

HISTORIC LANDMARK COMMISSION
CERTIFICATES OF APPROPRIATENESS
FEBRUARY 24, 2020
C14H-1975-0018
GERMAN FREE SCHOOL
507 EAST 10TH STREET

PROPOSAL

Repair, restore, and/or replace deteriorated elements of handrails, walls, masonry, millwork, and gutters. Replace or add coatings to exterior elements. Build a new retaining wall.

PROJECT SPECIFICATIONS

- 1) Iron railing repair: Repair missing support clips, fasteners, supports, and anchors. Remove any flaking paint, damaged surfaces, rust, and loose debris. Prime and repaint to match existing.
- 2) Wooden railing repair: Clean surfaces with mold remover. Apply wood treatment. Remove rot, broken elements, and damaged wood. Replace all rotted, broken, or missing wood where needed. Fill all cracks, seams, and watershed areas with caulk, wood filler, and sealer. Prime raw wood with an alkyd penetrating primer. Paint railings to match existing. Contractor recommends extensive railing replacement and waterproofing.
- 3) Northwest wall repair/replacement: Remove tree intrusion by excavating and notching around tree, then add anchoring. Should wall fail, rebuild to match existing.
- 4) New retaining wall: Construct 22" C-shaped limestone wall with capstones to match existing.
- 5) Courtyard wall repair: Remove and replace damaged capstones of courtyard wall. Fill seams with polyurethane expansion joint sealant.
- 6) Repair/replacement and recoating of exterior masonry: Remove cracked areas and replace masonry elements where needed. Repoint where fractures have occurred. Recoat all masonry with latex waterproofing agent and effervescent primer. Paint with elastomeric to match existing. Resurface chimney cap.
- 7) Gutter replacement: Remove gutters, replace damaged wood and improperly installed flashing, and install new gutters.
- 8) Repair and replacement of deteriorated carpentry: Remove flashing and replace rotten wood on eaves/fascia. Remove and replace rotten decking on balcony. Replace missing or damaged wood on columns. Reinstall new flashing. Prime and paint soffit, exposed rafters, and all other exterior wood to match existing.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. The proposed repairs and replacements do not alter or remove distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. All proposed replacements are to be undertaken only when advanced deterioration precludes repair. Proposed new features will match existing features in design, color, texture, and materials.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. The National Park Service recommends against elastomeric coatings

and other waterproofing for historic masonry in [Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#):

“In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings.”

The NPS specifies that water-repellant coatings, though seldom needed, can be an alternative to waterproof coatings to prevent specific types of water infiltration:

“In most instances, a water-repellent coating is not necessary if a building is watertight. The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific problem which it may help solve. If the problem occurs on only part of the building, it is best to treat only that area rather than an entire building.”

Care should be taken to ensure that these coatings are applied only where absolutely necessary to disguise repaired sections of previously-coated masonry.

STAFF RECOMMENDATION

Recommend against application of waterproof coatings to historic masonry, especially where they have not previously been applied; consider water-repellant coatings to selected problem areas if required, and ensure that all elastomeric coatings are applied only where they are necessary to disguise repairs. Recommend that the applicant explore feasibility of removal of existing deteriorated waterproof coatings in areas where they may have accelerated damage to the underlying historic masonry and restoration of original masonry finish. Otherwise, approve the Certificate of Appropriateness.

PROPERTY INFORMATION

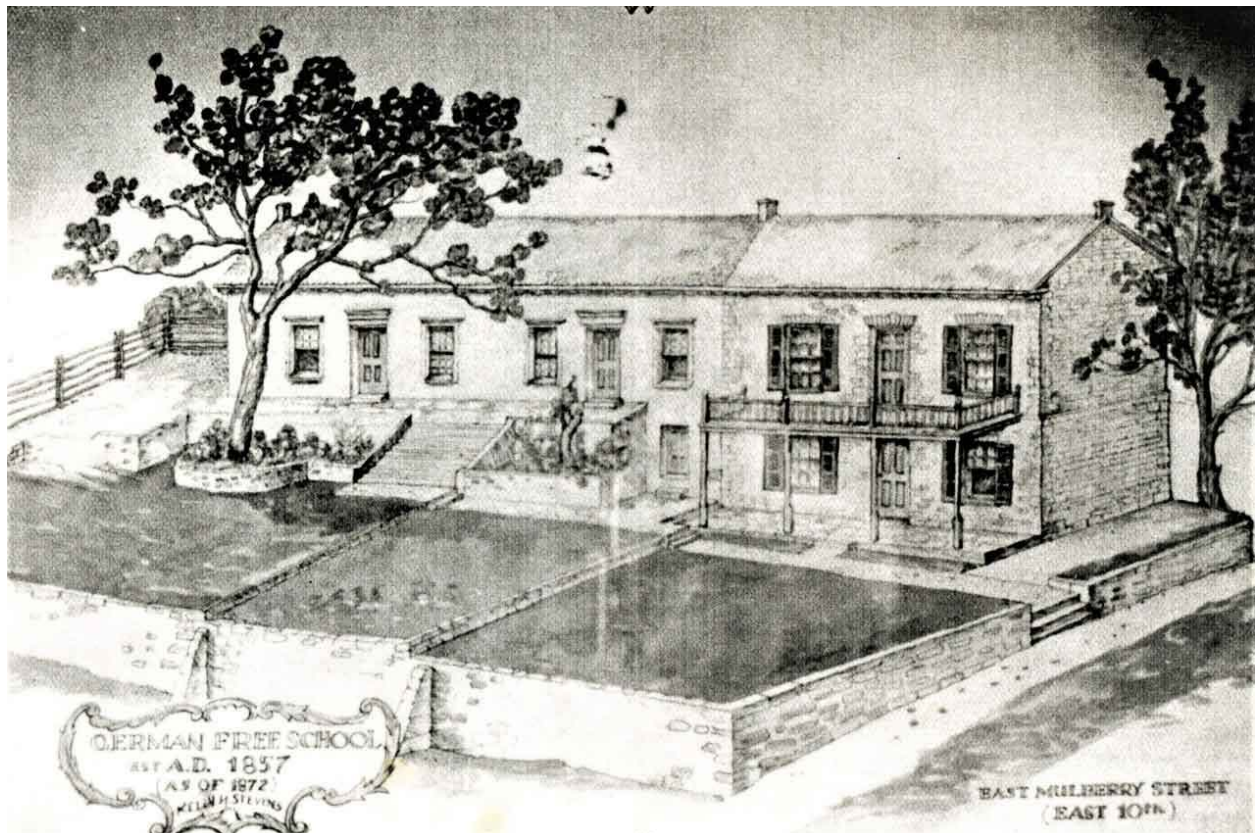
Photos



View from 10th Street showing slope. Source: Google Street View



Façade view. Source: Texas Historical Commission, <https://txhillcountrytrail.com/>



Source: Texas Historical Commission, <https://texastimetravel.oncell.com/>