

exterior materials



1. STANDING SEAM METAL

We propose to replace the existing, damaged standing seam metal roof with a new, in-kind standing seam metal roof. Roof panels will be 18 to 21 inches in width, seams will be 1 1/2" in height with a hand-crimped ridge. The proposed roof will be galvanized or bonderized metal, which will quickly patina to grey.

2. THERMALLY-MODIFIED ASH

Thermally-modified ash is proposed for the porch framing. The heat-treatment process alters the wood's cellular structure, increasing dimensional stability and decay resistance without chemical preservatives, making it well suited to South Texas's climate. Its warm, tight grain offers a natural material palette in keeping with the home's historic character. Framing and deck details will be in accordance with OHP Design Guidelines.

3. CALICHE BLOCK:

The home is made of a sedimentary rock called caliche, which is a unique and character-defining building material to this region found throughout historical homes within the Lavaca district.

We propose to protect the caliche stone where it is currently exposed the elements (the southeast elevation) with hydraulic lime plaster. Where the caliche is well-protected by the deep front porch, we propose to expose the caliche to highlight the home's historical character and relationship to its historic and immediate context. This is in keeping with the exposed caliche street elevations of 204 and 210 Lavaca.

4. HYDRAULIC LIME PLASTER

Hydraulic lime plaster is proposed for all exterior caliche walls where exposed to the elements. Unlike modern elastomeric products, traditional hydraulic lime plaster allows the caliche to breathe and shed moisture rather than trapping it which helps to extend the life of the original structure.

5. PAINTED WINDOWS, TRIM, SCREENS & DECK

Exterior window and doors, trim, and screens and porch paint colors will complement the earthen colors of the caliche stone. Two-tone treatment of window trim and screens will help give quiet definition without competing with home's natural and original materials.

