

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-496
ADDRESS: 421 BELKNAP PLACE
LEGAL DESCRIPTION: NCB 1881 BLK 3 LOT 2, & E 40.02 FT OF N 73.76 FT OF 1
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Dave Isaacs/DAVE ISAACS HOMES
OWNER: Louis Wheir
TYPE OF WORK: Wood siding replacement
APPLICATION RECEIVED: September 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove all existing wood siding from the primary structure and install new wood siding to match in profile and dimension.

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.

FINDINGS:

- a. The primary structure located at 421 Belknap Place is a 1.5-story structure constructed circa 1925 in the Neoclassical style. The home features woodlap siding, a symmetrical front façade with a pedimented entry and

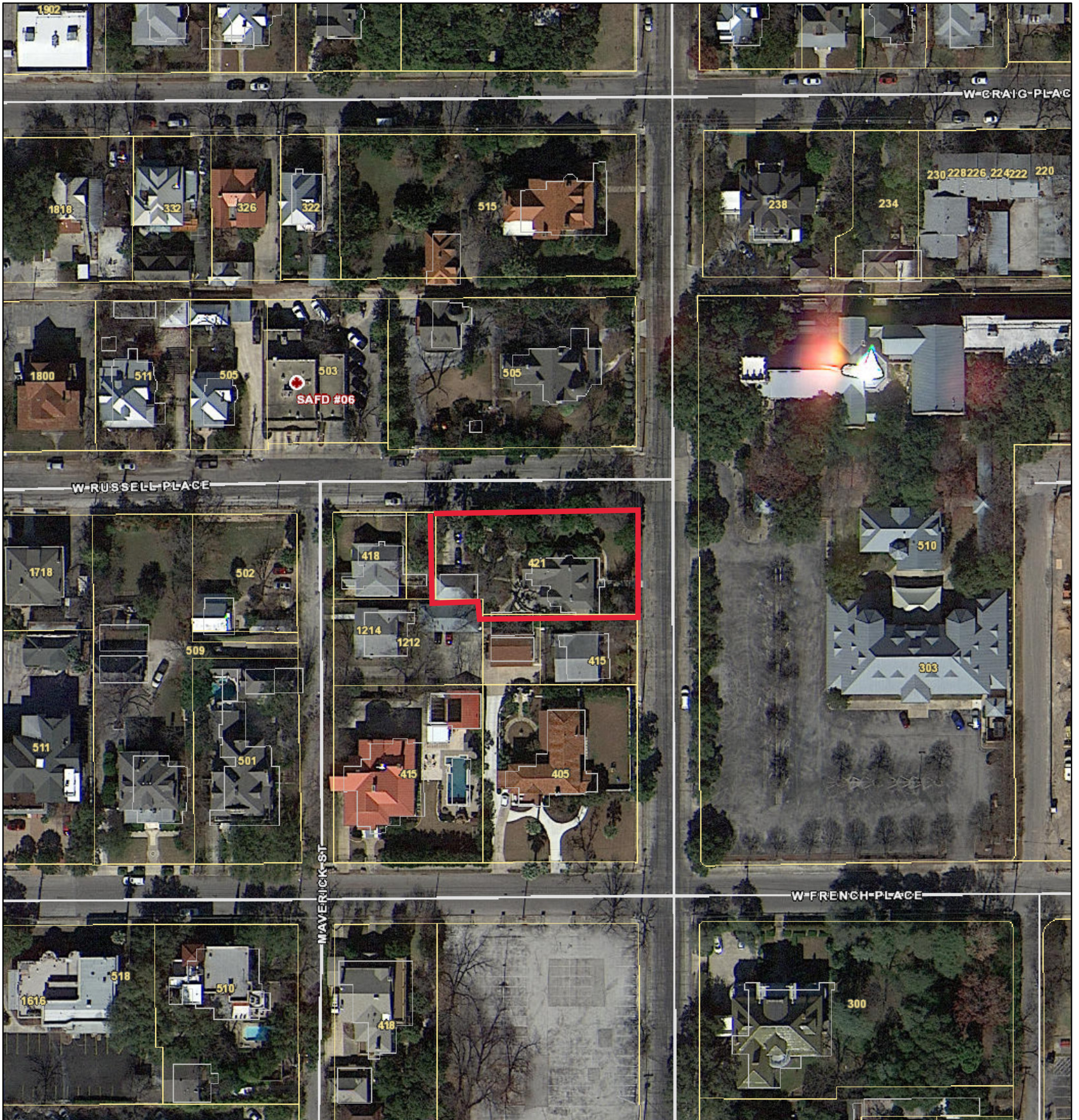
two over two wood windows, and a front hipped dormer, a The structure is located at the intersection of Belknap Place and Russel Place and is contributing to the Monte Vista Historic District.

- b. **SIDING REPLACEMENT** – The applicant has requested wholesale wood siding replacement, to be replaced with new wood siding to match the existing in profile and dimension. The existing siding profile is similar to 109 siding with a lap that is wider in dimension and is uncommon in the area, which requires a custom mill to match. Per the Guidelines and Policy Documents, historic wood siding should be restored in place and spot repaired in-kind where deteriorated beyond repair. Wholesale replacement siding should not be considered until all measures to preserve the original siding in place have been taken. Preserving and patching original siding retains old growth lumber, which is more dense, stronger, burns slower, and is more insect resistant than new lumber. Before considering a replacement material, the value of existing building components should be considered. Repair of existing siding with selective spot replacement is both environmentally sustainable and cost effective. This reduces the need to introduce new, non-sustainable materials which typically require more routine maintenance and future interventions. Based on the submitted documentation, the siding is in good condition and fully restorable. This profile is very rare and not historically common and is character defining for this structure. Staff finds that the applicant should restore the existing siding.

RECOMMENDATION:

Staff does not recommend approval of wholesale wood siding replacement based on findings a and b. Staff recommends that the applicant restore the existing siding and patch selectively in-kind where required. This scope of work is eligible for administrative approval.

City of San Antonio One Stop



September 29, 2021

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