

# HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

**HDRC CASE NO:** 2017-597  
**ADDRESS:** 2247 W WOODLAWN  
**LEGAL DESCRIPTION:** NCB 6830 BLK LOT E 40 FT OF 10 & W 20 FT OF 11  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Pablo Garza Jr  
**OWNER:** Pablo Garza Jr  
**TYPE OF WORK:** Siding replacement  
**APPLICATION RECEIVED:** November 9, 2017  
**60-DAY REVIEW:** January 8, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood siding in the gables with Hardie plank 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 striping 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 2247 W Woodlawn is a 1-story single family home constructed circa 1940 in the Minimal Traditional style. The home features steel casement windows, roughly tooled stone siding, and an asymmetrical front porch. The structure is contributing to the Monticello Park Historic District.

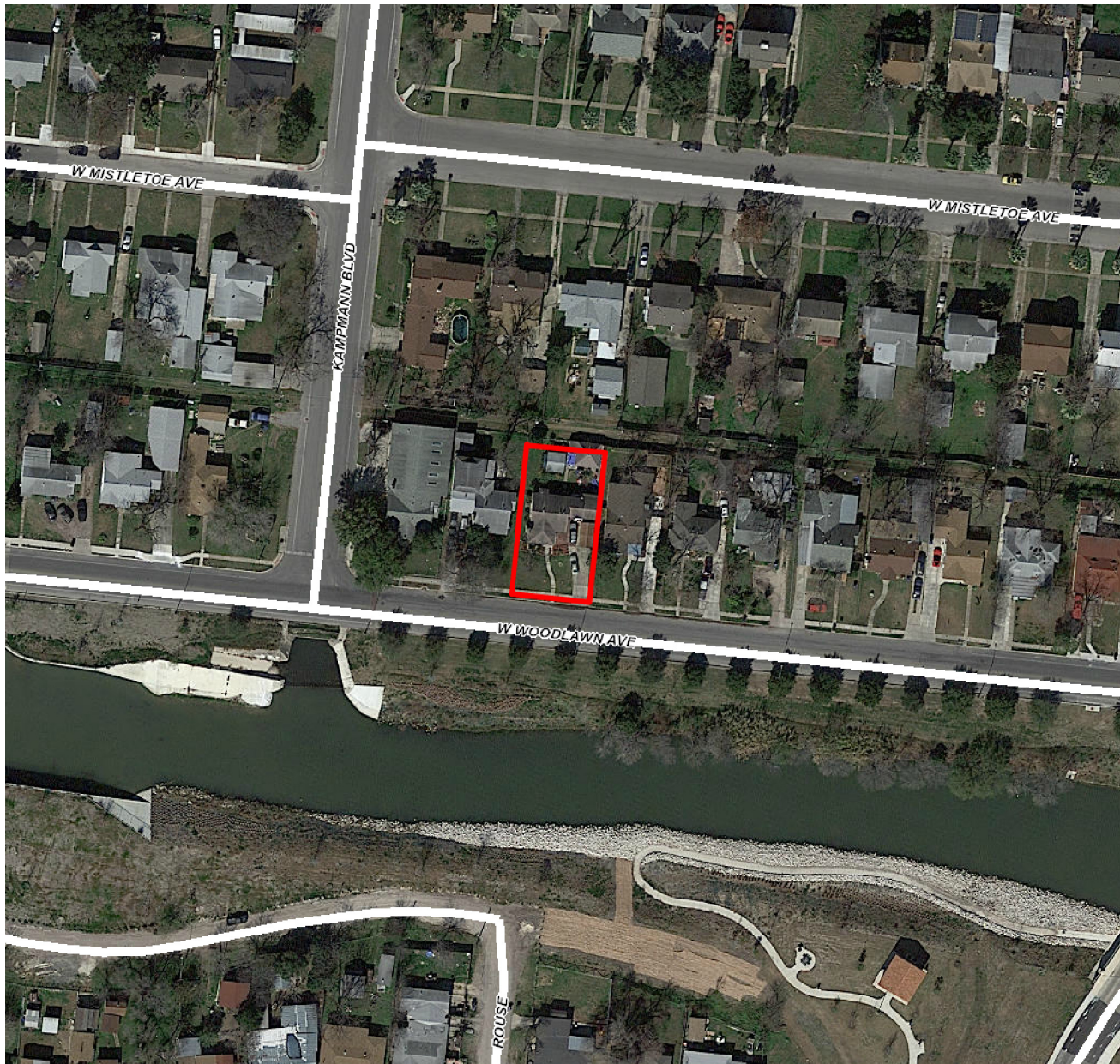
- b. The applicant has proposed to replace the existing wooden Dutch lap siding on the side gables of the roof with Hardie plank siding. According to the Historic Design Guidelines, wood siding should be replaced in-kind, matching in profile, dimensions, material, and finish. Staff does not find Hardie plank consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend approval based on finding b. Staff recommends that the applicant replace the existing wood siding with new wood siding that matches the profile, dimensions, material, and finish of the existing.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

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