

**HISTORIC AND DESIGN REVIEW
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

November 22, 2024

HDRC CASE NO: 2024-378
ADDRESS: 415 BELKNAP PLACE
LEGAL DESCRIPTION: NCB 1881 BLK 3 LOT E 80.78 OF 3
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Trevor Pollard
OWNER: Trevor Pollard/ALLESEE LORI & POLLARD TREVOR
TYPE OF WORK: Siding replacement
APPLICATION RECEIVED: October 28, 2024
60-DAY REVIEW: December 27, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood siding located on the north, south, and west wall planes with fiber cement siding with a similar profile.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*— Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

FINDINGS:

- a. The property located at 415 Belknap is a two-story structure featuring one-over-one wood windows, exposed rafter tails, and a front-facing gable roof. The structure first appears as a detached rear accessory for the structure located at 301 Belknap on the 1951 Sanborn Map. This property contributes to the Monte Vista Historic District.
- b. **SIDING REPLACEMENT** – The applicant is requesting approval to replace the existing wood drop siding located on the north, south, and west wall planes with fiber cement lap siding. The current siding is similar to a 105 siding profile which is commonly found on historic properties. Modern-day drop siding can be found at most lumber yards

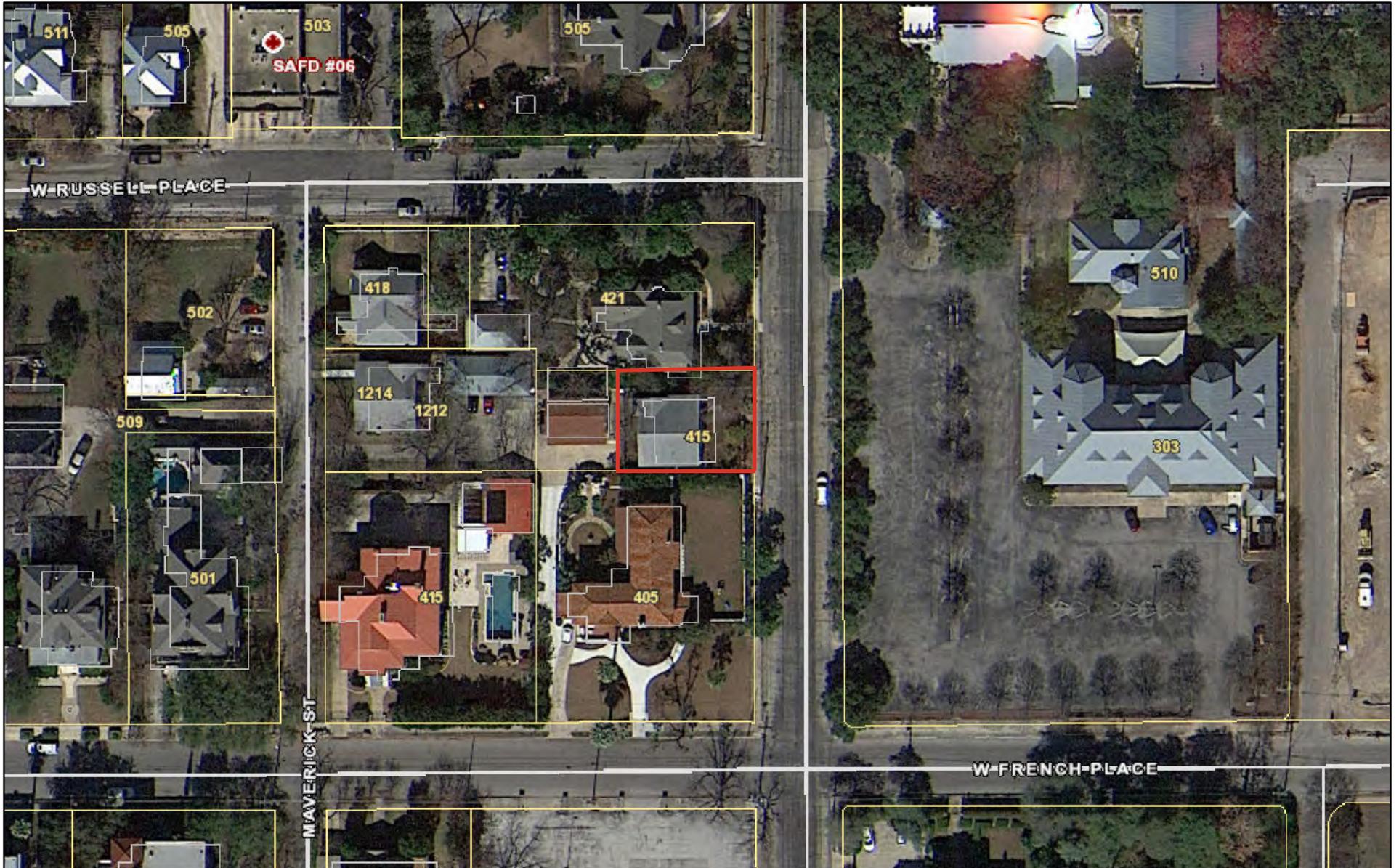
but tends to lack durability and rot resistance when compared to old-growth wood siding. There is evidence that previous patching has occurred on this property, and it further appears that some of the replacement siding has already begun to deteriorate. In 2018, the siding on the front facade was replaced with approval and has experienced some warping and deterioration. According to the Guidelines, wholesale siding replacement should be avoided in favor of spot replacement and repair. Composite or artificial siding is typically not approved as a replacement to wood siding. The applicant has proposed a composite product this is visually similar to the existing drop siding. Staff finds that the applicant has begun to make a case for an alternative material, but it remains unclear how visually similar the proposed hardie product will be to the original.

RECOMMENDATION:

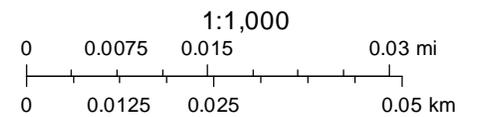
Staff does not recommend approval at this time. Prior to approval, the applicant must demonstrate the following:

- i. That the existing wood siding is deteriorated to a point which would warrant wholesale replacement over the recommend spot treatment; and
- ii. That the proposed hardie product will be visually similar to the historic wood siding profile to a point which would be indistinguishable from the right of way.

City of San Antonio One Stop



November 14, 2024





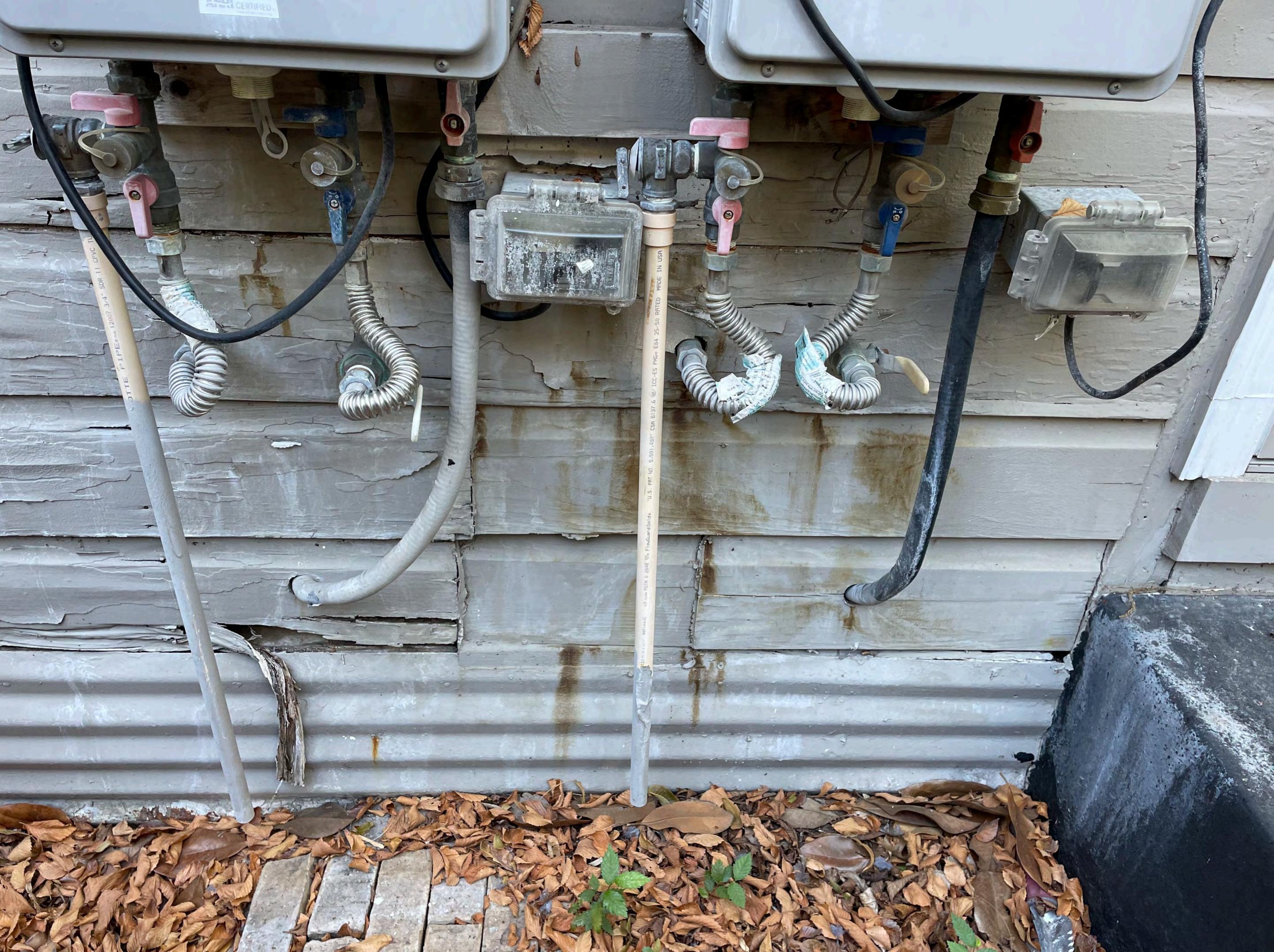
415











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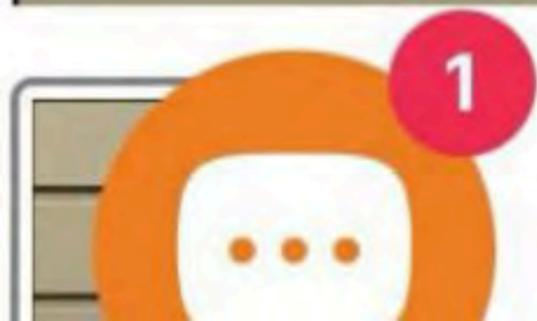




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