

DATE: October 12, 2022

PROJECT ADDRESS: 109 E. Streetsboro Street

TO: Alicia Schrenk, Associate Planner, City of Hudson, 1140 Terex Road, Hudson, Ohio 44236

FROM: Diana Wellman & Wendy Naylor, Naylor Wellman, LLC, Preservation Consultants

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 109 E. Streetsboro Street. The Secretary of the Interior's Standards for Rehabilitation and Technical Preservation Services: Preservation Briefs #4 & #29 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 – September 26, 2022*
- ✓ *Owner Application dated August 31, 2022 requesting replacement of existing roof on main house only (not east wing former barn) including site plan, drawings and photos*
- ✓ *Parkhill Roofing Co. quotes dated September 19, 2022 for synthetic roof and October 4, 2022 for synthetic slate roof installation*
- ✓ *The Kowalski Co. quote dated 8/26/2022 for slate roof installation*
- ✓ *OHI (Ohio Historic Inventory) Form*
- ✓ *Newkirk, Lois, Hudson A Survey of Historic Buildings in an Ohio Town. Kent: Kent State University Press, 1989, 270.*
- ✓ *Sanborn Fire Insurance Maps 1916,1929*
- ✓ *Sample Landmark™ Fiber Glass Shingle*
- ✓ *Slate Roof Condition Assessment Surveys- Part 1- Slate Shingles. National Slate Association. Available at <https://www.slateassociation.org/slate-roof-condition-assessment-surveys-part-1/>*

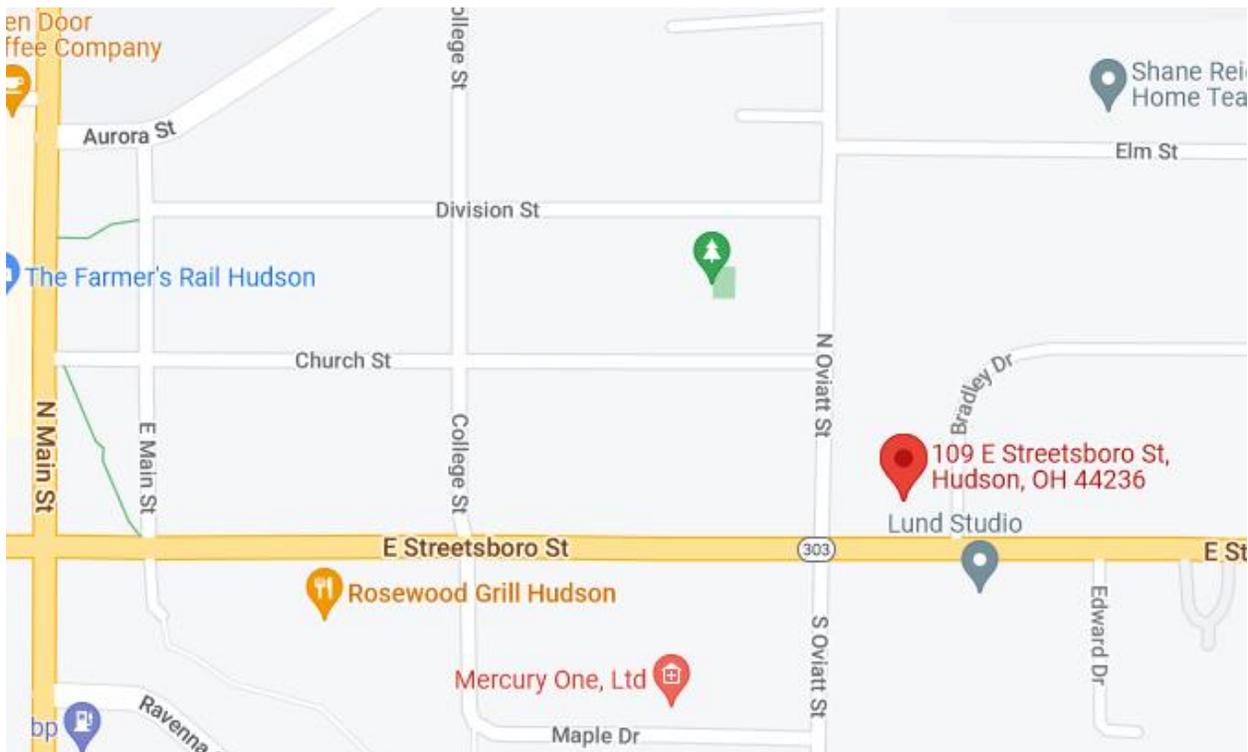
PROPOSED ALTERATIONS – 109 E. Streetsboro Street

Removal of existing slate roof on the main house to replace with Landmark™ fiber glass shingle roof.

PROJECT BACKGROUND AND DESCRIPTION

The ca. 1850 Charles F. Seese House 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.

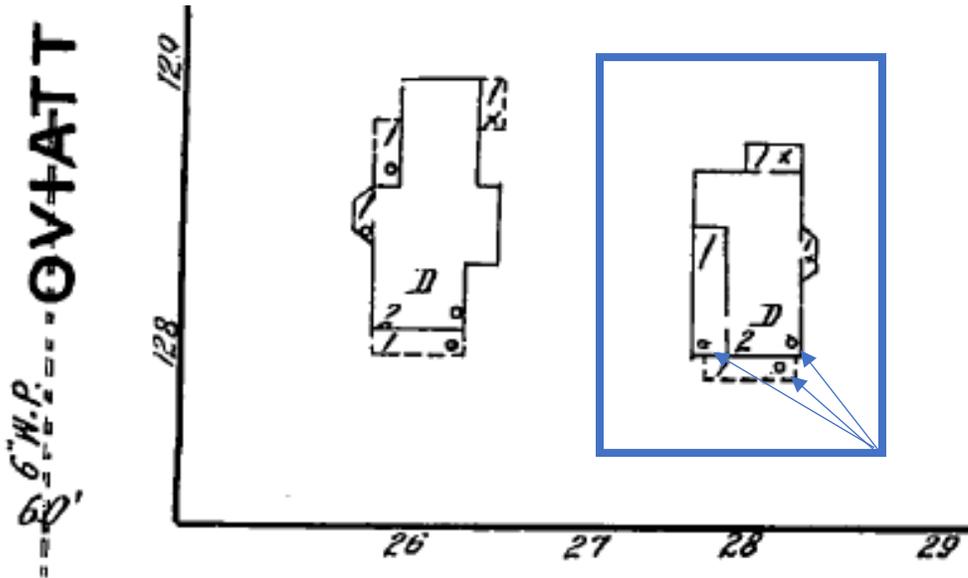
The property is situated at the northwest corner of the main thoroughfare of E. Streetsboro Street and Bradley Drive with primary public site line views of the façade and east elevation.



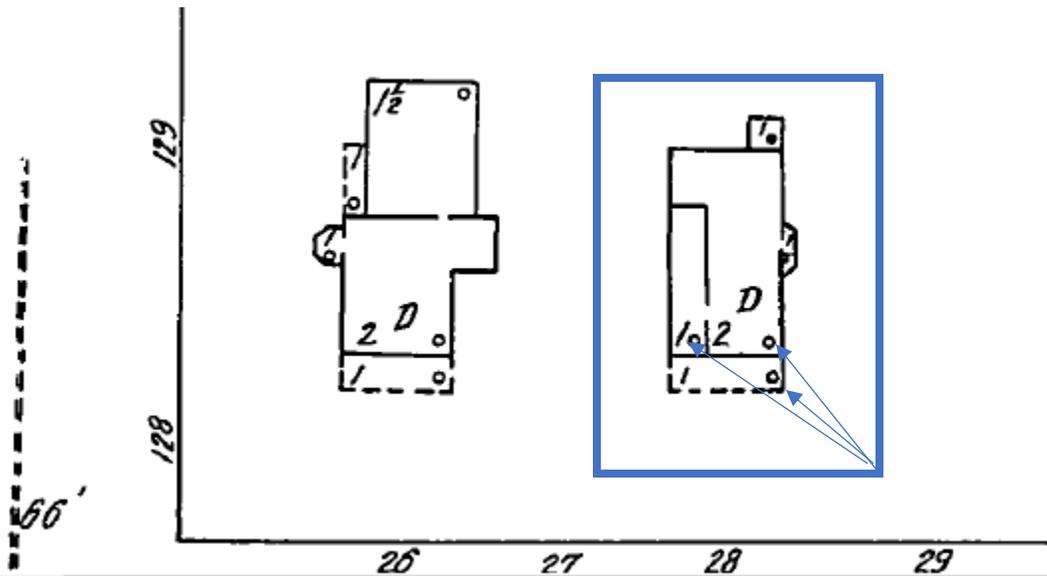
Relevant Historic Character Defining Features:

The ca. 1850 Charles F. Seese House exhibits Gabled Ell type elements. Additions over time, including the east wing former barn, have altered the appearance of the house.

The 1916 & 1929 Sanborn Fire Insurance Maps show a slate roof on the house.



Slate Roof, Sanborn Fire Insurance Map, 1916 indicated by circle



Slate Roof, Sanborn Fire Insurance Map, 1929 indicated by circle

SITE VISIT OBSERVATIONS & PHOTO DOCUMENTATION

- *Main house slate roof to be replaced, not east (barn) addition slate roof.*
- *Main house roof exhibits decorative scalloped pattern slates.*
- *East addition exhibits simple slate pattern.*
- *One-story front porch, east side bay window and first floor west side elevation roofs exhibit asphalt shingle type roofing.*
- *Visual examination from ground level was not adequate to determine evidence of slate delamination.*
- *A tap test for slate condition has not been conducted.*
- *Scalloped pattern slate roof visible from public site line views.*
- *Consultant suggested obtaining additional price quotes for replacement roof materials employing synthetic slate shingles.*
- *Consultant requested the dimensions of the existing slate, width and reveal compared to the proposed shingles.*

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

Public Site line view from E. Streetsboro Street



- **Slate Shingles on Main Gable**
- **Replacement asphalt shingles on**
 1. **Front one-story west wing**
 2. **Porch**
 3. **Bay window**

Existing Slate Roof – Main House East Elevation (Replacement)



Existing Slate Roof – East Wing (No Replacement)



Historic Slate Roof (Main House) East Elevation – Decorative Scalloped Pattern



Historic Slate Roof (Main House) West Elevation – Decorative Scalloped Pattern



Interior Roof Support System, Main House

Condition: Evidence of Gaps in Sheathing, No Winter Guard, Ice or Water Shield, Leakage and Repairs



Interior Photos depicting
damage.



DETERMINATION OF EFFECT:

PROPOSED SIDING

The owner is proposing to remove the historic slate roof on the second-story main portion of the house for replacement with Landmark™ fiber glass roof shingle.

- The owner has provided evidence of failure of roof sheathing and water leakage into the interior ceilings of the house.
- A “tap test” or sounding of the existing slate material was not conducted to determine condition of slates. This test requires tapping the exposed slate face with a knuckle or metal object such as a slating hammer. The sound that the slate emits will reveal conditions.¹
- No close-up photos were providing showing evidence of delamination or failure of the slate material.
- Owner provided dimensions of existing slate siding as 12” W x 22” H with 8” reveal.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The historic slate roof 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 #29: *The Repair, Replacement and Maintenance of Historic Slate Roofs.* <https://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm>

Slate roof repair is viable for localized problems and damaged roofs with reasonably long serviceable lives remaining. If 20% or more of the slates on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof than to execute individual repairs. This is especially true of older roofs nearing the end of

¹ *Slate Roof Condition Assessment Surveys- Part 1- Slate Shingles.* National Slate Association. Available at <https://www.slateassociation.org/slate-roof-condition-assessment-surveys-part-1/>

their serviceable lives because of likely damage additional while attempting repairs. Depending on the age of the slate, its expected serviceable life, and the cause(s) of deterioration, it may or may not be cost effective to salvage slates. Where deteriorated nails or flashings are the cause of the roof failure, salvage of at least some slates should be possible for use in repairs. When salvaging slates, each must be sounded to discover cracks and faults and the degree to which it has weathered. It is usually wise to salvage slates when only a portion of the roof is to be replaced. In this way, the salvaged slates may be used for future repairs to the remaining sections of the roof.

The following guideline is provided to assist in the repair/replace decision making process:

1. Consider the age and condition of the roof versus its expected serviceable life given the type of slate employed.
2. Calculate the number of damaged and missing slates. Is the number less than about 20%? Is the roof generally in good condition? If so, the roof should be evaluated for repair rather than replacement. Also, keep in mind that the older a roof becomes, the more maintenance it will likely require.
3. Determine if there are active leaks and what their source may be. Do not assume the slates are leaking. Gutters, valleys and flashings are more likely candidates. "False leaks" can be caused by moisture condensation in the attic due to improper ventilation.
4. Check the roof rafters and sheathing for moisture stains. Poke an awl into the wood to determine if it is rotted. Remember that very old, delaminating slates will hold moisture and cause adjacent wood members to deteriorate even if there are no apparent leaks.
5. Are many slates sliding out of position? If so, it may be that ferrous metal fasteners were used and that these are corroding, while the slates are still in good condition. Salvage the slates and relay them on the roof. If the slates have worn around the nail holes, it may be necessary to punch new holes before relaying them.
6. Consider the condition of the roof's flashings. Because slate is so durable, metal flashings often wear out before the slate does. Examine the flashings carefully. Even the smallest pinhole can permit large quantities of water to enter the building. Is the deterioration of the slate uniform? Often this is not the case. It may be that only one slope needs replacement, and the other slopes can be repaired. In this way, the cost of replacement can be spread over many years.
7. Press down hard on the slates with your hand. Sound slates will be unaffected by the pressure. Deteriorated slates will feel brittle and will crack. Tap on slates that have fallen out or been removed. A full, deep sound indicates a slate in good condition, while a dull thud suggests a slate in poor condition.
8. Are new slates readily available? Even if replacement is determined to be necessary, the existing roof may have to be repaired to allow time for documentation and the ordering of appropriate replacement slates.

PRESERVATION BRIEF #4: *Roofing for Historic Buildings*

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. The decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Sample of Proposed Landmark™ Fiber Glass Shingle



AHBR Proposed Replacement Materials

CertainTeed Roofing Technologies – Grand Manor

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RECOMMENDATION

Recommendation of approval of roof replacement with conditions. The owner has provided interior evidence of gaps in sheathing, absence of winter guard, ice or water shield, leakage and previous repairs. Price quotes for complete replacement of the main house roof were provided showing a negative impact on economic feasibility allowing for replacement using substitute material that closely matches the existing slate material.

Recommendation of condition to explore alternative roof materials to more closely match the existing slate material than the proposed Landmark™ fiber glass shingle. 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 approved replacement material should include shingle dimensions of 12" W x 22" H with 8" reveal as well as decorative scalloped pattern shingles in a color to mimic the existing slate roof. In addition, the selected replacement material should blend with remaining east addition slate roof to remain. Replacement of the front one-story west wing, porch and bay window with the approved slate roof replacement material is encouraged but not required. However, the shingle proposed for the wing, porch and bay should be compatible to the final gable roof shingle selection.

The AHBR has proposed two alternative replacement materials - CertainTeed™ Roofing Technologies, Grand Manor and Carriage House - which are both good alternatives to the Landmark™ fiber glass shingle. Recommendation to request sample CertainTeed™ shingle types and colors with dimensions to match existing slate as closely as possible in the gray tones with variation (Weathered Wood, Stonegate Gray, Gatehouse Slate, Colonial Slate colors). Request close-up photos of samples and layout of pattern on the roof next to existing main house slate and east (barn) addition slate. Scalloped shingle could be in slightly contrasting color. The historic main house appearance should remain dominant.

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.