

DATE: December 6, 2021

PROJECT ADDRESS: 212 Aurora Street

TO: Nick Sugar, AICP City Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio 44236

FROM: Wendy Naylor, Naylor Wellman, LLC, Preservation Consultant

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## OVERVIEW

At the request of the City of Hudson, Naylor Wellman is providing this Design Review Advisory Report to assist the Architectural and Historic Board of Review (AHBR) in their review of the Owner Application requesting alterations to the locally designated historic property located at 212 Aurora Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Brief #9 was applied as it pertains to this Application.

## QUALIFICATIONS

*Principals, Wendy Hoge Naylor and Diana Wellman, are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the U.S. Secretary of the Interior's Standards for Archeology and Historic Preservation (48 FR 44716).*

## Sources

- ✓ *AHBR Agenda Packet 11/3/2021*
- ✓ *Site Visit with AHBR and City staff 12/2/2021*
- ✓ *Anderson Renewal Fibrex™ Composite double hung replacement window samples provided by window representative viewed at Site Visit*
- ✓ *Email from City staff 12/03/21 confirming 1996 permit date for installed vinyl replacement windows*

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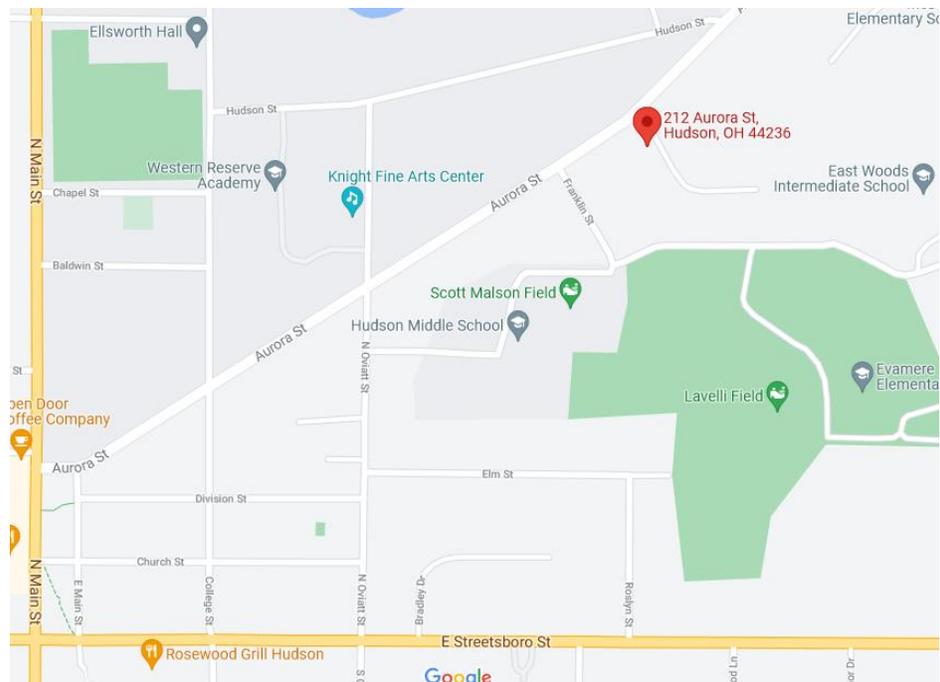
## PROPOSED ALTERATIONS – 212 Aurora Street

### **ca. 1960 Colonial Revival Style Side Gable House**

- *Removal of historic window sash.*
- *Anderson Renewal Fibrex™ composite windows with between the glass grilles proposed for replacement of historic windows.*
- *Owner plans to retain two (2) vinyl replacement windows at facade and two (2) vinyl replacement window at west elevation, both with interior grilles installed by owner in 1996 with permit.*
- *Owner is requesting to match proposed Anderson Renewal windows to installed 1996 vinyl replacement windows.*

## PROJECT BACKGROUND AND DESCRIPTION

- *The property is located on the main corridor of Aurora Street at the southwest corner of Old Orchard Drive with primary public site line views of the façade facing Aurora Street and east elevation facing Old Orchard Drive.*
- *The ca. 1960 Colonial Revival Side Gable single dwelling is located in the local Hudson Historic District and subject to review using the Secretary of Interior’s Standards for Rehabilitation, under Hudson Code section 111-1-2b (1) as greater than 50 years old.*
- *Vinyl replacement windows with interior muntin bars (grilles) were installed in 1996 at the first and second floors of the façade western most bay and the west elevation northern most bay.*
- *Relevant Historic Character Defining Features impacted are:*
  - (a) The historic window fenestration pattern appears intact at façade and side elevations. The historic window type appears to have been altered at the west elevation with a bay window, and rear elevation with a first-floor kitchen garden window, large bay window and second-floor paired casement bay windows.*
  - (b) Site Visit photos show existing historic 6/9 and 6/6 putty glazed true divided double hung wood windows at the façade and side elevations were covered over by an aluminum storm window and screen making accurate measurements difficult. Historic 2/2 windows are located at the southernmost bay of the west elevation and rear elevation.*



## DETERMINATION OF EFFECT:

**ISSUE: The AHRB is asking for a determination on whether the existing historic windows should be replaced or repaired and if the proposed Anderson Renewal Fibrex™ composite window replacement is appropriate given the history of the home.**

Replacement windows must accurately replicate the appearance of historic windows where evidence is available.

PRESERVATION BRIEF # 9 The Repair of Historic Wooden Windows states:

Although the retention of original or existing windows is always desirable, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements but should begin with a look at the [historic] windows which are being replaced.

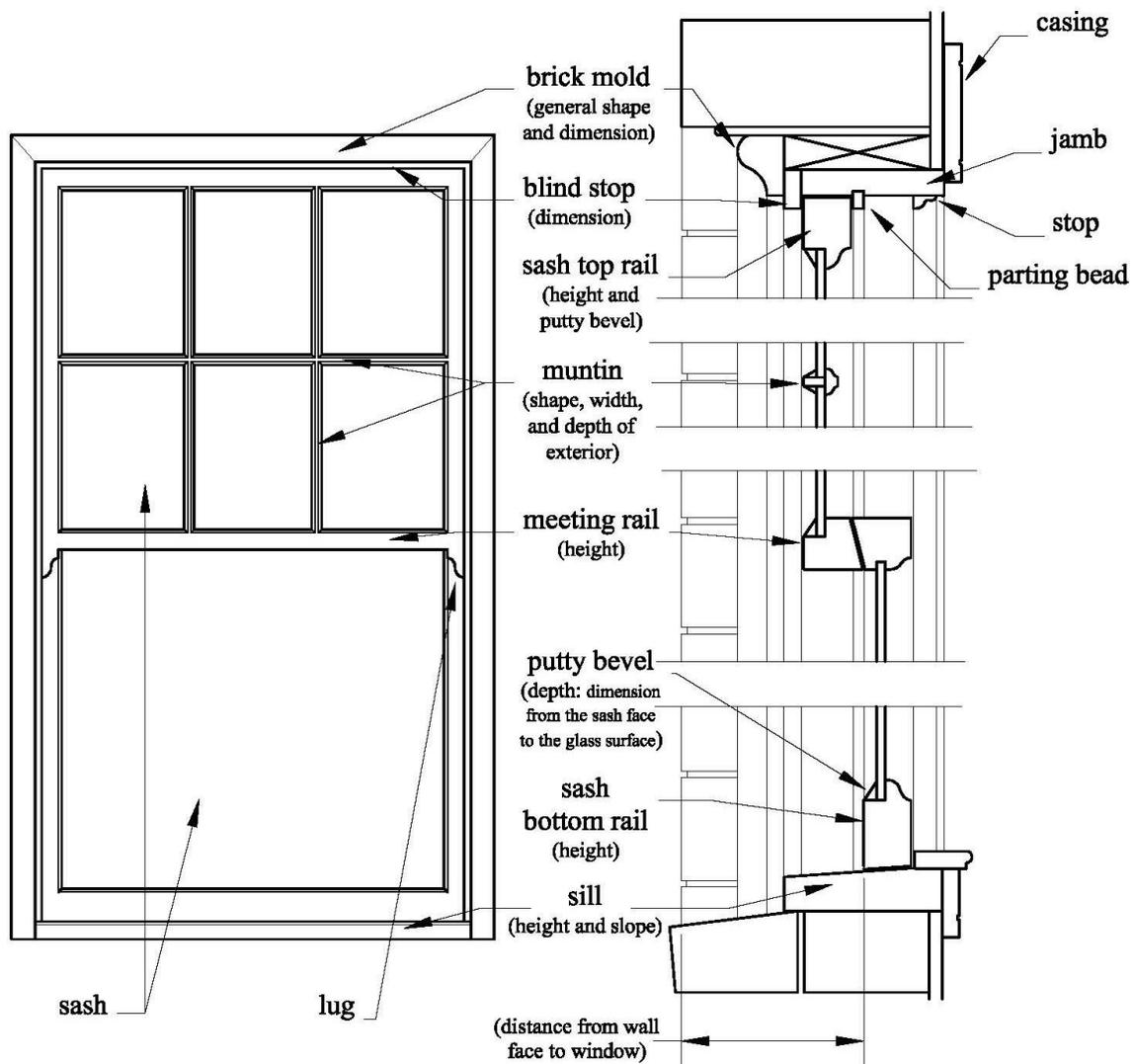
Windows are an important character defining feature of historic buildings. Replacement windows should reflect the character of historic windows including:

1. The overall pattern of the openings and their size;
2. Proportions of the frame and sash;
3. Configuration of window panes;
4. Muntin profiles;
5. Type of wood;
6. Paint color;
7. Characteristics of the glass; and
8. Associated details such as arched tops, hoods, or other decorative elements.

The following guidance is presented by the National Park Service, Technical Preservation Services for wood window replacement.

## Wood Windows

*The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.*



212 Aurora – Façade Windows



- Existing historic 6/6 and 6/9 double hung wood windows to be replaced outlined in blue
  - 1996 vinyl replacement windows with interior grilles to remain outlined in green
- View of Façade, facing South



Existing historic 6/9 double hung wood window



Existing 1996 6/9 double hung vinyl replacement window with interior grilles



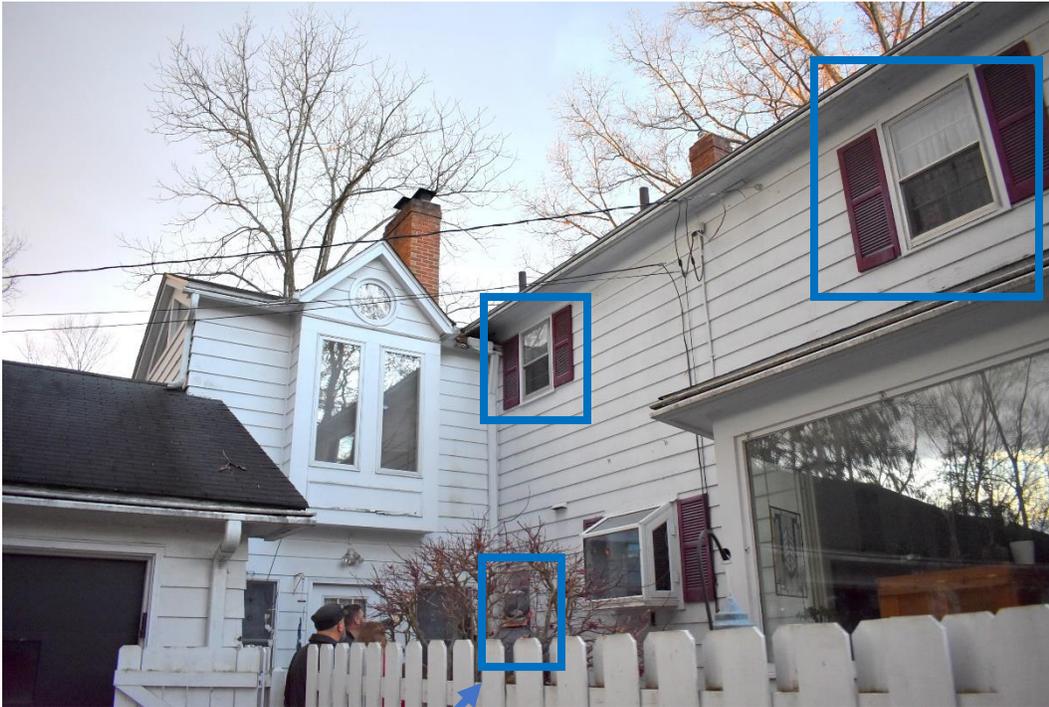
1996 vinyl replacement windows with interior grilles to remain outlined in green

View of Façade & West elevation, facing SW



Existing historic windows outlined in blue to be replaced

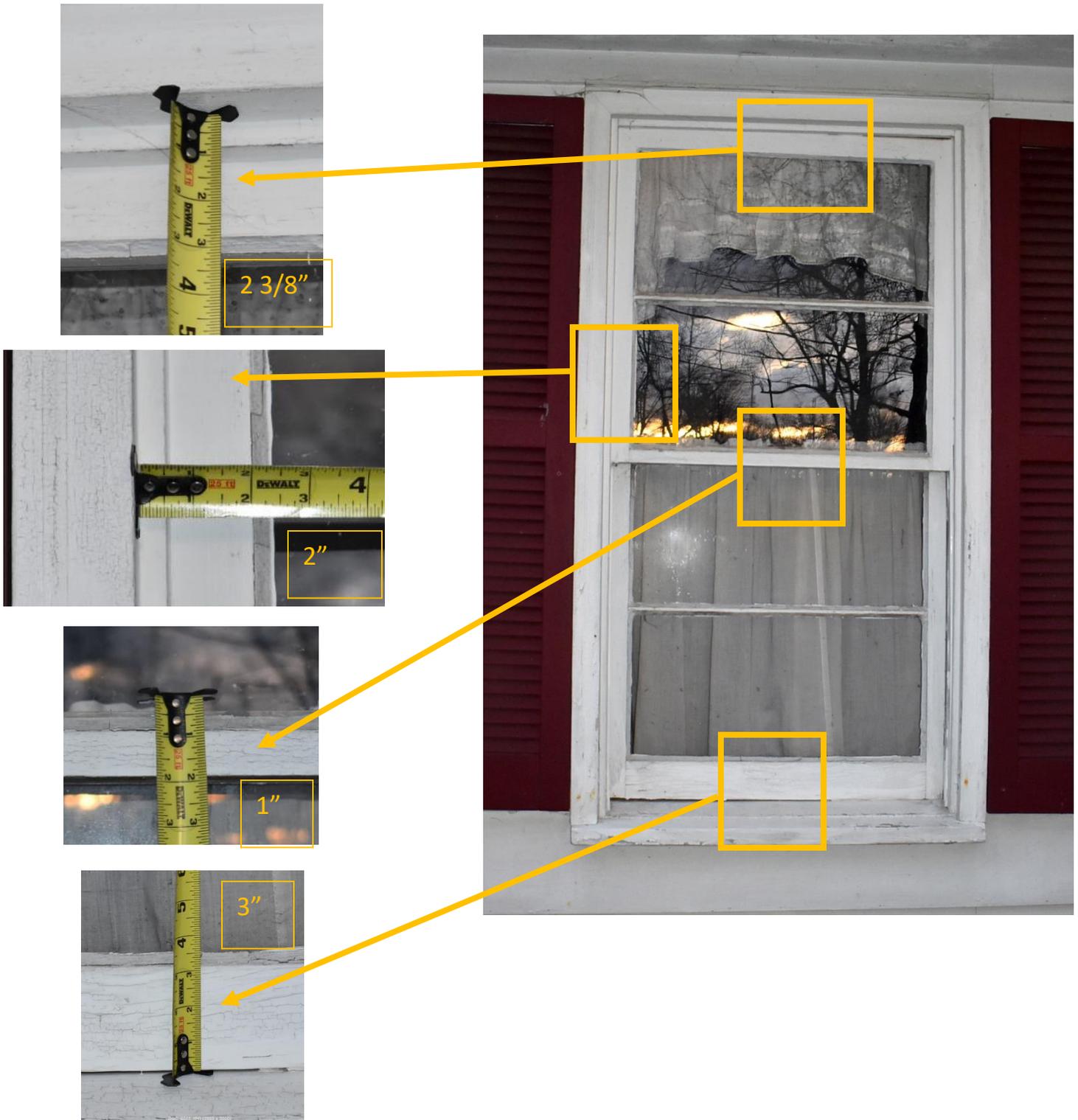
View of East elevation, facing SE



Existing historic  
2/2 double hung  
wood windows to  
be replaced  
outlined in blue



212 Aurora - Existing Historic 2/2 double hung wood window with aluminum storm and screen system, removed for Site Visit. Located at southern most bay of west elevation.



212 Aurora Street

Proposed Anderson Renewal Fibrex™ Composite Window with interior grille



- Upper and side sash frame, center rail and molding profile dimensions do not match existing historic windows
- Interior between the glass grilles do not match existing historic windows
- Proposed aluminum coiling not demonstrated / window screens not demonstrated

**Evidence of deterioration, photographed through screen**



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## RECOMMENDATION

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***Recommendation of denial of proposed sample Anderson Renewal Fibrex™ composite replacement window with interior grilles as presented by Window Representative at Site Visit.***

***Replacement windows must accurately replicate the appearance of historic windows where evidence is available, to match existing historic windows. The proposed replacement window does not match existing historic window details including sash frame and center rail width, and molding profile. Aluminum coiling to wrap the window frame was not demonstrated at Site Visit.***

***The proposed replacement window should reflect the period, style, and character of the house; in this case a wood window or aluminum clad wood window with simulated divided lights with applied muntins may be acceptable. Materials and details of all windows being replaced should be consistent and match historic window dimensions. The Owner is not required to replace existing 1996 vinyl replacement windows.***

***It is recommended that applicant submit dimensioned drawings of sample 2/2, 6/6 and 9/6 existing wood windows for comparison to any future proposed replacement window.***

***It is recommended that evidence of deterioration of existing historic windows be photo documented. Window screens made viewing and photography of conditions difficult to document conditions.***

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END of REPORT

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## APPENDIX

### DESIGN CRITERIA

#### CITY OF HUDSON CODIFIED ORDINANCE - DESIGN CONSIDERATIONS

*Relevant Sections highlighted in grey.*

Section III-2. - Alterations to existing properties - all types.

The character of Hudson is preserved by maintaining the integrity of buildings as they are altered.

a. *Alterations to non-historic buildings.* The following shall apply to all buildings which are not historic properties, as defined in Section III-2(b).

(1) In the case of an alteration to an existing property, an applicant must comply with the type design Standards in Part IV to the extent that they apply to the alteration itself.

(2) Applicants will be permitted to repair or replace existing non-conforming elements without bringing the element into conformance with the Standards, for example, shutters or windows may be replaced with essentially the same elements.

(3) If applicants propose to replace any element with another that is not the same (for example, aluminum windows for wood windows), the applicant will be required to conform fully with the Standards for those elements.

(4) Applicants may not be compelled to alter any part of the existing property which would otherwise not be affected by the proposed alteration.

(5) For existing buildings which do not conform to the type catalogue in Part IV, alterations will be allowed as long as they conform to the general principles enumerated in Section I-2, and they are compatible with the existing architectural style, materials, and massing of the building.

b. *Standards for historic properties, all districts.* Historic properties include those buildings which are contributing to historic districts and buildings which are designated as historic landmarks by the City Council. Other buildings which have historic or architectural significance may be also be reviewed as historic properties with the mutual agreement of the AHBR and the applicant.

(1) Historic landmarks or buildings within historic districts which are greater than fifty years old will not be reviewed according to the type Standards in Part IV. Such buildings will be reviewed according to the Secretary of the Interior's Standards for Historic Rehabilitation (*see Appendix I) and National Park Service Preservation Briefs #14 and #16.*

(2) In altering historic properties, the applicant is advised to refer to historic surveys and style guides which have been prepared specifically for Hudson, including the **Uniform Architectural Criteria** by Chambers & Chambers, 1977; **Hudson: A Survey of History Buildings in an Ohio Town** by Lois Newkirk, 1989; and **Square Dealers**, by Eldredge and Graham.

(3) Hudson's Historic District and Historic Landmarks contain a wealth of properties with well preserved and maintained high quality historic building materials. The preservation of these materials is essential to the distinguishing character of individual properties and of the district. Deteriorated materials shall be repaired where feasible rather than replaced. In the event that replacement is appropriate, the new material should be compatible in composition, design, color, and texture.

(i). Use of Substitute materials for Historic Properties (as defined in Section III-2. b.).

- (a.) The AHBR shall review detailed documentation of the existing site conditions.
  - (b.) The AHBR shall request the patching and repair of existing materials.
  - (c.) If the repair or replacement of existing non-historic materials is requested, AHBR shall request removal of the non-historic material to expose the historic material so that it may be assessed.
  - (d.) If the AHBR concurs that the condition of the material requires replacement in some or all portions of the structure, like materials should be used. Substitute materials may be considered when the proposed materials do not alter the historic appearance of the structure, and the proposed materials are compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials.
- (ii). Use of Substitute materials for proposed additions to existing historic properties.
    - (a.) The placement of the addition shall be reviewed to determine its visibility from the public realm.
    - (b.) Substitute materials are acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture with the existing historic materials.
  - (iii). New freestanding structures and non-historic properties: The use of substitute materials is acceptable provided they are compatible in proportion, size, style, composition, design, color, and texture of historic materials.
  - (iv). All applications are subject to Section II-1(c).

## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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*Relevant Sections highlighted in grey.*

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.