
Siding and Trim

- SD1** Missing wood features should not be replaced with conjectural or falsely historic reconstructions or with newly designed elements that are incompatible with the building's size, scale, or materials.
- SD2** Architectural features that are proposed for reconstruction or replacement must be photographically documented by the property owner as part of the application submitted to Landmarks for approval of any exterior modification. Historic elements cannot be removed until after approval has been obtained.
- SD3** Contemporary wood siding or fiber cement board, which conveys the visual appearance of historic siding, should be used when replacing sections of deteriorated wood. Other materials which expand and contract like wood may be used when approved by staff or ARC review.
- SD4** Structurally inappropriate materials such as textured plywood (e.g., T-111) or similar soft wood products that shed water poorly should not be used on primary structures. Architecturally and historically inappropriate materials should not repair, replace, or be placed over historic wood siding.
- SD5** Exterior veneers shall not be installed over wood siding or as a replacement for exterior siding. Some examples of historically inappropriate exterior veneers not to be used are artificial stone or other masonry, EIFS (synthetic stucco), asbestos shingles, or asphalt shingles.
- SD6** Replace or repair damaged or deteriorated wood siding with wood or wood-like materials. Undamaged, intact historic wood siding should be preserved and not removed and/or replaced.
- SD7** Replacement siding should be installed horizontally unless there is valid historic documentation for a different original orientation.
- SD8** Retaining and preserving the original wood siding and trim with paint is encouraged, especially on the street-address façade. The application of fiber cement board matching the original existing exposure is preferred over vinyl or aluminum siding and may be approved by staff without ARC review. Vinyl or aluminum siding may be applied to street address façades, side, and rear elevations with ARC approval. The installation of any type of siding should not obscure or damage historic ornamental details such as fish-scale shingles, moldings, window casings, sills, hoods, brackets, and corner boards. Do not install siding of any type over rotten wood. Do not wrap windows and trim with metal. If applied, remove insul-brick material and apply house wrap before applying siding.
- SD9** Fiber cement, vinyl or aluminum siding should match the profile and dimensions of the original wood siding. A smooth-faced, narrow profile siding (3" or 4" reveal) is acceptable for installation. Historic fabric, trim, or corner boards should project slightly beyond the vinyl siding, wherever possible without causing damage.
- SD10** Paints and coatings manufactured before 1978 contained lead. Historic structures often contain hazardous substances, such as lead paint and asbestos. Since June, 2010, the EPA regulations require contractors to be certified and follow specific work practices to prevent lead contamination. For additional lead paint information, contact the Metro Health Department. For asbestos removal and disposal methods, contact Metro Air Pollution Control.
- SD11** Installation of insulation with a proper vapor barrier should be done from the interior. Do not remove exterior siding to install insulation within the exterior walls of historic wood frame construction. This can result in damage to historic fabric by locking in mold and moisture and will rot wood from within. Houses need to be breathable.