

SUBSTITUTE SIDING AND TRIM ON EXISTING BUILDINGS

HUNTINGTON WOODS HISTORIC DISTRICT COMMISSION Guidelines For Historic Districts And Designated Historic Properties

I. Definitions:

For the purpose of these guidelines, the terms "substitute siding and trim" shall be understood to encompass the use of any contemporary vinyl, metal, cement board, pressed board or other man-made material intended to cover all, or any part of, an exterior wall, trim work or other building element of existing structures located within a designated historic district.

NOTE: This guideline covers existing structures; there are separate guidelines for siding and trim on "Infill Development (New Structures)" and "Additions".

II. Policy

The Secretary of the Interior's Standards for Rehabilitation Historic Buildings *recommend against*:

"Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing with new material in order to achieve a uniform or 'improved' appearance."

"Removing or changing features which are important in defining the overall historic character of the building so that, as a result, the character is diminished."

"Using substitute material for the replacement part that does not convey the visual appearance of the original feature or that is physically or chemically incompatible."

"Removing an entire feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance."

The Secretary of the Interior's Standards for Rehabilitation Number 6 states:

"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."

The following guidelines concerning substitute siding and trim are provided to assist in the interpretation and application of the Secretary of Interior's Standards and Guidelines.

III. Guidelines

A. *Materials*

The use of substitute siding or trim in any form on an existing building is ***not recommended***. Substitute siding or trim rarely replicates the dimensions or appearance of original materials. The use of original or comparable building materials is the only historically appropriate approach to the rehabilitation of any structure located in a designated historic district.

B. *Exceptions*

In order to qualify for the rare approval of substitute siding on an existing building, the application must meet **all three (3)** of the following tests:

1. The substitute siding will replace other substitute siding on the structure; or, there are other practical reasons to approve new substitute siding, such as:
 - a. unreasonable cost of restoring the original material, judged in relation to the market value of the property; (the fact that the original material is more expensive than the substitute siding does not, in itself, indicate "unreasonable cost").
 - b. lack of availability of original materials (or other suitable alternatives) or the skills necessary to apply those materials (an uncommon situation, probably applying only with rare masonry or shingle materials);
 - c. an emergency (probably temporary) need to provide siding in a time period which does not allow use of the original material (or other suitable alternative).
2. The substitute siding will be applied in such a manner that distinctive architectural details will be preserved.
 - a. details typically included but not limited to are corners, windows, doors, skirt, soffit fascia, frieze, rake, intermediate cornice/belt course.
3. The proposed installation of substitute siding shall take into account the size, shape, color, texture and linear direction of the original building material. Substitute siding which possesses a simulated wood grain surface is not considered appropriate.

C. Information Requirements

The Commission shall review each application proposing the installation of substitute siding or trim on its merits. In any case where substitute siding is proposed, the following information should be included in the application:

1. A detailed statement of the purpose and scope of the proposed installation of substitute siding or trim.
2. Identification of any deterioration of the existing siding and trim, including the nature and extent of the deterioration, with cost estimates for repair and replacement of existing siding or trim.
3. Detailed photographs of existing siding and trim to be replaced and detailed drawings showing how substitute siding and trim is to be installed. Materials and color samples should be included.

These guidelines were approved on _____, 2004 by the Michigan State Historic Preservation Office under the provisions of Michigan's Local Historic District Act (1970 PA 169, Section 5.(3); MCL 399.205)