

DATE: August 9, 2021

PROJECT ADDRESS: 63 Owen Brown Street

TO: Alicia Schrenk, Associate 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 63 Owen Brown Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Brief #8 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

- ✓ Site Visit – August 5, 2021
- ✓ Owner E-mail dated July 18, 2021 requesting replacement of existing siding, with photos
- ✓ Robert's Remodeling & Construction Co., Inc. letter dated July 16, 2021
- ✓ Akron Beacon Journal & Hudson Hub articles documenting 1983 house move
- ✓ OHI (Ohio Historic Inventory) Form
- ✓ Owner submitted - 92 photos & videos
- ✓ Combination Atlas Map of Summit County, Ohio. Philadelphia: Tackabury, Mead & Moffett, 1874.

## PROPOSED ALTERATIONS – 63 Owen Brown Street

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### ***Greek Revival Style, 1835 Chloe-Wright House***

*Removal of exterior historic and non-historic painted clapboard siding to replace with premium grade cedar wood plank siding to match historic siding in all respects.*

## PROJECT BACKGROUND AND DESCRIPTION

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- *The 1835 Chloe-Wright House was constructed at 2494 Aurora Road as a one and one-half story Greek Revival style single dwelling house with rear wing, shown in the 1874 Combination Atlas Map of Summit County as the George Bentley House.<sup>1</sup>*



**George Bentley House (Chloe Wright House), Image 1874**

**Source:** *Combination Atlas Map of Summit County, Ohio. Philadelphia: Tackabury, Mead & Moffett, 1874, 36.*

- *In 1909 the house was moved 200 yards to the northwest of 2494 Aurora Road and became known as the Grissom Farmhouse. In 1983, it was moved again to its present location at 63 Owen Brown Street. The Hudson Survey noted that in 1983, “[t]here are additions to the original Greek Revival structure to the rear and the west.”<sup>2</sup>*

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<sup>1</sup> Newkirk, Lois. “Chloe-Wright House 1835.” *Hudson A Survey of Historic Buildings in an Ohio Town*. 1989: Kent State University Press, 235.

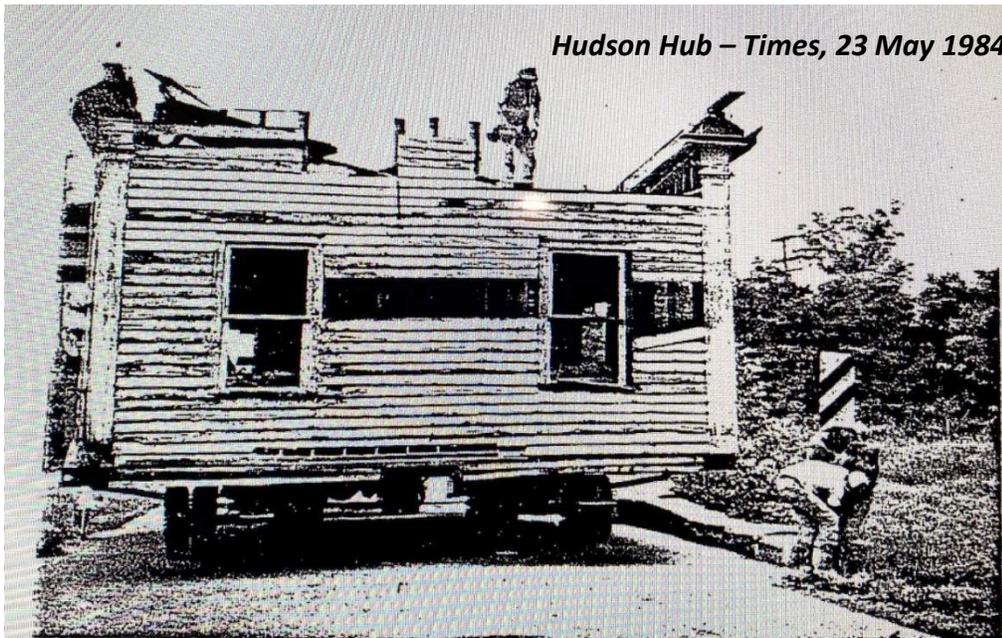
<sup>2</sup> *Ibid.*

**Images of 1983 Chloe-Wright House move to 63 Owen Brown St. showing House Condition**



*Akron Beacon Journal, 7 June 1983*

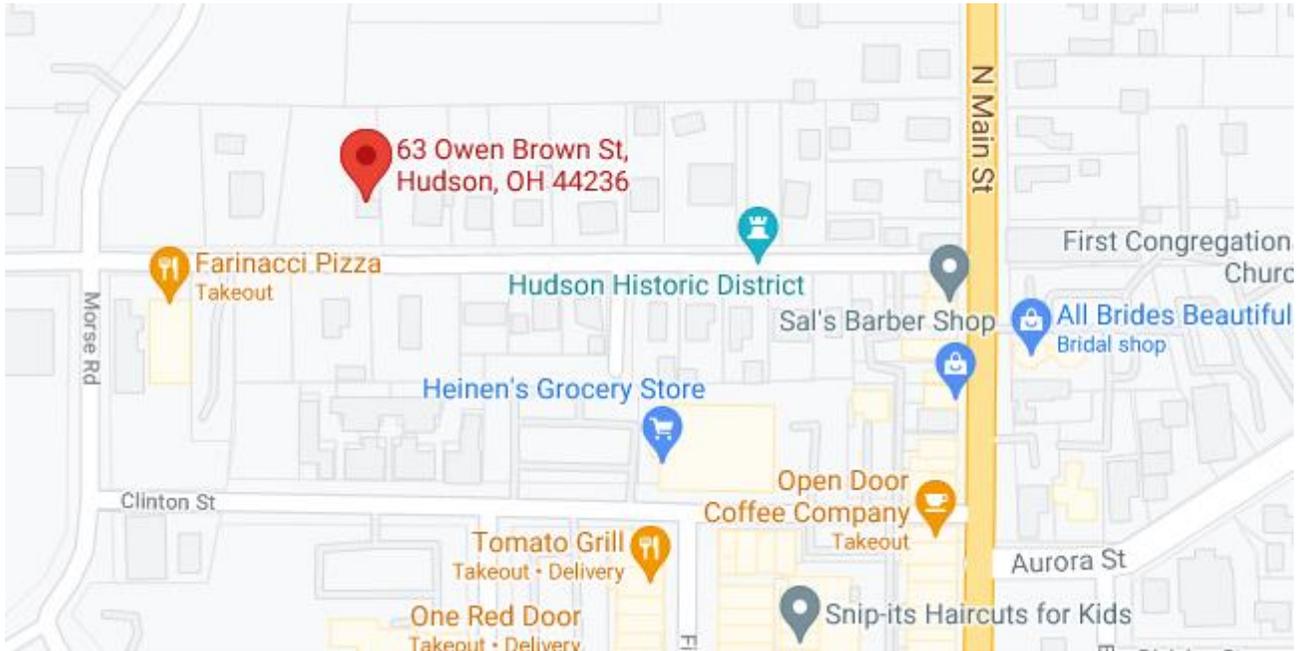
**Farmhouse after being moved near downtown Hudson**



*Hudson Hub – Times, 23 May 1984*

AN IDEA of the courage and skill involved in restoration of the Grissom House can be imagined from this picture of the house arriving at its new location in what might be called “delapidated” condition.

- *The property is located on the north side of Owen Brown Street with south facing façade.*



## **SITE VISIT OBSERVATIONS & PHOTO DOCUMENTATION**

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- *Owner stated that rear addition was constructed in 1983 using reclaimed wood from accessory buildings on the previous site and is not original to the house. This appears consistent with 1983 photos which show the move of the front portion of the house. The historic front portion of the house is defined by heavy square corner pilasters with capitals.*
- *Historic painted wood smooth finish clapboard siding with 4"-5" lap reveal remains on all elevations of the front historic portion of house.*
- *Historic painted wood clapboard siding exhibits deterioration, rot, degradation, splitting and gaps on all elevations of the front historic portion of the house.*
- *Painted reclaimed wood clapboard siding on rear 1983 non-historic addition is not historic.*
- *A painted premium grade cedar wood plank siding with 4.5" reveal Mock-Up has been installed at west elevation non-historic 1983 rear addition dormer.*

**Note:** The Application for siding replacement was clarified at site visit that owner/applicant intent for the scope of work is to include repair of exterior molding and trim to match existing historic materials.

*AHBR is requesting a determination on whether the siding should be replaced or repaired and if the proposed siding replacement is appropriate given the history of the home.*

**Historic Wood Siding – Facade South Elevation – West side**



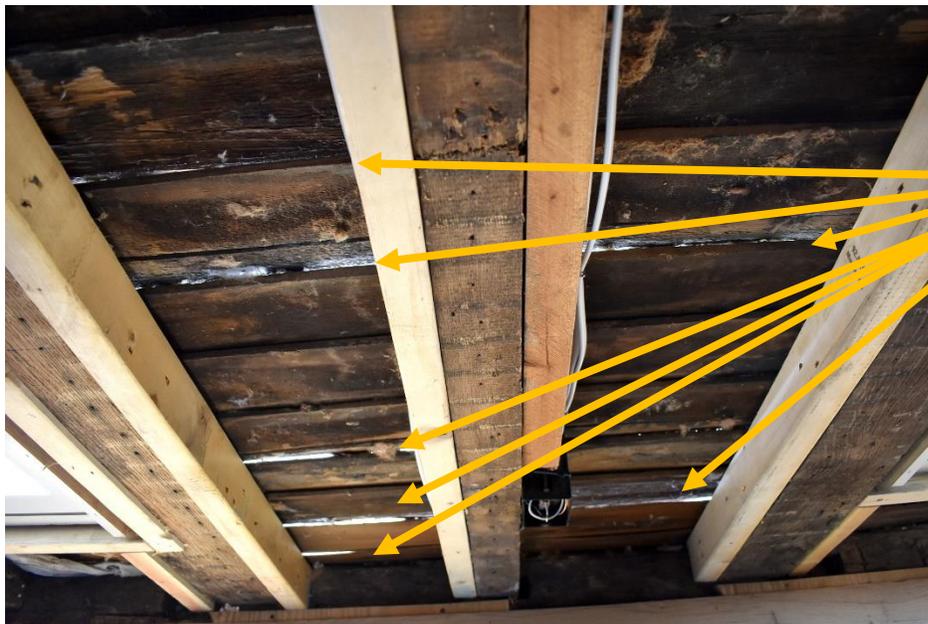
Historic Wood Siding – Facade South Elevation – East Side



## Historic Wood Siding – West Elevation



### Historic Wood Siding West Side Elevation



Historic Siding  
Splitting & Gaps

Interior view

## Historic Wood Siding East Side Elevation



## Historic Wood Siding East Side Elevation



## Historic Clapboard Siding 4.5" Reveal - West Elevation



## DETERMINATION OF EFFECT:

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### PROPOSED SIDING

The owner is proposing to remove the historic wood siding at the front portion of the house and non-historic wood siding at the rear addition for replacement with painted premium grade cedar wood plank siding with 4.5” reveal.

- The owner has provided evidence of significance deterioration, rot, degradation, splitting and holes in historic siding. One proposed solution was removal of historic siding from side elevations and installation on façade. This approach does not appear feasible due to the condition of the historic wood siding which would likely suffer further failure upon removal and reinstallation resulting in a patched together appearance.
- The 1983 rear addition is clad with reclaimed painted wood siding and is not a historic element to the 1835 Chloe-Wright House.

The proposed painted premium grade cedar wood plank siding with smooth finish and 4.5” reveal as a replacement material is an appropriate and durable substitute for the historic and non-historic wood siding which will present an overall consistent appearance to the house siding. In addition, it will improve the overall longevity of the house allowing for a vapor barrier creating a sound and watertight system. Painted premium grade cedar wood plank with 4.5” reveal form, detailing, conveys the visual appearance of the historic material.

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.* The historic wood siding is a character defining feature of the house. Standard #6 and Code Section III-2 b. (3) (see Appendix) states that 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.

[PRESERVATION BRIEF #8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Building.](https://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm)  
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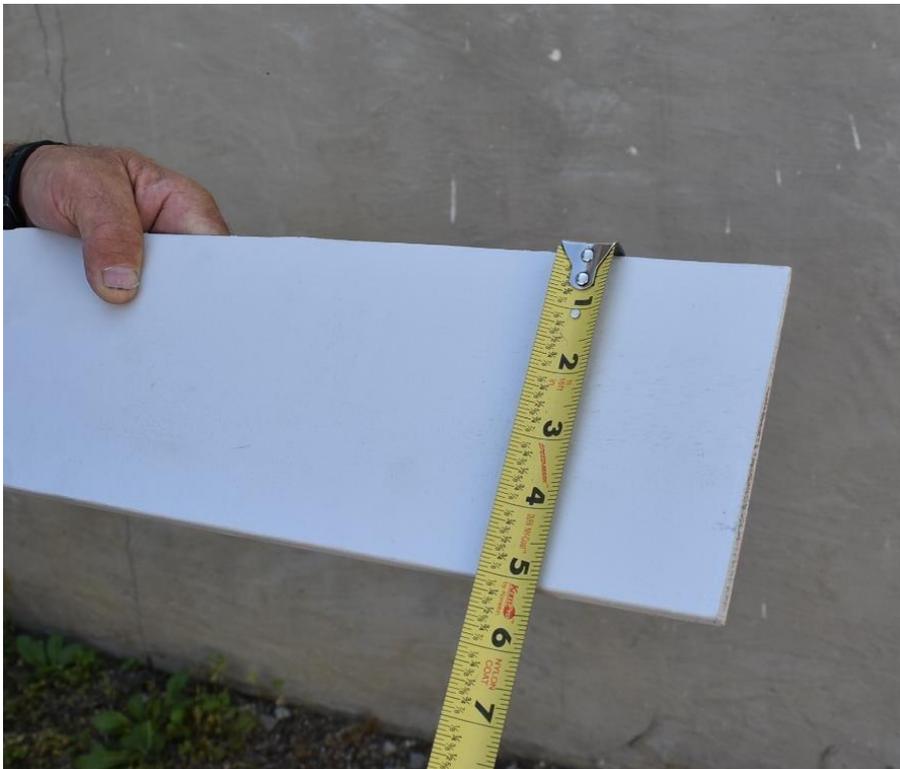
Preservation Brief #8 states that historic materials should be retained wherever possible. When retention, including retention with some repair, is not possible, then replacement of the irreparable historic material can be considered.

- If the historic material cannot be repaired because of the extent of deterioration or damage, then it will be necessary to replace an entire character-defining feature such as the building's siding.
- The preferred treatment is always replacement in kind, that is, with the same material. Because this approach is not always feasible, provision is made under the recommended treatment options in the Guidelines that accompany the Secretary of the Interior's Standards to consider the use of a compatible substitute material.
- A substitute material should only be considered, however, if the form, detailing, and overall appearance of the substitute material conveys the visual appearance of the historic material, and the application of the substitute material does not damage, destroy or obscure historic features.

**Mock Up - Painted Premium Grade Cedar Wood Plank with 4.5" Reveal**  
**(Location: West Elevation Rear Non-Historic Addition Dormer)**



**Sample of Proposed Painted Premium Grade Cedar Wood Plank – to be installed with 4.5” Reveal**



## RECOMMENDATION

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***Recommendation of approval of replacement siding as presented in Application and Mock-Up. The owner has provided evidence of significant deterioration, rot, degradation, splitting and gaps in historic siding. The 1983 rear addition is clad with reclaimed painted wood siding and is not a historic element of the 1835 Chloe-Wright House.***

***The proposed substitute Painted Premium Cedar Grade Wood Plank with 4.5" reveal replacement siding conveys the visual appearance in design, color, texture, and other visual qualities of the historic wood siding. Replacing the siding on the house reinstates the original design intent of the exterior cladding.***

END of REPORT

## 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.