

5.4 Siding and Trim Technical Guidelines



5.4.1 INTRODUCTION

Siding and trim of a building – whether on residential or commercial buildings – are the ‘skin’ of the building which protect the building from the elements while also reflecting the style and character of the building.

The materials used for a buildings’ siding vary over the years: in the mid 19th-century, wood siding was used for both commercial and residential buildings due to its easy availability in the north Texas area. Siding could be horizontal (novelty siding, 1” x 4”s for example) or vertical (simple flat boards or board and batten). Towards the end of the 19th-century, masonry was available (although expensive as it was not made locally) and was widely used as structure and exterior materials in commercial buildings and as a veneer in some of the larger residential buildings.

This trend continued through the early decades of the 20th-century and is reflected in Grapevine’s historic commercial buildings of masonry construction and with the majority of Grapevine’s residential buildings with wood siding.

The trim used at a building - both residential and commercial – is typically wood, and can be

door trim (or casing), window trim, corner boards, fascia trim, cornices, patterned siding (or shingles) at a gable, dormer trim, porch and roof trim.

Trim provides the ornamentation that gives a house or commercial building much of its architectural character and is associated with the style of a building. For example, wood roof brackets are typically associated with Arts and Crafts houses while fanciful and delicate ornate porch or eave brackets are associated with Queen Anne houses. As such, trim is one of the most important components of a historic building with most trim elements having both a structural function while expressing the style of the building.

Although materials other than wood can be used for siding and trim, these guidelines shall primarily address wood siding and trim.

5.4.2 CLEANING AND PAINTING OF EXISTING WOOD SIDING

Cleaning of existing wood siding is associated with re-painting, and both topics are addressed in detail in the *Paint and Color Design* chapter of these Guidelines.

5.4.3 REPAIR AND REPLACEMENT OF EXISTING WOOD SIDING

Wood siding that has been damaged should be repaired and preserved whenever possible. Avoid removing siding that is in good condition or that can be repaired in place.

Where wood siding has suffered minor damage, it may be sanded, filled with wood putty, and repainted. This approach is vastly preferable to removal of historic wood siding.

If the damage to a particular area of the wood siding is significant, and the original siding cannot be repaired it may be necessary to remove a section of a siding board and replace it with either a piece recovered from elsewhere on the building (if surplus siding is available from previous work at the house) or replace it with new. Replacement with new material should only occur if the existing historic siding cannot be reasonably repaired.

However, new siding may not necessarily match the dimensions or profile of the existing siding, so minor modifications may be necessary to accommodate new siding when used in selected areas.

In those situations where large expanses of wood siding are deteriorated beyond repair, it may be necessary to remove the original siding and trim and replace with new. In this situation, the replacement wood siding should match the original in size, the amount of exposed lap and the finish.

Synthetic materials such as aluminum, vinyl siding or cement boards may not be used as replacement siding materials on historic structures.