

DATE: May 7, 2021

PROJECT ADDRESS: 150 Aurora Street

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

FROM: Diana Wellman, 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 150 Aurora Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Briefs #8 and #9 were applied as they pertain 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 – May 5, 2021
- ✓ Summit County Auditor Property Information
- ✓ Owner Application – Siding Application Checklist
- ✓ OHI (Ohio Historic Inventory) – not documented

## PROPOSED ALTERATIONS – 150 Aurora Street

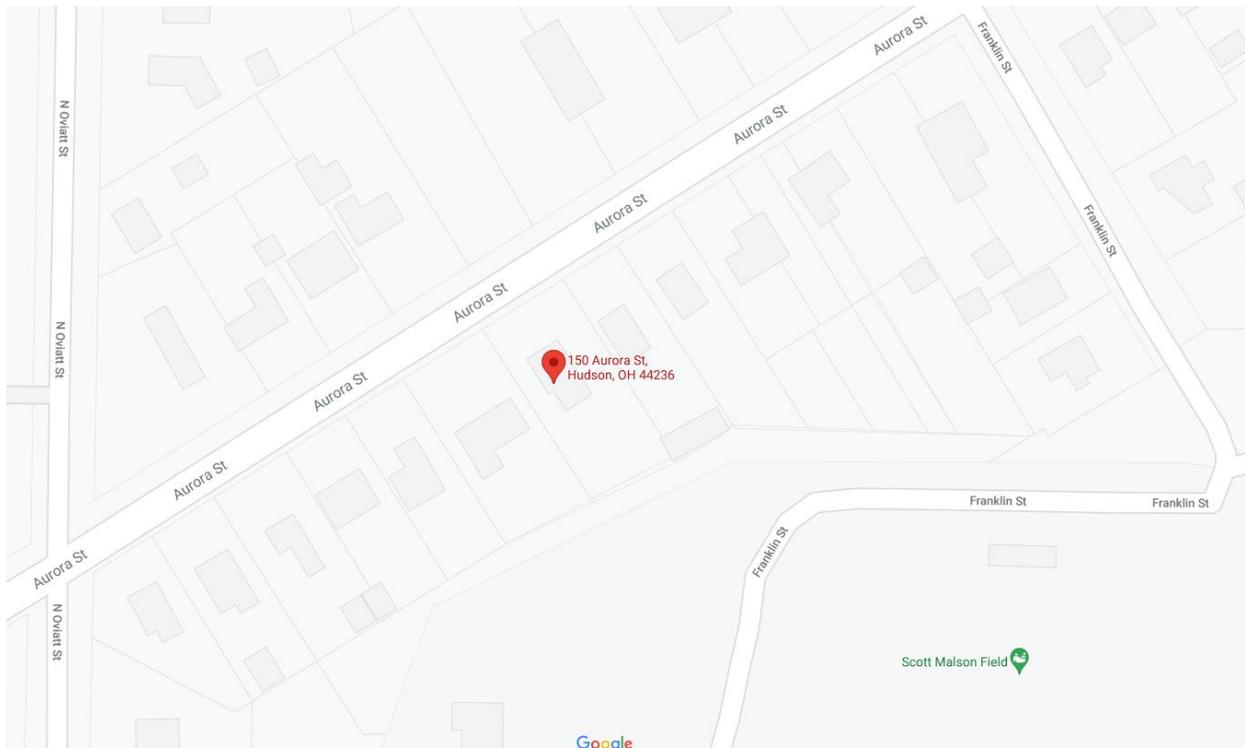
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### 1953 Colonial Revival Style House

1. Removal of exterior non-historic white aluminum siding and underlying historic white painted wood siding to replace with HardiePlank Lap - Fiber Cement Siding prefinished smooth 5/16" x 7 1/4" with 6" lap reveal in Artic White color.
2. Replacement of two kitchen casement windows 40"x40" with Pella Reserve Traditional Clad Replacement Casement Windows with SDL.

## PROJECT BACKGROUND AND DESCRIPTION

- *The property is located on the south side of Aurora Road with northwest facing façade.*
- *The building is a two-story Colonial Revival style single dwelling house constructed in 1953 with one-story wing and attached two-car garage.*
- *Historic Character Defining Features impacted are:*
  - (a) *Historic exterior cladding composed of white painted smooth finish wood siding with 7 ¾" lap reveal, which has been covered over with non-historic white aluminum siding matching 7 2/4" lap reveal of historic siding.*
  - (b) *Two paired wood casement windows on secondary SE elevation.*



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

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### ***Siding***

- *The non-historic aluminum siding dates to 1969, according to owner.*
- *Historic Wood Siding is Smooth finished painted with 7 ¾" Lap reveal*
- *Aluminum siding has been removed and historic siding exposed at one-story rear wing and garage.*
- *Aluminum siding has not been removed for observation on any other elevation.*
- *Aluminum siding matches the 7 ¾" reveal of the historic wood siding.*
- *Historic siding on wing and garage on south elevation is in the best condition, other elevations demonstrate alligatored surface which has been painted over.*
- *Historic wood trim at windows and corners remains on historic garage and appear stable.*
- *Aluminum siding trim has not been removed to observe impact of aluminum trim on historic trim.*
- *Historic wood siding remains under aluminum siding at the south elevation below kitchen window and appears to be in good condition with peeling paint, but no dry rot observed.*
- *Furring strips appear to be approx. 1' on center with various fasteners that will likely damage historic wood siding upon removal.*

**Note:** The Application for siding replacement was clarified at site visit that owner/applicant intent for the scope of work is to include removal of one-story wing and garage historic siding with proposed replacement HardiePlank Lap - Fiber Cement Siding.

### Historic Wood Siding under Aluminum Siding – South Elevation





**Historic Wood Siding on Garage**





**Historic Wood Siding - 7 ¾" Reveal**



**Historic Trim - Windows and Corners**



### Casement Windows at Kitchen

- Windows are wood, single pane, TDL, with 5/8" putty glaze arrow point muntin.
- Non-historic aluminum interior storm and screen.
- Hinges appear to be rusted and owner states that windows do not operate properly.

### Historic kitchen Casement Windows proposed for replacement



### Existing Double hung windows with Exterior Storms



## DETERMINATION OF EFFECT:

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### PROPOSED SIDING

The owner is proposing to remove the non-historic aluminum siding and underlying historic wood siding on the two-story house for replacement with HardiePlank Lap - Fiber Cement Siding. The owner is also planning to replace the historic siding on the one-story wing and garage which is not covered with aluminum siding.

- The owner has provided technical, environmental, and economic concerns related to removal of aluminum siding and repair of the historic wood siding on the two-story house.
- The owner has not demonstrated that the historic siding on the one-story wing and garage is deteriorated or damaged beyond repair. The wing and garage are located at the rear of the property with no public sightlines.

The proposed HardiePlank Lap - Fiber Cement Siding with smooth finish as a replacement material is appropriate in place of wood siding. However, the Owner has proposed 6" lap with 5/16" width and 3 ½" corner board width of 3 ½", which does not match the historic siding dimensions. In addition, treatment of the window trim has not been proposed.

*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 BRIEFS #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>

### Sample of Proposed Hardie Board



### RECOMMENDATION

***Recommendation of denial of siding as presented in Application. For approval, the Owner should propose a product that matches the dimensions of the historic siding, and replicate the corner board and window trim in accordance with the Standards and Codified Ordinances (See Appendix). The one-story wing and garage siding should remain along with window trim and corner boards since owner has not provided technical, environmental, and economic concerns, however; continuity of material and sightlines should be considered by the AHBR for total house, wing and garage replacement of historic siding.***

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## DETERMINATION OF EFFECT:

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### **Proposed Kitchen Casement Window Replacement (two – paired six lite)**

The owner is proposing to replace the two pairs of casement windows at the southeast corner with Pella Reserve Traditional Clad Casement Windows with SDL. The owner has provided technical, environmental, and economical concerns in favor of replacement over repair. The windows are located on a secondary elevation with no public sightline. Most of the house windows are multi-paned double hung sash with exterior vinyl storms. Storm windows are not a practical application for casement windows.

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.* The historic casement windows are 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 BRIEFS #9: The Repair of Historic Windows

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm#replacement>

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## RECOMMENDATION

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***It is recommended that the proposed Pella Reserve Traditional Casement Windows with SDL be approved, with clarification from the applicant that 5/8" putty glaze grilles (muntins) will be applied to the exterior of the window and glazing will be clear, no tint.***

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.