

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-309
ADDRESS: 2140 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6829 BLK LOT W 15 FT OF 11 & E 45 FT OF 12
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Steve Lopez
OWNER: Steve Lopez
TYPE OF WORK: Replacement of stucco siding with wood siding on primary structure
APPLICATION RECEIVED: May 10, 2019
60-DAY REVIEW: July 09, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the stucco façade on the primary structure with woodlap siding to match the rear accessory structure.

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. *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.

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.

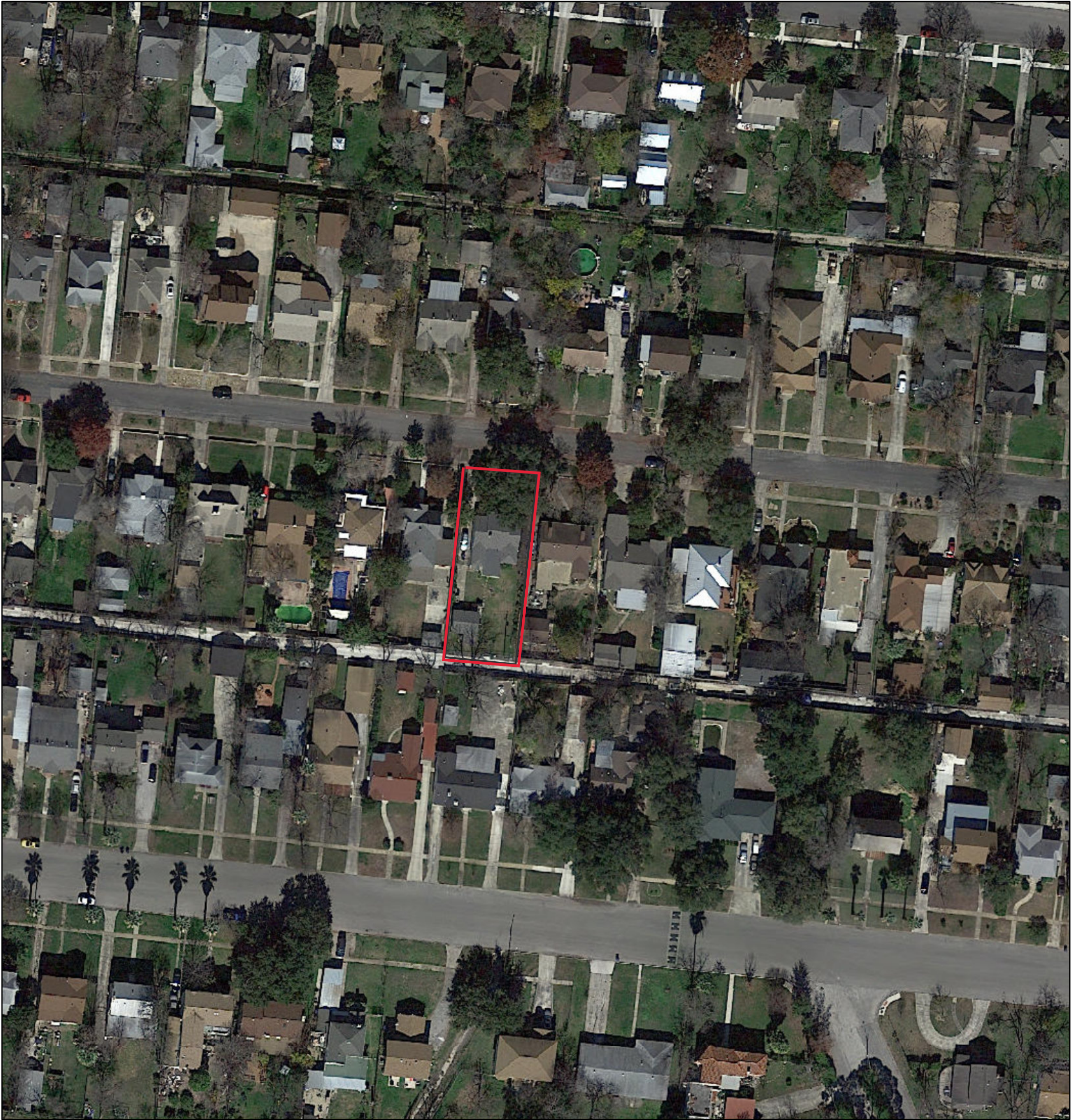
FINDINGS:

- a. The primary structure located at 2140 W Magnolia Ave is a 1-story single family structure constructed in approximately 1940 in the Minimal Traditional style with Colonial Revival influences. The home features a primary side gable configuration with an offset central bay, a symmetrical façade, decorative wood window screens, and a small square window on the front façade. The home is contributing to the Monticello Park Historic District.
- b. SIDING REPLACEMENT – The applicant is requesting approval to remove the existing stucco siding on the entirety of the primary structure’s façade and replace it with dutch lap wood siding to match the rear accessory structure. Based on the style of the house, the development pattern of the district, and a similarly-designed home within the district, staff finds that the stucco on a majority of the façade is likely not original. The similar home, located on W Huisache Ave, features woodlap all facades except for the offset central bay. Staff finds that the retention of stucco on this portion of the façade would be most appropriate, but finds the installation of woodlap siding acceptable given these specific considerations.

RECOMMENDATION:

Staff recommends approval of the replacement of stucco siding with woodlap siding with the stipulation that the applicant explores the retention of stucco on the offset central bay of the front façade. The applicant is required to submit a siding specification to staff for review and approval prior to obtaining a Certificate of Appropriateness.

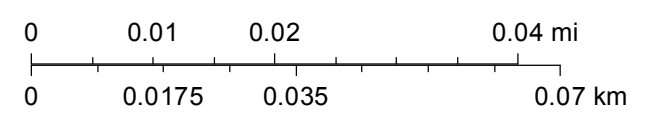
City of San Antonio One Stop



May 29, 2019

—— User drawn lines

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2140









CASITA - PROVIDED BY APPLICANT





SIMILAR HOUSE - 2200 BLOCK OF W HUISACHE



SIMILAR HOUSE - 2200 BLOCK OF W HUISACHE