

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2023-505
ADDRESS: 2619 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT N1-2 OF 12 & 13
ZONING: O-1, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Bertha Zuniga/Zuniga Law, PLLC
OWNER: Bertha Zuniga/Zuniga Law, PLLC
TYPE OF WORK: Siding installation
APPLICATION RECEIVED: December 05, 2023
60-DAY REVIEW: February 3, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install Hardie lap siding on top of the existing wood siding of the primary structure and the garage.

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. *Façade 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.

FINDINGS:

- a. The property located at 2619 McCullough Ave is a single-family, two-story structure in the Prairie style, constructed c. 1910 and makes its first appearance on the 1912 Sanborn Map. The property features a front-facing gable with a standing seam metal roof, one-over-one sashed wood

windows, wood lap siding, and a full-length open porch. This property contributes to the Monte Vista Historic District.

b. CASE HISTORY – On November 28, 2023, an anonymous report was submitted to 311 for building repairs. Staff contacted the property owner on November 28, 2023, to discuss the report and issued a Stop Work Order via email. Staff conducted a site visit to assess the violation the same day and noticed a large amount of work had been completed. Staff issued an additional Stop Work Order on site. The property owner states, 95% of the work was completed and agreed to stop work until obtaining a Certificate of Appropriateness.

c. SIDING INSTALLATION – The applicant is proposing to install Hardie lap siding with a faux-grain finish on top of the existing wood siding on the entirety of the primary structure and the garage. Guidelines for Exterior Maintenance and Alterations 1.B.ii. states to use in-kind replacement materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair and to ensure that replacement siding is installed to match the original pattern, including exposures. Additionally, the previous citation states to not introduce modern materials that can accelerate and hide the deterioration of historic materials. Hardieboard and other cementitious materials are not recommended. Guidelines for Exterior Maintenance and Alterations 1.B.iii. states to replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair. Due to the work being conducted prior to the issuance of a Certificate of Appropriateness, staff was not able to assess the existing condition of the wood siding prior to the Hardie siding installation. Staff finds the installation of Hardie siding on top of the existing wood siding on the primary structure and the garage does not conform to Guidelines.

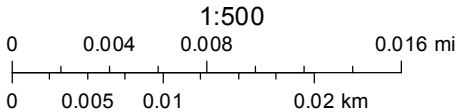
RECOMMENDATION:

Staff does not recommend approval of the installation of Hardie lap siding on top of the existing wood siding on the primary structure and the garage based on finding c Staff recommends that the applicant repairs the existing wood siding and that any elements that are deteriorated beyond repair are replaced with fully wood siding matching the existing dimension, profile, reveal, and finish.

City of San Antonio One Stop



January 5, 2024





2619

2619



mthomes.com











My name is Martin A. Smith. I have experience in construction and remodeling and have worked in this field for 20 years here in San Antonio, TX. Ms. Bertha A. Zuniga has asked me to come to 2619 McCullough Ave., San Antonio, TX 78212 and specify, in writing, the types of materials that have recently been used in placing new siding on top of old siding. I have examined the outside of the building and looked at the paint cans that remain and can tell you that the following materials were used:

JAMES HARDIE Primed HZ10 Fiber Cement Smooth Lap Siding 8.25 in x 144 in.

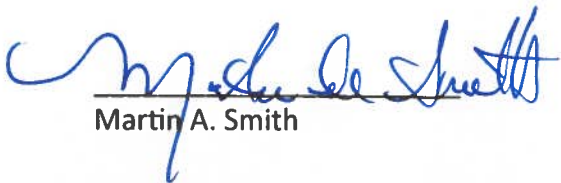
DUPONT TYVEK moisture barrier

DAP ALEX PLUS ACRYLIC LATEX WHITE SILICONE CAULKING

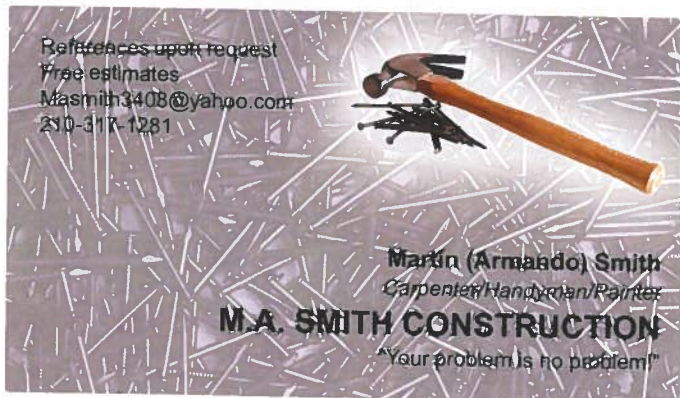
5 GAL., #PR-W15 ULTRA-PURE PURE WHITE FLAT EXTERIOR PAINT AND PRIMER

5 GAL., CORNSTALK BEHR #1050 Prem. Plus Interior Flat

RING SHANK exterior galvanized nails

 12/15/23
Martin A. Smith

Attached is my business card.









Investigation Report

Property

| | |
|------------------|-----------------|
| Address | 2619 McCullough |
| District/Overlay | Monte Vista |

Site Visit

| | |
|----------------------------|---|
| Date | 11/28/2023 |
| Time | 03:46 PM (-6 GMT) |
| Context | citizen report |
| Present Staff | Rachel Rettaliata |
| Present Individuals | Other |
| Types of Work Observed | Exterior Maintenance and Alterations |
| Amount of Work Completed | Initiated |
| Description of work | Installation of siding on top of existing siding. |
| Description of interaction | Left Stop Work Order with receptionist. |

Action Taken

| | |
|---------------------------------------|---|
| Violation Type | No Certificate of Appropriateness (Code 35-451a) |
| OHP Action | Spoke with neighbor/family/tenant, Posted additional "Stop Work Notice" |
| Will post-work application fee apply? | No |

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report





Investigation Report





Investigation Report





Investigation Report



Nov 28, 2023 at 3:45:37 PM
172-198 E Magnolia Ave
San Antonio TX 78212
United States

11/28/2023 03:48 PM



Investigation Report

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|---|----|
| Additional photos were taken on another device. | No |
|---|----|