, California; ca. 1940s. Compare to the following example in the same area. The second-story gable could be original or an addition. The window in the first-floor gable appears modified.



GABLE-AND-WING ROOF; MINIMAL TRADITIONAL
South San Francisco, California; ca. 1940s. As the FHA suggested, in order to make the house look larger the secondary material in the gable is painted the same color as the house. Note the design of the porch rail.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Burbank, California; 1940. Note the paired double-hung windows placed toward the corners of the house.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Levittown, New York; ca. 1946. This was one of Levitt's alternative Cape Cod designs and is in the shape of a three-quarter house.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Burbank, California; 1941 (renovated 1953). Windows on the main house block are not double-hung and are likely later additions.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Levittown, New York; ca. 1947. Reportedly the most intact remaining example of Levittown's early Cape Cod houses. These were 750 square feet and sold for \$7,500.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Prairie Village, Kansas; 1947. The tall double windows on the left might first have been a garage as in the following example.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Prairie Village, Kansas; 1947. Note the uncommon built-in garage.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Dallas, Texas; 1939. Note the large double-hung windows. This house was financed by the FHA.



SIDE-GABLED ROOF (CAPE COD); MINIMAL TRADITIONAL
Seattle, Washington; 1940.



OTHER ROOF; MINIMAL TRADITIONAL
Burbank, California; 1939.



OTHER ROOF; MINIMAL TRADITIONAL
Burbank, California; ca. 1940. This, the previous house, and the other Burbank example were built to house employees of the Lockheed Vega aircraft plant and the Burbank airfield. The entire area was camouflaged during World War II to look like a pastoral rural setting rather than a factory and housing for workers.



OTHER ROOF; MINIMAL TRADITIONAL
Fairway, Kansas; 1941. Compare to the slightly larger example from the same Fairway neighborhood.



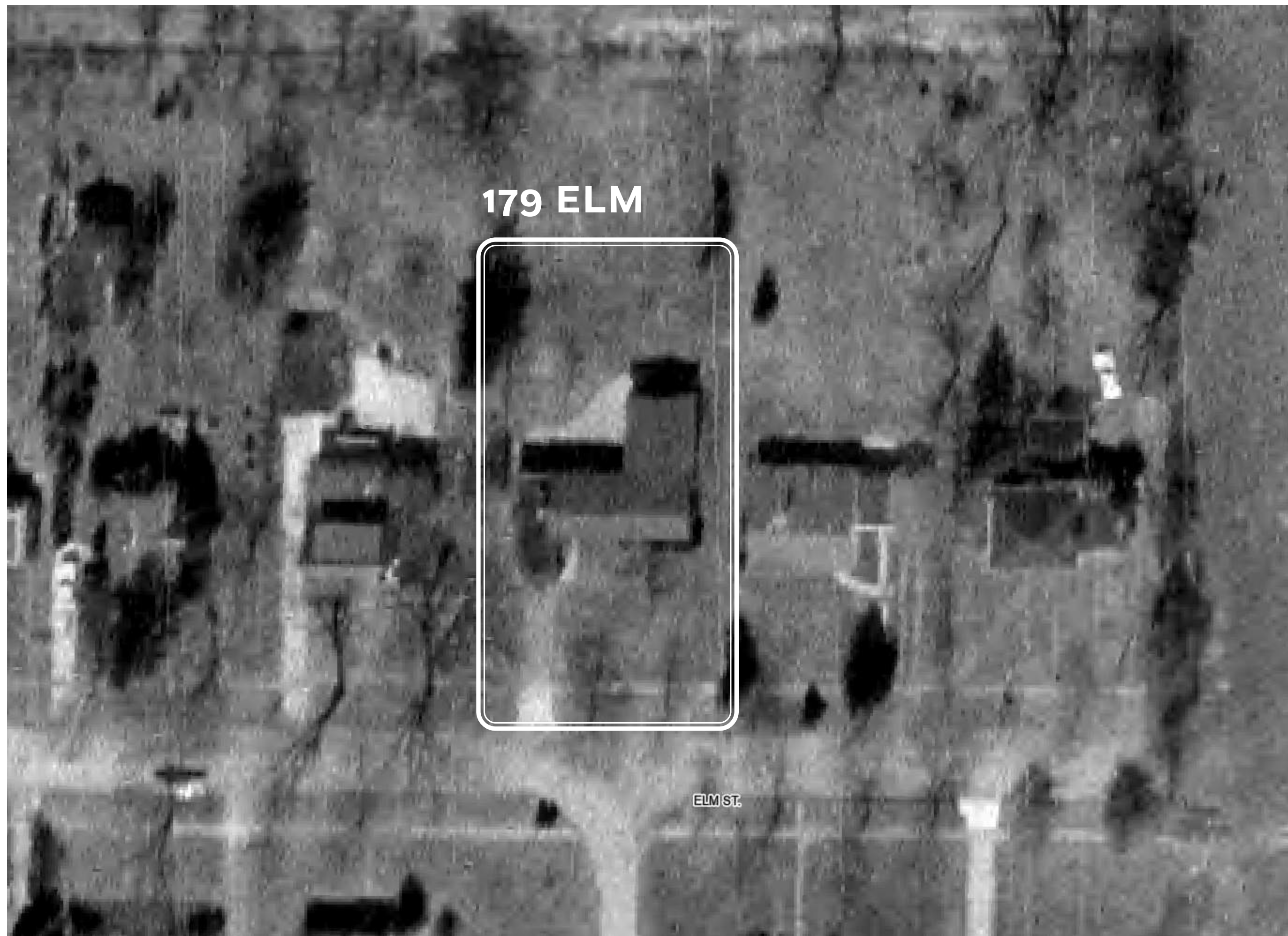
OTHER ROOF; MINIMAL TRADITIONAL
Burbank, California; ca. 1940. Note the shingle cladding, and board shutters with cutouts (even on corner windows).



OTHER ROOF; MINIMAL TRADITIONAL
Portland, Oregon; ca. 1940s. The corner-window placement was among the FHA's recommended designs.



OTHER ROOF; MINIMAL TRADITIONAL
Fairway, Kansas; 1942. Note use of second wall-cladding material and scalloped cornice board on front-hipped wing.



179 ELM

ELM ST.

1970 THERE DOES NOT APPEAR TO BE A PROTUDING GARAGE. THE IMAGE IS LOW RESOLUTION BUT CONDITIONS ON THE EXISTING RESIDENCE SUPPORT AN ADDITION AT SOME POINT.



179 ELM

ELM ST.

1975



179 ELM

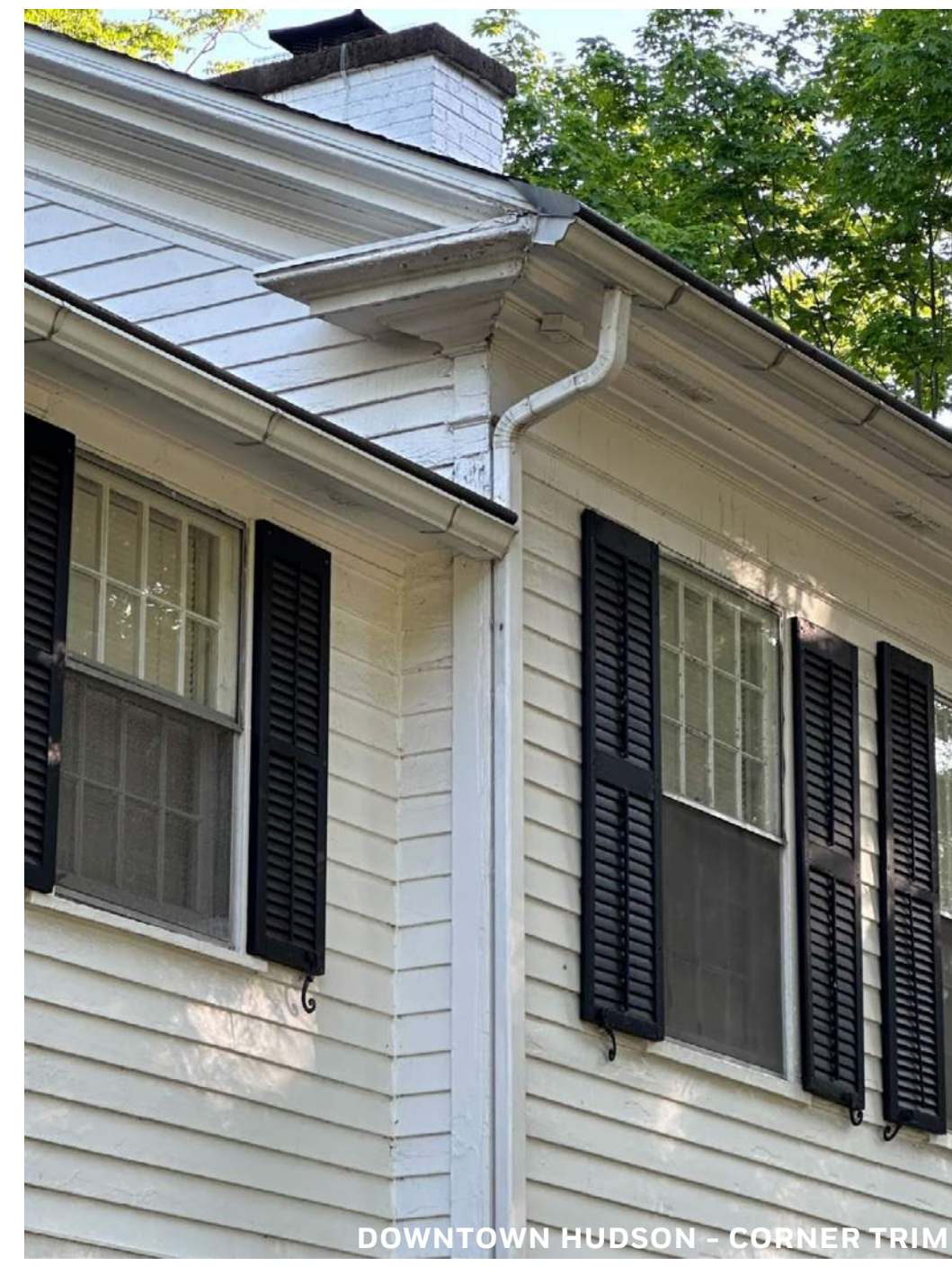
ELM ST.

ELM ST.

ROSLYN AVE



EXTERIOR TRIM



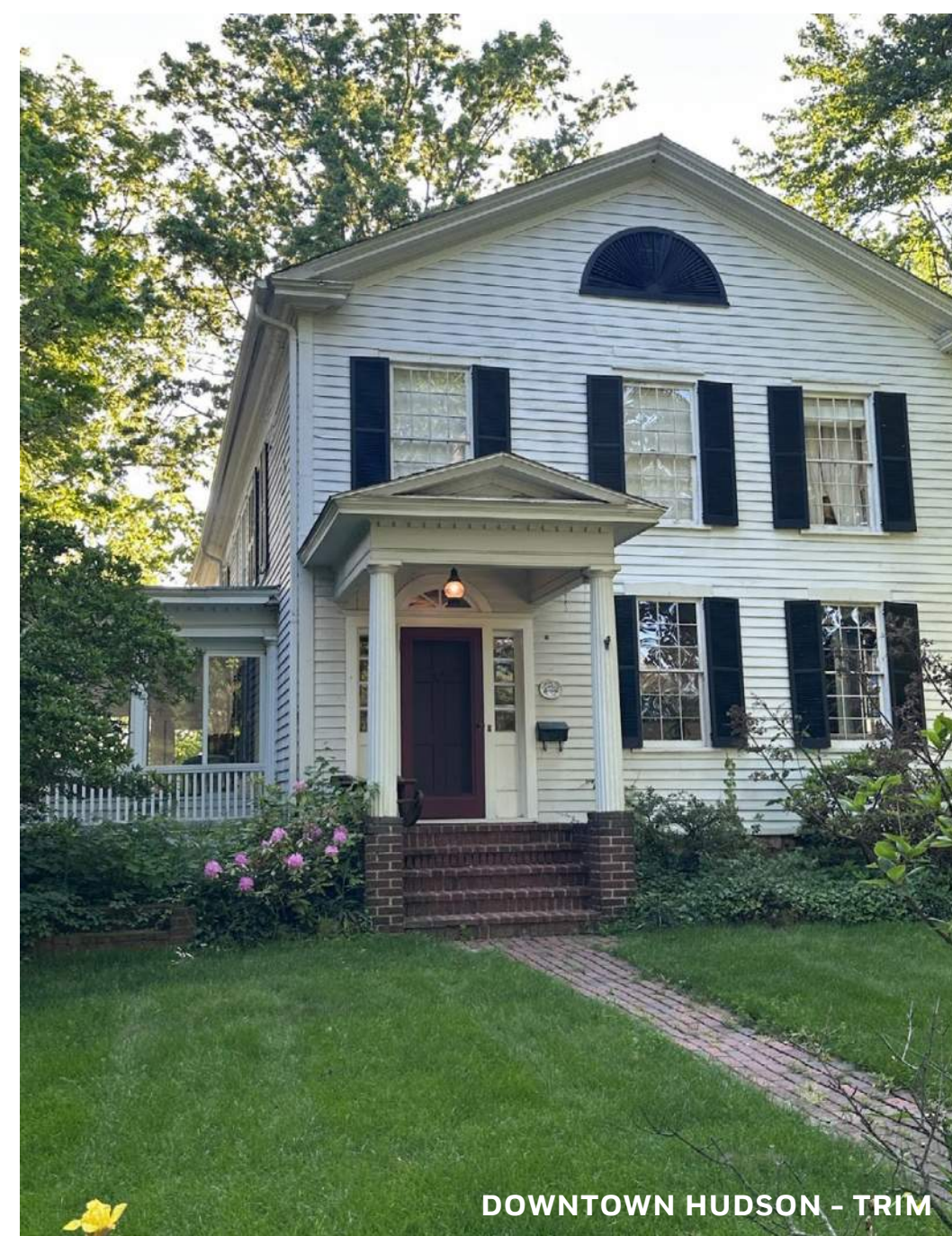
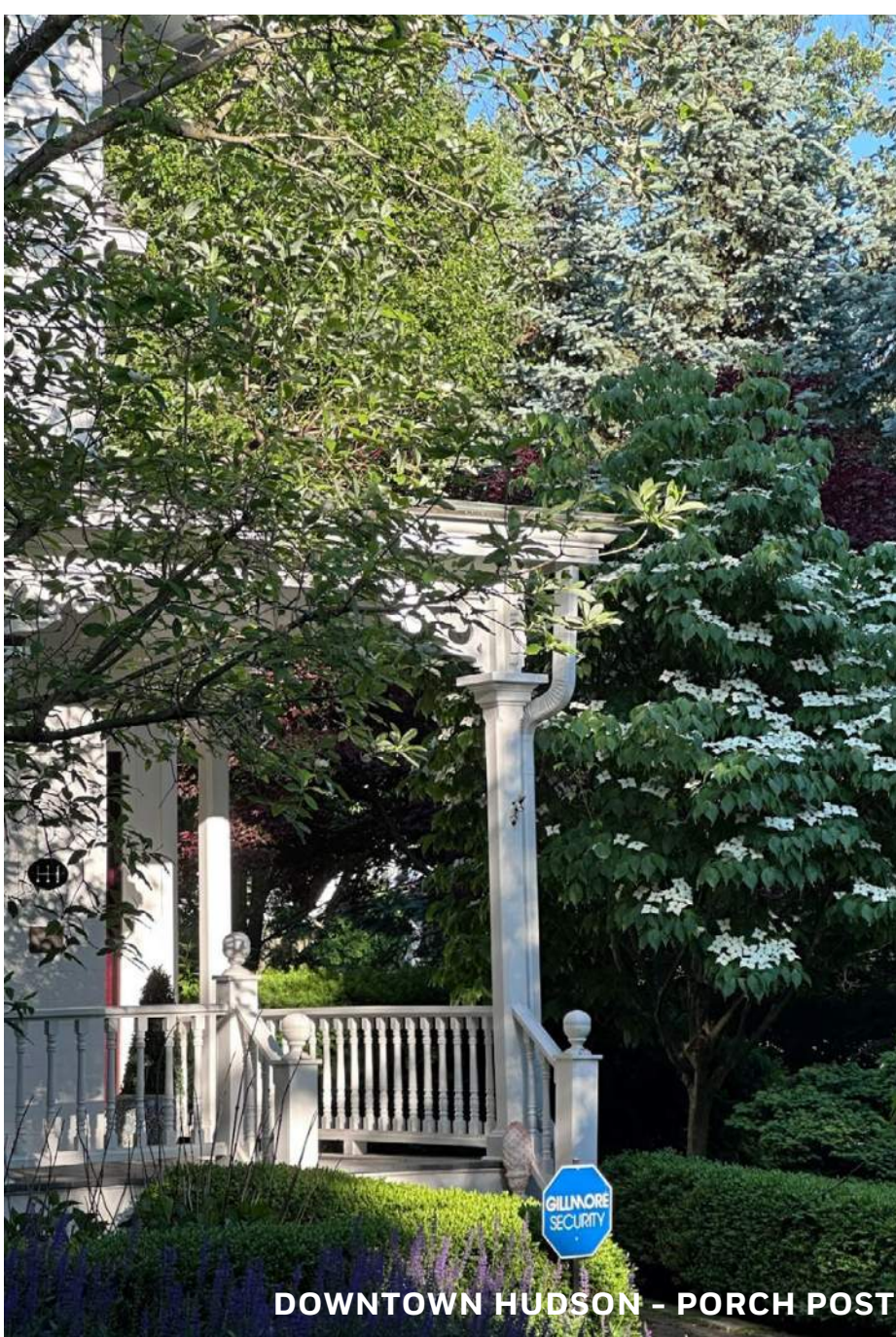
PROPOSED FRONT ELEVATION



PORCH TRIM



WINDOW TRIM



June 1, 2026

Hudson Architectural Historic Board of Review

179 Elm Street
Hudson, Ohio 44326

We request the City of Hudson Architectural Historic Board of Review approve the demolition of 179 Elm Street based upon the following special exceptions:

- Exception 01
The property does not meet the required criteria established by the National Register of Historic Places.
- Exception 02
The nomination's own description provides no architectural distinction – the property is described in three sentences with no Colonial Revival detail, no historic photograph, and no named builder or event association.
- Exception 03
The garage projects forward from the main facade — the opposite of the pedestrian-scaled Colonial Revival entries that qualify the other Minimal Traditional houses as contributing. In addition, evidence of alternations to the existing residence undermine any architectural significance that might have once existed.
- Exception 04
The Minimal Traditional type is fully represented by four other intact examples on the same street that will remain after demolition.
- Exception 05
The AHBR already approved this demolition in 2011. The only change since then is a boundary expansion that drew a new line on a map — not any change to the property or its historic significance.
- Exception 06
Long-term neighboring property owners support this request, confirm the property's deteriorated condition and inability to attract owner-occupants, and note that two comparable houses on this street have already been replaced with compatible new construction — demonstrating that demolition and building a historically appropriate replacement is a proven outcome on this block, not a speculative one.
- Exception 07
The 2021 Boundary Increase lists 179 Elm Street as contributing however, the method of inclusion matters since the document explains that the boundary increase's purpose was to capture the street's complete chronological development. This is geographically and temporally inclusive methodology — not an individual architectural merit determination.

The AHBR is the appropriate body to make that property-level determination when a demolition is proposed. Based on the Exceptions outlined above, the evidence supports approval.

The following responds to concerns likely to be raised during the Board's review of this request

Concern: "If we approve this, we'll open the door to other demolitions."

Response: This house is distinguishable from every other Minimal Traditional property on the street on multiple specific, documentable grounds: a 2011 approval for demolition, a garage that projects forward from the main facade, and the complete absence of Colonial Revival detailing that the nomination identifies as the qualifying characteristic for this type. No other Minimal Traditional house in the district shares all three of these characteristics. The Board can approve this on the specific facts without creating a precedent that applies to better-preserved neighbors.

Concern: "The nomination classified it as contributing."

Response: Contributing classification in a district nomination is a district-level judgment, not an individual architectural assessment. The nomination authors included all properties on Elm Street and Roslyn Avenue built within the period of significance. The three-sentence description of 179 Elm reflects that the authors had nothing architecturally distinctive to say. The AHBR's role in reviewing a demolition request is precisely to make the individual merit determination that a boundary increase nomination is not designed to make.

Concern: "This is the last house of this era on this block."

Response: It is not. There are four other Minimal Traditional houses from the same 1950–1954 period within the same block cluster, all of which will remain. 170, 184, 187, and 190 Elm Street collectively and more compellingly represent the Minimal Traditional type as defined by the nomination. The style, the era, and the development pattern are not erased by removing 179.

Concern: "We don't know what would replace it."

Response: Any replacement structure within the Historic District boundary is subject to AHBR design review before a zoning certificate is issued. The Board retains full authority over what is built on this site.

Project Brief

This brief supports a Certificate of Appropriateness for demolition of 179 Elm Street, a 1952 one-story Ranch/Minimal Traditional house within the Hudson Historic District 2021 Boundary Increase. The property was classified as contributing solely on the basis of age and geographic inclusion — not on the basis of individual architectural or historical merit.

The argument presented here demonstrates, using the city’s own nominating documents, that 179 Elm Street fails every substantive criterion the nomination establishes for a property to be considered contributing, and that the board can approve this demolition without opening a precedent that threatens the district’s genuinely significant resources.

Property Overview

Address	179 Elm Street, Hudson, OH 44236
Year Built	1952
Style / Type	Minimal Traditional, Side-Gabled, one-story
Square Footage	1,648 sq ft
District Listing	Hudson Historic District 2021 Boundary Increase (NPS Form 10-900)
Resource No.	#326 in 2021 Boundary Increase resource inventory
Prior Demo Approval	Yes — AHBR approved demolition in 2011, prior to boundary expansion
HHA Historic Marker	Not eligible — HHA requires structures built before 1940 and this property was constructed in 1952

The Seven Exceptions

Exception 01: The property does not meet the required Criteria

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.

Exception 02: The Nomination’s Own Description Reveals Nothing of Distinction

The NPS nomination provides narrative descriptions for every contributing property on Elm Street. The entry for 179 Elm Street is the shortest and least distinguished of any contributing property in the entire application. The complete description reads:

"The one-story Minimal Traditional Side-Gabled house with wood clapboard siding is asymmetrical in design. The 6/6 double hung windows are flanked with shutters. The attached Gable Front one car garage projects forward from the main facade."

A direct comparison of the nomination’s six Minimal Traditional entries on Elm Street and Roslyn Avenue confirms that 179 is the outlier on every dimension the nomination uses to evaluate this type. The other five entries each receive specific named architectural features:

- 184 Elm has a “pedimented stoop flanked by multipaned 1/1 window fenestration”;
- 24 Roslyn has a “roof extends over the front entrance with raised masonry porch and spindle banister”;
- 170 Elm has “front steps and stoop with an arched pediment hood supported by square classical columns”;
- 190 Elm has “a protruding gabled front bay with a 1/1 double hung window”;
- 187 Elm has “an overhanging eave to form a porch with a centrally located multi-paned picture windows.”

The entry for 179 names none of these. It describes no entry feature, no door treatment, no stoop, no porch, no hood, no columns. The front entrance of 179 Elm Street is so architecturally unremarkable that the nomination does not mention it at all. The three-sentence description ends with the garage — the dominant facade element — because that is the most prominent thing about the building.

Notably, 179 is the only Minimal Traditional house in the nomination that receives no photo citation of any kind — neither a current photo reference nor a historic image. Every other comparable property is cited to either a current photo or an archival image: 184 Elm (Photo 29), 24 Roslyn (Figure 34), 170 Elm (Photo 18), 190 Elm (Photo 21), 187 Elm (Photo 20). The absence of any photo documentation for 179 is not a clerical omission — it reflects that the nominators found nothing at this property worth documenting photographically.

Exception 03: The Garage “Projects Forward” — Directly Counter to District Character

The character-defining quality the 2021 nomination identifies for Minimal Traditional houses in this district is their Colonial Revival detailing — specifically pediments, stoops, classical columns, and porch elements that connect postwar houses to Hudson’s New England village tradition.

For 179 Elm, the most prominent facade element is a garage that “projects forward from the main facade.” This is not a minor variation — it is a structural inversion of the very quality that justifies including Minimal Traditional houses in a Colonial Revival district.

The nomination’s own internal logic makes this point even more sharply. The nominators explicitly labeled 170 Elm’s detached rear garage as noncontributing (resource #323A) because it was built in 2007 and does not reflect the historic period. That garage is detached, located to the rear east side of the property, and is not visible as the primary streetscape feature. Yet the nominators made no comparable noncontributing designation for 179’s garage — despite the fact that 179’s garage is attached, faces the street, and by the nomination’s own description is the dominant element of the facade. If the nominators applied to 179 the same scrutiny they applied to 170, the forward-projecting garage would have been flagged as detracting from the property’s integrity. The absence of that flagging reflects an oversight in the nomination process — not an affirmative finding that the garage enhances contributing status.

Exception 04: The Type Is Already Well-Represented - Approving This Demo Does Not Remove the Style

The nomination’s stated rationale for extending the period of significance to 1960 was to include “the last representative building constructed in the District during the period of significance.” The purpose was to document the street’s chronological development through the 1950s, not to protect each individual house as indispensable.

The Minimal Traditional type will remain well-represented on Elm Street regardless of this demolition:

- 184 Elm (1950) — intact, with pedimented stoop, remaining
- 24 Roslyn (1950) – intact, with raised masonry porch and spindle banister
- 170 Elm (1953) — intact, with Colonial Revival pedimented entry, remaining
- 190 Elm (1953) — intact massing, remaining
- 187 Elm (1954) — best-preserved example, with porch and picture window, remaining

Demolishing 179 does not eliminate the Minimal Traditional type from the district. It removes the weakest, most altered, and least architecturally distinguished example, while four others remain. The narrative the district was created to tell is fully preserved without 179.

Exception 05: The 2011 Demolition Approval

The AHBR previously granted approval to demolish 179 Elm Street in 2011, by a unanimous 6–0 vote. The minutes of the January 26, 2011 meeting (Item 6) record that the Board discussed the condition of the house and the applicant’s plans to replace it with a new structure before approving the demolition. The motion imposed only one condition: that a zoning certificate could not be issued until the applicant closed on the property. The Board imposed no design review requirement for the replacement, and the City Planner’s confirming letter of January 27, 2011 expressed only that he looked forward to a replacement that “contributes to the charm of this street” — aspirational language, not a condition. At the time of that vote, Elm Street was not yet within the Historic District boundary. The 2021 boundary expansion is the only material change.

The physical structure of 179 Elm Street has not changed, it’s architectural character has not improved, and no new historical association has been documented.

The 2021 boundary expansion was undertaken to recognize the development pattern of Elm Street as a whole — not to reverse a specific demolition approval that had already been granted. Applying the boundary expansion to retroactively block a previously approved demolition would extend the expansion’s purpose beyond its stated intent.

Exception 06: The Neighborhood Context and Compatible Replacement Precedent

Neighboring property owners on Elm Street have provided direct written support for this demolition request, and their testimony is material to the Board’s assessment of the property’s contribution to the district’s character.

John and Barbara Hanna of 187 Elm Street — immediate neighbors who have lived on this block for 35 and 50+ years respectively — submitted a written statement confirming that the property has functioned as a rental since approximately 2013, is in poor interior and exterior condition, and attracted no interested buyers at a recent open house, including prospective purchasers who specifically declined due to its deteriorated state. Critically, the Hannas note that two comparable houses on this street have already been replaced with new construction that “ha[s] been built with taste and blend[s] in with a historical neighborhood.” This is direct evidence that compatible new construction on this block is achievable and precedented — the Board’s concern about what might follow demolition is answered by what has already happened twice on this same street.

The Hannas also note that the street is experiencing rental and potential Airbnb pressure, and that their neighborhood met with the ward leader and city manager about this concern. A property that cannot attract owner-occupants — as confirmed at a recent open house — and that cycles through rental use is a weaker contributor to the district’s living character than a compatible new home with engaged owner-residents. The Board’s mandate is to protect and enhance the historic district’s character; retaining a deteriorated, unmarketable rental does not serve that mandate.

Exception 07: Context of the Method of Inclusion of 179 Elm Street into the Historic District

The 2021 Boundary Increase was prepared by Naylor Wellman LLC and filed with the Ohio Historic Preservation Office in April 2021. Its stated purpose was to demonstrate the pattern of development on Elm Street and Roslyn Avenue from the late 19th century through the 1950s.

The nomination lists 179 Elm Street as resource #326 and classifies it as contributing. However, the method of inclusion matters since the document explains that the boundary increase’s purpose was to capture the street’s complete chronological development, and it lists the ten houses built on Elm and Roslyn between 1940 and 1960 as a simple chronological group. 179 is one of eight 1950s houses listed together in this group. It is not identified as architecturally distinguished, historically associated with a notable person or event, or representative of any specific design tradition beyond the generic Minimal Traditional type.

This is geographically and temporally inclusive methodology — not individual architectural merit determination. The National Register’s own guidance for districts nominated before comprehensive surveys acknowledges that contributing status in such nominations reflects the preparer’s judgment at a district level, not a property-by-property finding.

Timeline Historic District

Elm Street was not part of the original historic district in Hudson, Ohio. It was added much later through a recent boundary expansion.

1973

The Hudson Historic District was first listed on the National Register of Historic Places. The district was roughly bounded by College, Streetsboro, South Main, and Baldwin Streets and did not include Elm Street.

1989

The district had its first boundary expansion extending into nearby residential streets, but Elm Street still was not included

March 15, 2022

Hudson City Council adopted an ordinance amending the local historic district zoning map to include Elm Street and Roslyn Avenue.

June 30, 2022

The National Register boundary increase was officially approved, formally adding Elm Street and Roslyn Avenue to the historic district.

The nomination argued that Elm Street:

- Represents the late-19th- and early-20th-century expansion of the village grid.
- Contains houses from the 1880s through mid-century (to ~1963) that match the architectural and planning patterns of the original district.

Comparative Property Analysis

The table below compares 179 Elm Street against the other Minimal Traditional houses in the 2021 Boundary Increase, using criteria drawn directly from the nomination’s own descriptions.

Address	Year	Siding	Entry Feature	Garage Position	Photo Cited	Description Length	Assessment
184 Elm	1950	Wood frame	Pedimented stoop w/ multipaned windows	Rear addition, post-1950	Figure 29	4 sentences	RETAIN
24 Roslyn	1950	Mixed/altered	Raised masonry porch, spindle banister	Detached, rear south side	Figure 34	4 sentences	AMBIGUOUS
179 Elm (subject)	1952	Clapboard	None — front door unmentioned	Projects forward from facade	None	3 sentences (~50 words)	NON-CONTRIBUTING
170 Elm	1953	Shingle	Arched pediment hood, square classical columns	Detached rear (labeled noncontributing #323A)	Photo 18	5 sentences	RETAIN
190 Elm	1953	Clapboard	Protruding bay + overhanging eave w/	Attached west side	Photo 21	4 sentences	RETAIN



Address	Year	Siding	Entry Feature	Garage Position	Photo Cited	Description Length	Assessment
187 Elm	1954	Clapboard	picture window Overhanging eave porch, multi-paned picture windows	Attached east side	Photo 20	5 sentences	RETAIN

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.

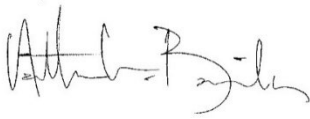
The home has been used as a rental since approximately 2011 and is in a state of deterioration with diminished integrity. It is a modest, single-story structure with a shallow-pitched roof and no basement, offering limited adaptability and no practical path for meaningful rehabilitation. Combined with 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























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

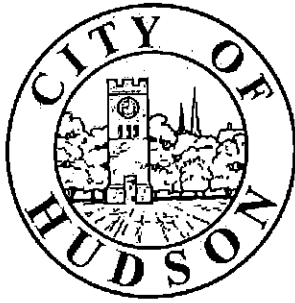
187 Elm Street

Sent from my iPhone

From: [Susan Moorhead](#)
To: andrewtrup@gmail.com; [Nate Bailey](#)
Subject: 179 Elm
Date: Wednesday, April 1, 2026 12:54:59 PM

Hi. My name is Susan Moorhead, I live at 173 Elm St, Hudson and I'm in favor of AHBR approving demolition of 179 Elm Street. I support this because I don't believe this property contributes to the historic district.

Susan



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

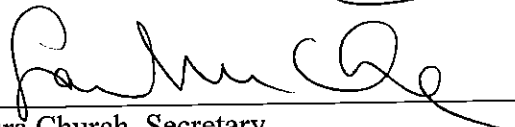
The minutes will be approved at the next meeting when Mrs. Church and Mr. Mitalski will be present.

III. Adjournment

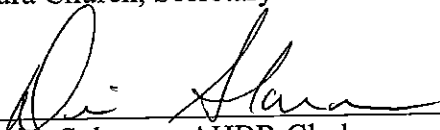
Hearing no further business, Acting Chair Marzulla adjourned the meeting at 9:47 p.m.



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	5,000.00	5,000.00
PAYMENT AS FOLLOWS: 50% UPON ACCEPTANCE OF PROPOSAL, REMAINDER TO BE PAID IN FULL UPON COMPLETION. 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 \$5,000.00
 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 your 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