



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

ARCHITECTURAL AND HISTORIC BOARD OF REVIEW

CASE NO. 26-644 DEMOLITION – RESIDENTIAL SINGLE-FAMILY DWELLING 179 ELM STREET

FINAL DECISION

Based on the evidence presented by the applicant, Nate Bailey Hara Architects, 10 W. Streetsboro Street, Hudson, Ohio 44236, the property owner, Christina Utrup, 179 Elm Street, Hudson, Ohio 44236, and city staff at the Architectural and Historic Board of Review meeting held on June 24, 2026, the Architectural and Historic Board of Review approves the demolition proposal for case #26-644, 179 Elm Street (Parcel #3200933).

The Architectural and Historic Board of Review makes the following Findings of Fact:

1. The building is located within the historic district; however, is not contributing and therefore, is not classified as a “historic building” pursuant to Section III-2 (b). Only “historic buildings” are subject to the Secretary of Interior Standards for Historic Rehabilitation (Appendix I) and National Park Service Preservation Brief’s #14 and #16.
2. The Board finds that the existing building is not contributing for the following reasons:
 - a. The building style was classified as “Minimal Traditional” per the 2022 federal historic district nomination; however, the building is not representative of the surrounding minimal traditional architecture style within the neighborhood, making it an atypical example within the Historic District. The nomination describes minimal traditional architecture as a simplified interpretation of the Colonial Revival style, exhibiting front entries, stoops, and porches adorned with Colonial Revival pediments and classic columns. The building does not exhibit these architectural features.
 - b. The Board concludes that the building was primarily included in the historic district nomination based on its age relative to the district’s period of significance.
 - c. The building lacks architectural significance as a result of multiple additions and alterations that have diminished its architectural integrity.
 - d. The building was previously approved for demolition in 2016 and that no discernible improvements or rehabilitation efforts have been made since the previous approval.

Dated: _____

CITY OF HUDSON
ARCHITECTURAL AND HISTORIC
BOARD OF REVIEW

John Caputo, Chair