

4.4 Siding and Trim Design Guidelines



4.4.1 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.

4.4.2 TYPES OF SIDING

Siding, as the surface material on the outside of a structure, provides protection for the building against weather. In north Texas that includes often violent storms and accompanying rain, hail and sleet, and the searing heat of summer.

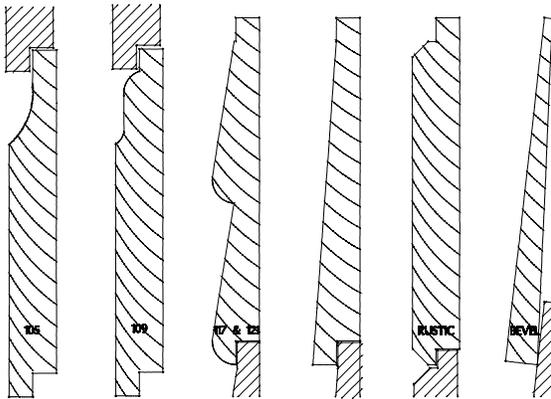
In commercial structures, siding or exterior materials on the walls are typically masonry, stucco or stone. Masonry and stone are addressed in detail in the *Masonry Design* chapter of these Guidelines.

Fake brick, stone or gravel aggregate materials shall never be used on commercial or residential structures.

Wood siding typically used in Grapevine houses are horizontal siding with either a top front rabbet and a bottom rear rabbet that lap the board below or tongue-and-groove edges; this siding is installed directly against the wall (exterior studs) of the house, and is commonly referred to as ‘drop’ or novelty siding.



TYPICAL ‘LAPPED’ SIDING



TYPICAL WOOD HORIZONTAL SIDING PROFILES

Board and batten siding is also a common siding type and is used at the side and rear of commercial properties, some houses and particularly at accessory buildings. Wide vertical boards are applied directly to the structure, and are then covered at the joints with narrow boards (battens). A ‘reverse’ board and batten siding has the smaller boards (battens) applied directly to the structure with the larger boards at the top.



TYPICAL NOVELTY SIDING



BOARD AND BATTEN SIDING

As boards in horizontal and board and batten siding overlap one another, this provides a limited amount of natural insulation, and when properly maintained by caulking and painting,

can last for a very long time. Most of the historic houses in Grapevine retain their original wood siding, including some that date from the 1870's.

Newer and non-historic siding materials such as asbestos, asphalt, aluminum, vinyl and cement board are not recommended for use on historic buildings.

4.4.3 SYNTHETIC SIDING MATERIALS.

Synthetic siding materials have been used since the 1930's with the introduction of asbestos cement shingles and asphalt shingles.

Asbestos shingles were made of cement reinforced with asbestos fibers, and were rigid. Asphalt shingles are a composition of several materials – fiberglass saturated with asphalt – and was originally made as a replacement for wood roofing shingles, but was also manufactured specifically for vertical siding installations. Asphalt shingles are pliable so are not subject to damage and breakage as asbestos cement shingles are.

Both asphalt and asbestos shingles were installed over wood siding in an effort to reduce the maintenance associated with wood siding.

Typically, these shingles were nailed directly to the wood siding, and the corner boards, window and door trim and other trim elements were often left in place. However, roof brackets, porch brackets and trim that was considered to be ornamentation was removed to accommodate these new siding materials.

These siding materials bear little resemblance to historic siding materials. While the original massing and style of the building was retained after replacement of the siding, much of the historic character was lost due to both the change in texture of the siding, and the loss of trim and ornamentation on the building.



**ASBESTOS SIDING which
RETAINS THE WINDOW TRIM,
CORNER BOARDS and FASCIA**



**ASBESTOS SIDING with
HISTORIC TRIM REMOVED**

As these siding materials were installed for lengthy periods of time before removal, they hid deterioration to the historic wood siding and trim below due to moisture accumulation between the historic and new siding. Often, the historic wood siding was deteriorated beyond repair due to this, and replacement of the historic siding in its entirety was required.

Modern synthetic materials such as metal (typically aluminum) and vinyl siding, are applied in a manner similar to the older shingles – directly on top of the historic siding, although rigid insulation may now be installed. With these newer types of siding, the existing window, door and other trim elements are typically removed and discarded as these synthetic siding systems provide new, low-profile trim at doors, windows, corners, etc.

Synthetic siding materials adversely affect the appearance of a historic residence and typically result in the loss of historic elements that are critical to the character of the building: door and window trim, roof brackets and other decorative trim, texture of the siding. Loss of this historic character at one building also alters the historic visual relationship between the buildings in a district.



METAL SIDING with CHANGES AT WINDOWS and LOSS of MAJORITY OF TRIM

Installation of metal, vinyl and similar synthetic siding materials also damage the historic wood siding by nailing directly to it. Existing problems which signal early warning signs of deterioration (such as a hidden source of water entry within an exterior wall or leaking from the roof) may be hidden by the installation of synthetic siding; unfortunately, these problems continue and will only worsen, and may destroy the historic wood siding below once new siding is installed over the wood. Eventually moisture will surface and affect the new synthetic siding; however, by this time the historic wood siding underneath may be damaged beyond repair.

For these reasons, synthetic materials such as aluminum, vinyl siding or cement boards may not be used on historic properties.

4.4.4 NEW SIDING and TRIM

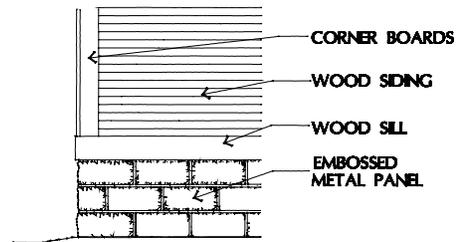
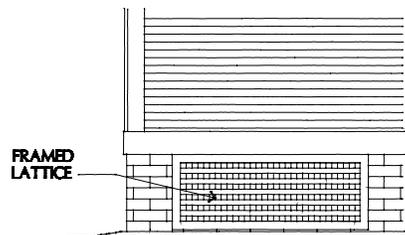
Where new siding and trim is necessary to replace severely deteriorated existing siding and trim at historic buildings, or is to be used at new construction (new house or accessory structures), wood siding shall be used. This new wood siding and trim shall be appropriate to and compatible with wood siding used elsewhere in the district and immediate vicinity. Appropriate wood trim at windows, doors,

corner boards, top and sill conditions, brackets, cornices, roof trim and other decorative trim shall used. The size (width and height), scale, profile and relationship to other components (siding) shall be carefully considered in design and installation. It is appropriate for trim at new construction to be a simplified design, respecting historic trim used in other buildings in the district but not imitative in design.



TRIM AT A QUEEN ANNE HOUSE: GABLE TRIM, WINDOW TRIM, FINIAL AT ROOF, TEXTURED SHINGLES AT GABLE and DECORATIVE CORNER BRACKETS.

In addition, new skirting at residential buildings shall be appropriate to the building. Wood siding as a continuation of the siding on the walls, lattice that is ‘framed’ or pressed metal are examples of appropriate skirting materials.



RESIDENTIAL BUILDING SKIRTING

4.4.5 PAINTING OF SIDING AND TRIM

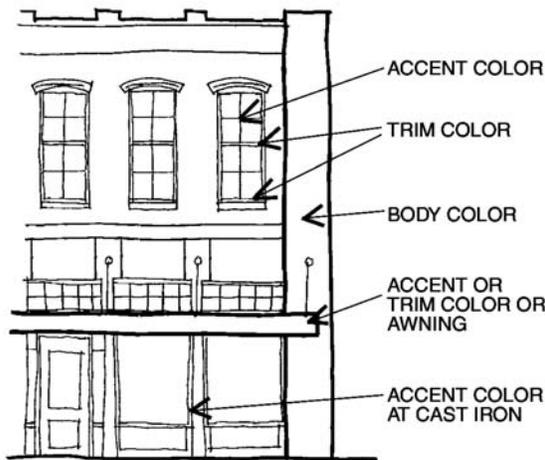
While painting and selection of paint colors of residential and commercial buildings is addressed in chapter 4.5, *Paint and Color Design Guidelines*, the use of color to reinforce the architectural style and character of a historic building is worthy of repetition. Refer to this chapter for information on approved paint palettes.

Paint colors for the siding and trim of a building are to be appropriate to the style, period and type of building and its district or area. Paint colors should be complementary to each other and the overall character of the buildings and district, and shall be used to accentuate the building’s significant features; the right colors respect the historic building. When possible, research the original paint colors and finishes of the historic building, and document these for future use.

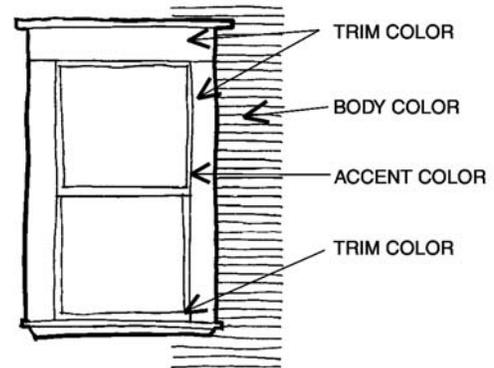


WOOD TRIM at DOORS, WINDOWS and BASE OF SIDING at COMMERCIAL STOREFRONT REINFORCES TRIM DESIGN

The articulation and details of exterior walls, window and doors and openings, building and roof trim, scale and texture of exterior materials can be enhanced or obscured by appropriate and inappropriate paint colors selected for a building.



TRIM and ACCENT COLORS at COMMERCIAL BUILDINGS



WINDOW TRIM COLORS



TRIM and ACCENT COLORS at RESIDENTIAL BUILDINGS

Additional Technical information on the stabilization and repair of historic siding and trim is included in *Technical Guidelines* (Part 5).