

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-368
ADDRESS: 219 THORAIN BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 58 AND 59
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Josefina Josefina Rodriguez
OWNER: Josefina Josefina Rodriguez/HERNANDEZ PEDRO C &
TYPE OF WORK: Siding replacement
APPLICATION RECEIVED: June 15, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

The applicant is requesting a Certificate of Appropriateness to remove exterior brick and replace 1x8 pine siding.

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. Hardiboard 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

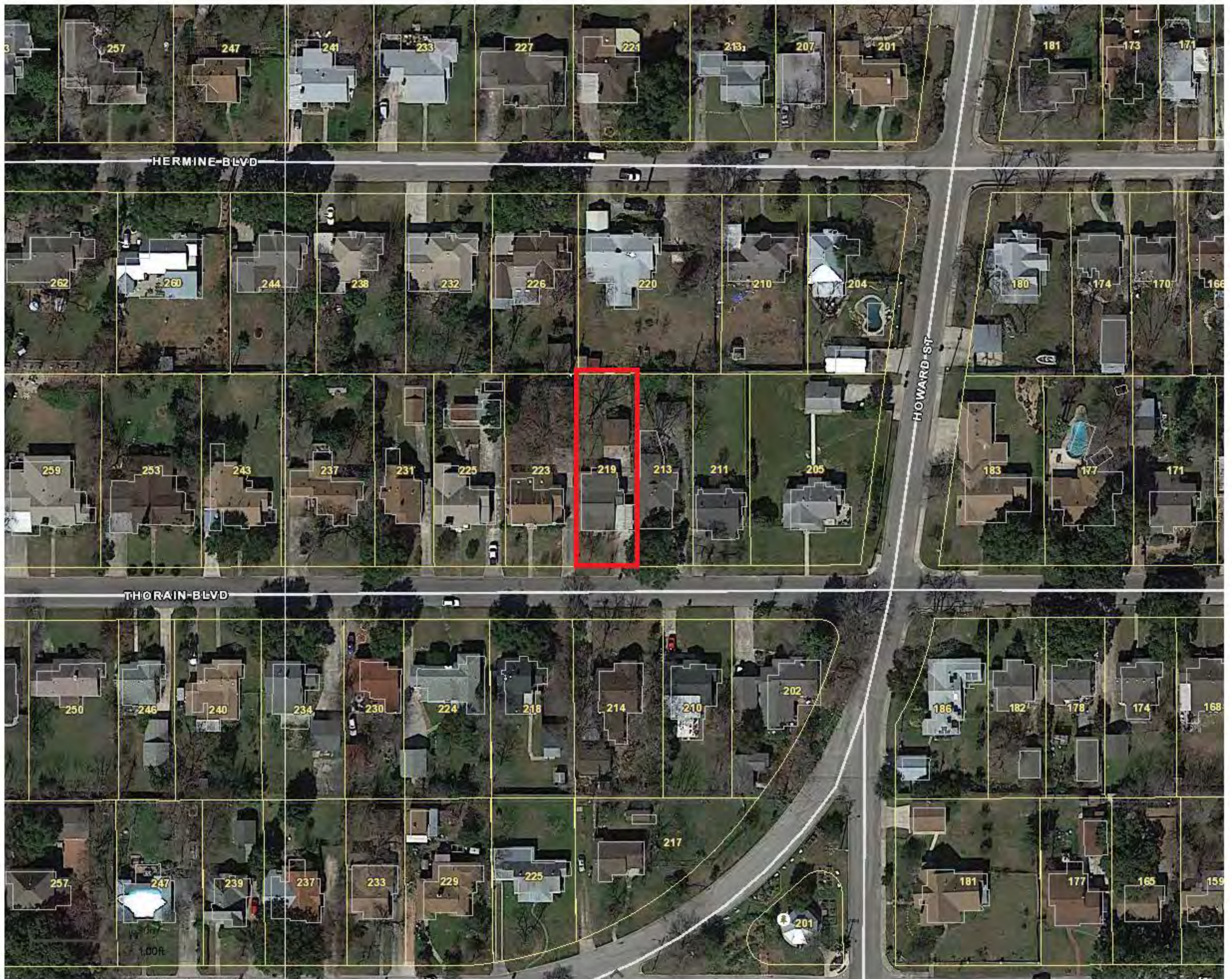
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

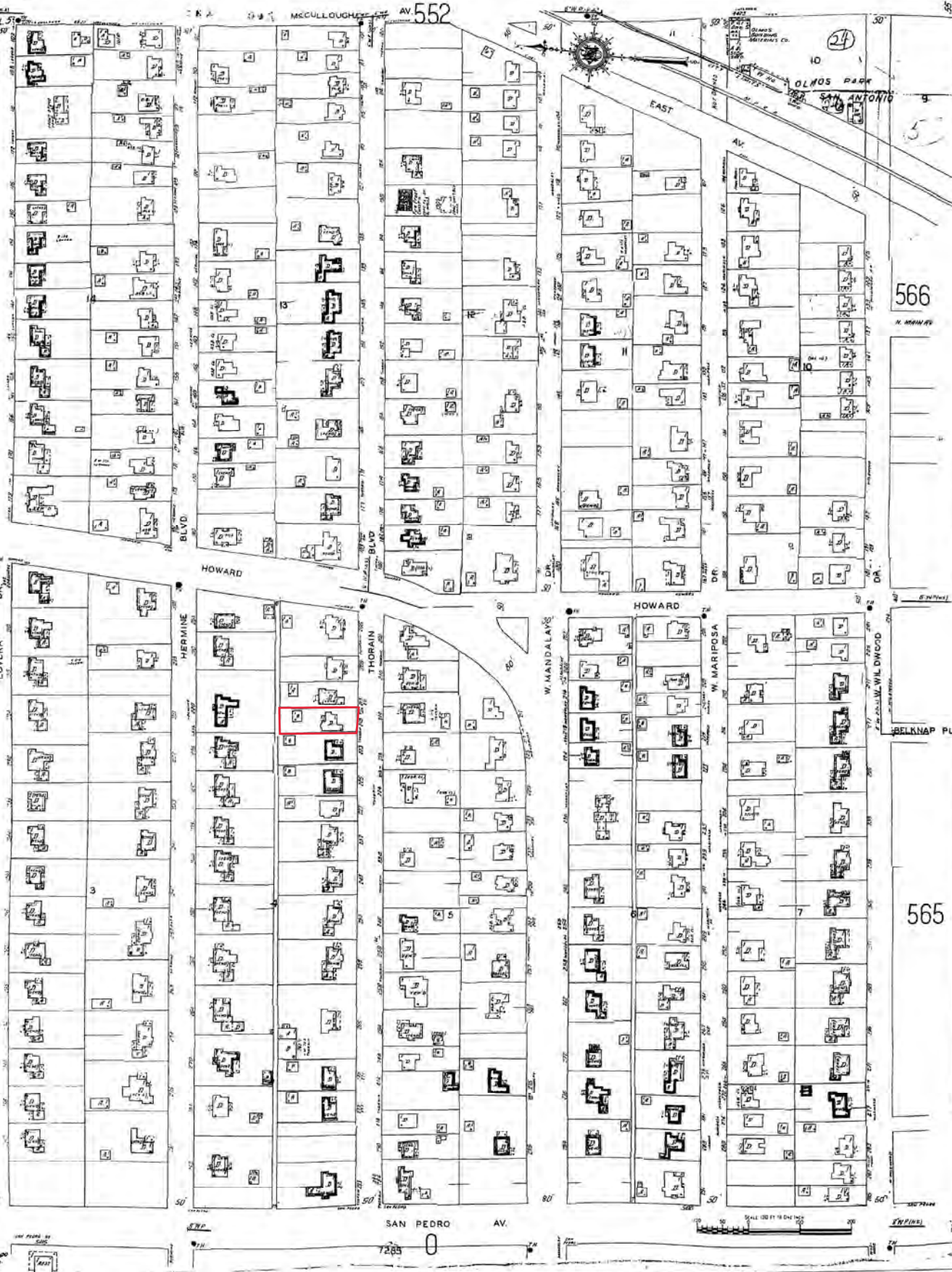
FINDINGS:

- a. The primary structure located at 219 Thorain Blvd is a single-family home constructed ca 1945 and is contributing to the Olmos Park Terrace Historic District. It is visible on the 1951 Sanborn Map. The historic structure features traditional architectural elements, front and side gabled roofs, brick façade materials, and stone window sills. Houses in the Olmos Park Terrace Historic District typically feature stone veneer, brick, or siding. According to Sanborn Maps, the house at 219 Thorain did not historically feature a veneer material such as brick or stone. The front porch as also been enclosed so brick veneer was likely added at that time.
- b. **SIDING REPLACEMENT** - The applicant is requesting a Certificate of Appropriateness for approval to remove exterior brick and replace with 1x8 pine siding. The existing brick veneer was likely added at a later date and is currently pulling away from the walls. According to the Guidelines, non-original materials may be removed to expose original siding. In this instance, original siding is unknown and not present on the home. While wood siding may be appropriate for the home, any new material introduced should be consistent with the style and period of construction. It is unclear whether the proposed 1x8 siding is consistent with the Guidelines. Based on nearby examples, a traditional 105 Dutch Lap profile would likely be appropriate for this home.

RECOMMENDATION:

Staff recommends approval with the stipulation that the applicant specify and appropriate siding profile such as 105 Dutch Lap or similar historic siding profile.





















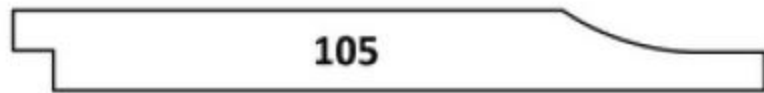




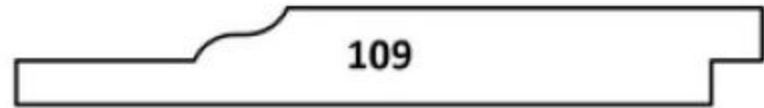




Common Historic Siding Profiles in San Antonio:



105 Drop Siding (Dutch / Cove Lap)



109 Drop Siding



117 Drop Siding (Waterfall / Double Teardrop)