

DATE: September 5, 2025

PROJECT ADDRESS: 176 Elm Street

TO: Lauren Coffman, Associate Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio 44236

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

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 176 Elm Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: *Preservation Brief #16: The Use of Substitute Materials on Historic Building Exteriors* (rev. October 2023) 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 with AHBR, staff and vinyl siding contractor – September 4, 2025*
- ✓ *E-mail from City dated August 27, 2025 with notification that 176 Elm Street applicant is requesting vinyl siding replacement of existing aluminium siding over wood siding with photos, along with Variform Vinyl Siding Brochure*
- ✓ *Hudson National Register Historic District (Elm Street and Roslyn Ave.) Boundary Increase (NRHP #BC100007849)*

PROPOSED ALTERATIONS – 176 Elm Street

1951 Colonial Revival Style, Cape Cod Type House

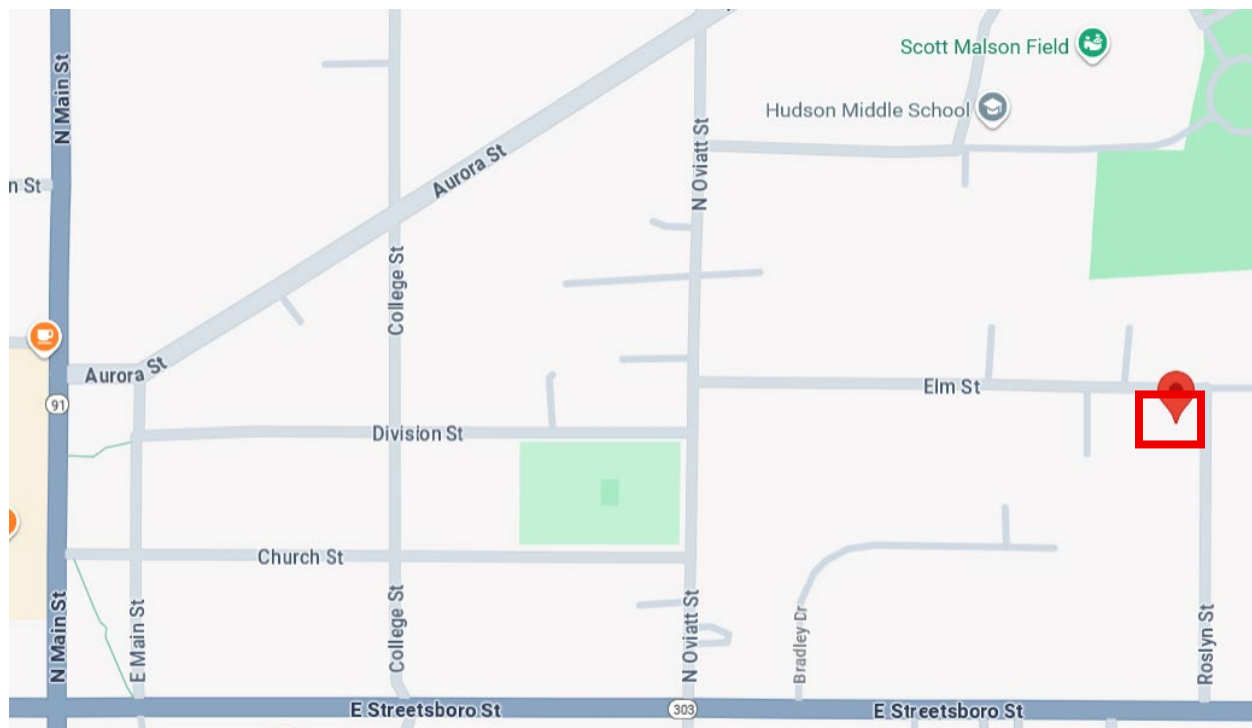
Removal of exterior nonhistoric grain texture aluminum lap siding with 4" reveal at façade, and 6" reveal at side and rear elevations installed over 6" historic wood clapboard; to replace with Variform grain texture vinyl siding with 4" reveal.

PROJECT BACKGROUND AND DESCRIPTION

The 176 Elm Street House is a contributing resource to the Hudson National Register Historic District (Elm Street and Roslyn Ave.) Boundary Increase (NRHP #BC100007849). In addition, it is a contributing resource to the CLG City of Hudson locally designated historic district.

The 1951 symmetrical one-and-a-half-story Side-Gabled Cape Cod exhibits Colonial Revival elements. The wood clapboard-sided house with 6" reveal and later-applied aluminum siding, has fenestration of 6/6 double-hung windows with classic hood moldings and shutters at the facade. A one-story breezeway with a 10/10 double-hung picture window and a single-man door connects to the Gable-Front two-car garage, which has an entry from Roslyn Avenue, likely original to the house. Appendages such as garages and breezeways are common for Cape Cod type houses.¹ White grain-textured aluminum lap siding is composed of 4" reveal on the façade and 6" reveal on side elevations, rear elevation and garage. A historic image of the house was not located.

The property is located on the south side of Elm Street at the corner of Roslyn Ave.



¹ Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historical Society, Inc, 1992, 140.



176 Elm Street

SITE VISIT OBSERVATIONS & PHOTO DOCUMENTATION

- *Grain-textured 4" and 6" aluminum lap exterior siding has been installed, covering the historic wood siding. The date of installation is unknown.*
- *The Variform vinyl siding contractor pointed out that black fiberboard was applied between the historic wood siding and aluminum siding at the façade. He also pointed out the discovery of furring strips behind the aluminum siding on the west elevation. The proposed replacement includes shutters and 4" corner boards.*
- *Historic 6" white painted wood clapboard was exposed from under the aluminum siding at the rear elevation breezeway.*
- *Views from the foundation looking upward revealed historic wood siding on all elevations of the house and garage. The historic wood siding is concealed behind the aluminum siding; therefore, a determination of overall condition could not be made without damaging the existing aluminum siding.*

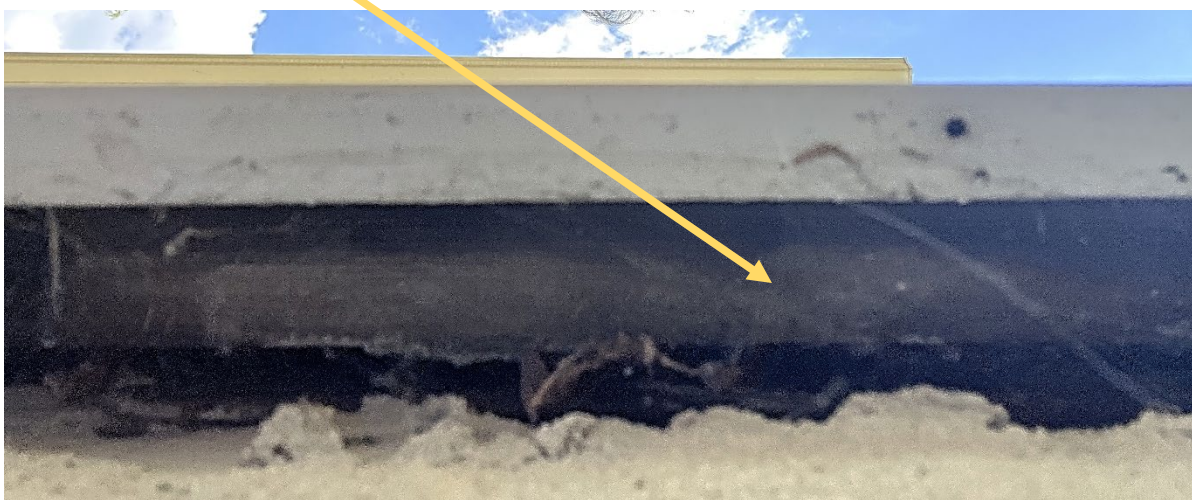
AHBR is requesting a determination on whether vinyl siding is an appropriate substitute material to replace the existing aluminum siding over historic wood siding.

Facade North Elevation

Existing Non-historic Grain Textured 4" Lap Aluminum Siding over Historic Wood Siding



View from below at the foundation, looking upwards underneath the aluminum siding, showing historic wood siding



East Side Elevation

Existing Non-historic Grain Textured 8" Lap Aluminum over Historic Wood Siding



8" Lap Aluminum over Historic Wood Siding



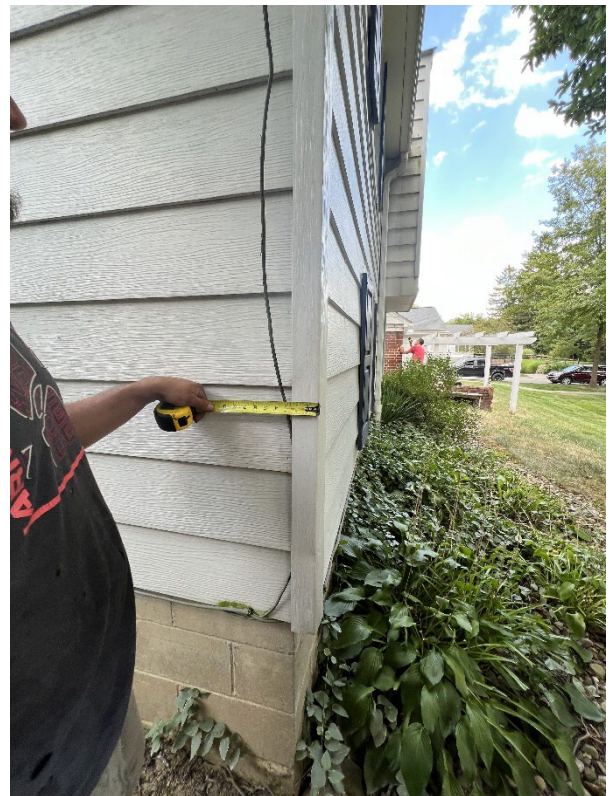
View from below at the foundation, looking upwards underneath the aluminum siding, showing historic wood siding

Transition from Façade 4" East Elevation 8" Grain Textured Aluminum Lap Siding



West Side Elevation

Existing Non-historic Grain Textured 8" Lap Aluminum Siding over Historic Wood Siding



Rear South Elevation

Existing Non-historic Grain Textured 8" Lap Aluminum Siding over Historic Wood Siding



View from below at the foundation, looking upwards underneath aluminum siding, showing historic wood siding

GARAGE

Existing Non-historic Grain Textured 8" Lap Aluminum Siding over Historic Wood Siding



View from below at the foundation, looking upwards underneath the aluminum siding, showing historic wood siding



Breezeway

Façade North Elevation



Rear Elevation - Exposed Historic Wood Clapboard Siding with 6" Reveal



DETERMINATION OF EFFECT:

PROPOSED SIDING

The City of Hudson AHBR Design Considerations (see Appendix) state 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. If the repair or replacement of existing non-historic materials is requested, the AHBR shall request removal of the non-historic material to expose the historic material so that it may be assessed. 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.

The City of Hudson ordinance requires documentation to determine if wood siding is present under the existing aluminum. It appears that historic wood siding remains under the entirety of the house, breezeway and garage. The area of exposed clapboard appears to be in poor condition. However, the condition of the siding cannot be determined without significantly damaging the existing aluminum siding. The owner has peeled back a portion of the siding at the rear breezeway elevation to show historic painted wood clapboard with a 6" reveal.

- The proposed 4" grain-textured Variform vinyl lap siding is not an appropriate substitute material.

RECOMMENDATION

Denial of Veraform 4" vinyl lap replacement siding. The owner has the option of removing the existing aluminum siding to reveal the overall condition of the historic wood siding. Repair with compatible 6" painted smooth finish wood clapboard siding to match historic siding is appropriate if reasonable after assessment of condition.

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. If there is evidence of significant deterioration, rot, degradation, splitting, and gaps in historic siding, there are siding options more appropriate than vinyl. Replacement with 6" smooth finished painted wood clapboard is recommended. Based on NPS Preservation Brief #16, appropriate substitute materials include cellular PVC, wood fiber/polymer composite, fiber cement, and mineral /polymer composite. Substitute material should incorporate the profile, trim design, 6" wood clapboard reveal, relief at openings, corner boards, and shutters compatible with the existing historic wood exterior.

Further guidance is provided in NPS Preservation Brief # 16, The Use of Substitute Materials on Historic Building Exteriors, 14. Available at:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials-2023.pdf>



Figure 14. Surface texture is an important aspect in matching the appearance of a historic material, especially when a material is viewed at close range. As seen in these two images, many of the substitute materials produced for siding and trim have an embossed wood grain, making them incompatible for replacing historic wood that was typically planed to a smooth surface. Some substitute products are available with a smooth surface as well. Photos: John Sandor, NPS.

Siding

FEATURES: clapboard, tongue-and-groove or shiplap siding, board and batten, shingles

HISTORIC MATERIALS: wood and asbestos

POTENTIAL SUBSTITUTES: cellular PVC, wood fiber/polymer composite, fiber cement, mineral/polymer composite

Questions to ask about the replacement material:

- What are the widths, lengths, profiles, thicknesses, and textures available?
- What, if any, are the finishing requirements, and/or is it available factory-finished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- Does it absorb moisture and, if so, to what effect?
- Can the material survive flooding and be reused?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- What characteristics can affect its handling (e.g., weight, flexibility, brittleness)?
- Does it have specific fastening requirements?
- Is it susceptible to insect damage?
- What is its impact resistance?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?

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

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.