

Siding

Wood Siding

With few exceptions, the homes in the Holland Historic Districts were built primarily of wood. For the most part, construction took place in the 1880's, 1890's and 1900's. Queen Anne and Colonial Revival are the predominant architectural styles. While the housing stock in this area is essentially in well-preserved condition, some structures have been re-sided with artificial materials with the loss of historical detailing.

The use of original or comparable building materials is the most appropriate approach to the rehabilitation of any resource in the districts. Sound historic preservation practice dictates sensitive treatment of detail to preserve craftsmanship, design, color, texture, and other visual qualities, as well as to prevent deterioration of the resource.

The original fabric of a building should be repaired or replaced where necessary with the original building material. If the original material no longer exists, or the original material is so badly deteriorated that it can no longer be reasonably repaired, the Commission will consider special circumstances for an alternate material providing this material does not compromise the historical or architectural integrity of the resource.

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

Standard 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.

Repair

1. Repair and/or replacement of siding should match in material, size, style, and exposure. Vertical board joints should be staggered in an effort to avoid a patched look and to avoid areas where moisture can more readily penetrate. Trim pieces associated with siding, such as corner trim, fascia or other features should be retained.
2. Moisture resistant woods such as cedar, redwood, mahogany, and pressure treated wood are recommended in moisture/water prone areas, and close to the ground applications.
3. Asphalt or asbestos type siding materials are to be handled with care and may require special removal/repair requirements. Contact the City of Holland for these specific instances.

4. The Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings recommends in part:
 - a. Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as wood siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes and colors.
 - b. Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.



218 W. 10th Street

Deteriorated asphalt siding, patterned to look like brick, was removed from this house --revealing the original wooden clapboard siding underneath. The original siding was able to be repaired and repainted instead of replaced.

Paint

(please refer to guidelines in [PAINTING](#))

Alternative Replacement Siding

The HDC on rare occasion may find that special circumstances justify the use of a substitute material. Special circumstances shall demonstrate that the proposed siding would duplicate the existing siding and exterior structure without impairing defining features, to be determine on a case-by-case basis. The HDC may request an applicant return for review if original character-defining features are uncovered during the siding removal process. In the case of an application for substitute siding material, the applicant shall provide the following:

1. A detailed statement of the scope of the proposed installation of substitute siding and 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 or replacement of existing siding or trim.
3. A detailed written description, including drawings and photographs, of exactly how all of the proposed siding and trim is to be installed.
4. Material and color samples shall be submitted with the application. Only smooth finish fiber cement siding with character that matches existing historic siding in design, lap exposure, profile and dimensions may be approved. Textured (faux wood grain) products are not appropriate.

Vinyl and Aluminum

The use of substitute siding materials such as aluminum and vinyl siding generally shall not be allowed on historic structures, where it doesn't already exist. In addition to changing the appearance of siding and often necessitating changes to architectural trim detail, synthetic siding can make maintenance more difficult because it covers up potential problems that can become more serious. Synthetic siding, once it is dented or fades, needs painting just like wood. Removal of synthetic siding and restoration of original building materials is encouraged.

Use of synthetic siding materials may cause problems if installed over original wood. The wood may crack, warp, and moisture may be trapped between the layers causing damage to the structure that is not often readily observable. Further, the cladding (wrapping) or removal of exterior woodwork such as cornices, corner boards, fascias, projecting bays, brackets, window and door frames, porch framing and trim, and other exterior woodwork with aluminum or vinyl is not appropriate. Not only does the cladding cover historic moldings and architectural detail, but it also causes the covered woodwork to deteriorate because of moisture that becomes entrapped under the cladding.

Cementitious Siding

Cementitious siding is approximately 45 percent Portland cement, 45 percent silica sand, 10 percent wood fiber, and is considered a "green" material with high marks from environmental and sustainability organizations. It is cured with pressurized steam to increase its strength and stability. It is commonly referred to by the brand name Hardie® board, from the James Hardie Company™.

This type of siding is available in a variety of widths, thicknesses, reveals, shapes, styles, and textures. The smooth lap siding has an appearance similar to wood siding as long as traditional widths and profiles are followed.

The use of cementitious siding in Holland's historic districts maybe be appropriate under certain circumstances, reviewed on a case-by-case basis. Wood grained (textured) siding is not appropriate. As a replacement material on a historic dwelling where the original wood siding has deteriorated extensively, the use may be allowed if the material matches the original siding in texture, depth and appearance. The applicant shall demonstrate that the original siding cannot be repaired and/or maintained.

Threshold Questions

In evaluating claims that special circumstances justify the installation of artificial siding materials, the Commission may address the following considerations in determining whether the proposed work should be permitted:

1. Location and visibility: Where is the resource located, and will the proposed installation be highly visible?
2. Similarity to original materials: To what extent can the proposed installation be demonstrated to duplicate the original materials in width, depth, profile, and general appearance, including linear direction?
3. Preservation of architectural detail: Do original architectural details, e.g., window trim, wood cornices, and architectural ornament, remain uncovered? If not, does the proposed installation duplicate them in composition and appearance? Will trim be built up so that it projects appropriately from the siding as in the original?
4. Preservation and protection of structure: Has appropriate attention been given to the following considerations?
 - a. Correction of deterioration prior to installation.
 - b. Appropriate and sufficient means to bar penetration of water from the outside or the creation of an exterior vapor barrier.