

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-182  
**ADDRESS:** 229 W MARIPOSA  
**LEGAL DESCRIPTION:** NCB 9012 BLK 6 LOT 61 AND 62  
**ZONING:** R-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Elaine Lopez  
**OWNER:** Elaine Lopez  
**TYPE OF WORK:** Replace aluminum siding with 8" Hardi product  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace existing non-original aluminum siding with 8" Hardi 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.

## FINDINGS:

- a. The property located at 229 W Mariposa is a single-family cottage style home with Queen Anne elements. Character defining features include extended vertical scalloped wood siding on the front gable and scalloped details on the porch eaves. The house is a contributing property in the Olmos Park Terrace Historic District.
- b. The applicant has proposed to replace existing aluminum siding with 8" Hardiboard. The existing siding has a profile of approximately 4-5" and features original wood lap siding with a similar dimension beneath. The guidelines state that materials similar in size, scale, and character should be used for siding replacement, and do

not recommend the use of Hardiboard or other cementitious material. Staff finds the proposal inconsistent with the guidelines.

**RECOMMENDATION:**

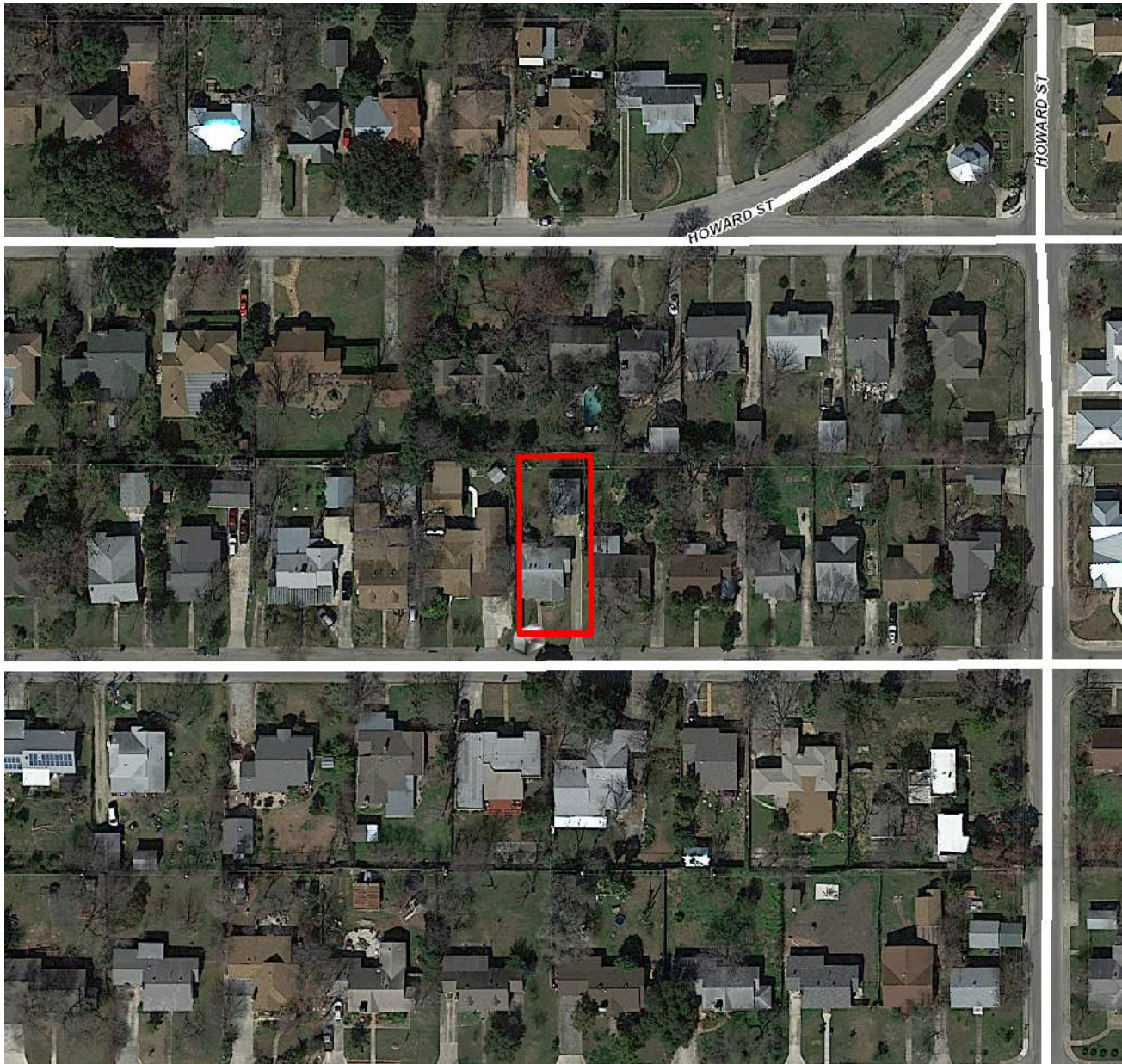
Staff does not recommend approval as submitted based on findings a through b. Staff recommends the existing wood lap siding beneath be restored and, when deteriorated beyond repair, replaced with new wood siding that matches the profile, dimensions, and finish as the original.

**CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

- The applicant received an Administrative Certificate of Appropriateness to repair original wood lap siding beneath the existing aluminum siding on March 14, 2017.



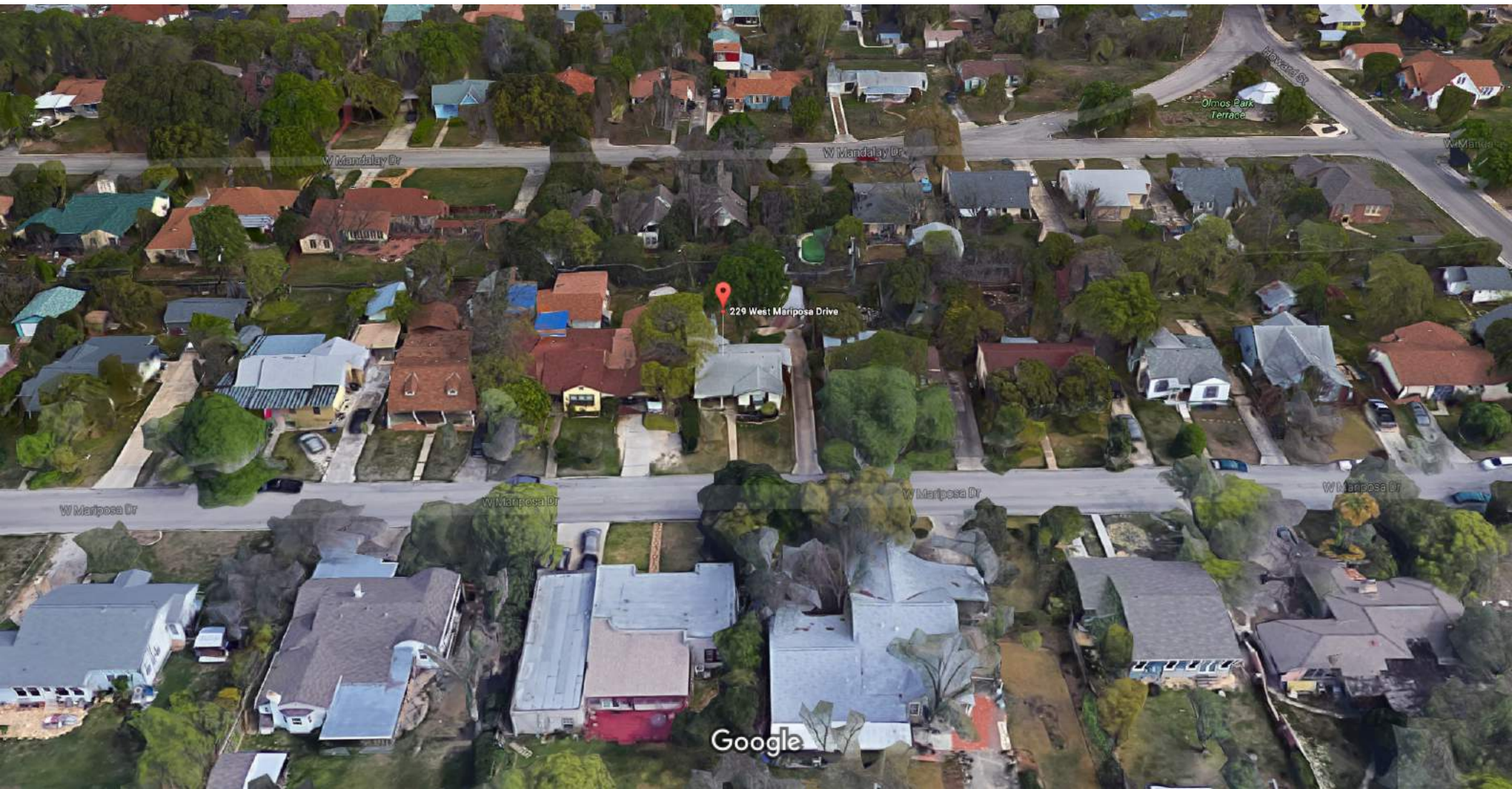
## Flex Viewer

Powered by ArcGIS Server

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Front



Image of a house exterior



Left side





Right side