

207 N. Stone Street
Certificate of Appropriateness HP25-006

Request: Replace water-damaged board-and-batten siding on garage. Garage would also be painted or stained.

Date of Review: April 15, 2025

Historic Designations and Zoning:

Subject property has H overlay zoning with MU-L (Mixed Use – Limited) base zoning.

Review Considerations:

1. The Secretary of the Interior's *Standards for the Treatment of Historic Properties* [Secretary of the Interior Standards & Guidelines \(2017\).pdf](#)
 - a. Pg. 76-79: Standards for Rehabilitation
 - b. Pg. 88-92: Wood
2. City of Round Rock *Residential Historic Design Guidelines*. [CORR Design Guidelines for Historic Properties \(1999\).pdf](#)
 - a. Pg. 9: Accessory Buildings

About the Building:

The Peterson-Jordan House at 207 N. Stone St. is a Folk Victorian built in 1905. This application includes the garage. The garage's construction date is not known, but WCAD lists two garages built in 2002 and 2006. This one-car garage is on the south side of the house with a gable facing the street. It has a metal roof, hinged doors, board-and-batten siding, and a distressed paint finish.



Garage to right of house, with a stack of OSB panels for an unrelated project in front of the doors

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Proposed Work:


Water damage on the garage at the base of the north wall has been noted on the owner's tax exemption inspection report for several years. The applicant says that the damage started low and has extended upward over the years, so she expects the problem is the result of moisture wicked up from contact with the ground rather than rainwater splashing off the concrete. The damage is confined to the siding and the studs are unaffected.

The applicant proposes replacing the plywood sheathing on the entire wall. To prevent wicking, the sheathing would stop a few inches above ground and the gap would be covered by a horizontal plank of fiber cement siding. The vertical battens would stop at the fiber cement siding. Product information about the selected sheathing and fiber cement trim are included in the application. As an alternative, she is also considering using a plank of acetylated wood in place of the fiber cement board, depending on pricing and availability. [Accoya | Acetylated Wood](#) | [Modified Wood](#) | [Treated wood](#)

The applicant plans to repaint the entire garage with Behr's Silver Mine #PPU26-18.



Detail of water-damaged siding on north wall



SILVER MINE

PPU26-18

Interior One-Coat Hide

Color Fade Protection

LRV 54 R 190 G 194 B 193

Gray color family

Inviting and sleek, Silver Mine is a refined blue gray - the color of summer clouds passing over faraway hills.

♡ Save to My Colors

Silver Mine entry from Behr website

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Detail of interior; framing is protected from moisture and damage is confined to the sheathing.

Staff Review and Analysis:

Replacing the siding with like material is considered maintenance, so the appropriateness issues relevant to the CofA are the replacement of part of the plywood sheathing with fiber cement and incorporating a horizontal member into the board-and-batten siding. Also note that while the garage design is complimentary to the historic structure on the property, it is not historic itself.

Standard for Rehabilitation #6 states that damaged historic features should be repaired if possible, and if not, the replacement will match the old in “design, color, texture and, where possible, materials.” In this case the material substitution is warranted because the existing material is not sufficiently moisture-resistant for the location, and because the use of fiber cement does not detract from the historic structure, particularly if painted.

The selected Hardie Trim product has an embossed texture that is unlike the texture on the existing sheathing or battens. The HPC may wish to condition that the fiber cement plank have a smooth finish.

In traditional loadbearing board-and-batten construction the exterior would not have horizontal members to facilitate shedding water. However, in the century or so since board-and-batten has become a siding pattern horizontal members at the top or bottom of walls have become common, and the incorporation of a horizontal member at the base of the wall is not unusual or incompatible.

Staff Recommendation:

Staff believes the proposed work is consistent with Standard for Rehabilitation #6 and recommends approval of the Certificate of Appropriateness.

Recommended conditions:

- The fiber cement plank shall have a smooth texture.



Certificate of Appropriateness Application Historic Preservation Commission

Submit this form and all necessary attachments (see checklist) at least 14 days before the Historic Preservation Commission meeting to the Planning & Development Services Department, 301 W. Bagdad Avenue, Suite 210, Round Rock, Texas 78664; ph. 512-218-5428.

Applicant contact information

Name: Patti C Jordan
Address: 207 N Stone St
Phone: 325-200-7224 Fax: _____ Email: patticjordan@gmail.com
Role: ☒ Owner ☐ Architect/contractor ☐ Other: _____

Developer contact information

Name: _____
Phone: _____ Fax: _____ Email: _____

Property Address: 207 N Stone St. Round Rock 78664

1. In the space below, briefly describe the work proposed (use separate page(s) if necessary).
2. Please refer to the attachment checklist for additional materials necessary to evaluate the proposed work.

Description of proposed work:

According to the 2024 Inspection of our home, we need to repair the north side of the garage where water has seeped up into the board wall and has caused the boards to rot.

We have tried to come up with a way to repair just the rotten parts, but have decided to replace the entire side of the building.

We have found the same product that was used in the original construction, however we will add a "cement board product" along the bottom of the wall which will not allow water to be absorbed into the wall boards.

The product is 3/8" X 4' X 8'... a primed wood, no groove siding, by ARAUCO.

(I will include the specifics.)

Then we will add a "cement board" along the bottom edge, so that it will be a protection from water.

The vertical boards will be replaced with treated pine boards.

The wall boards, as well as the vertical boards, will be painted with a stain that matches the rest of the garage.

Patti C Jordan
Signature

April 4, 2025
Date

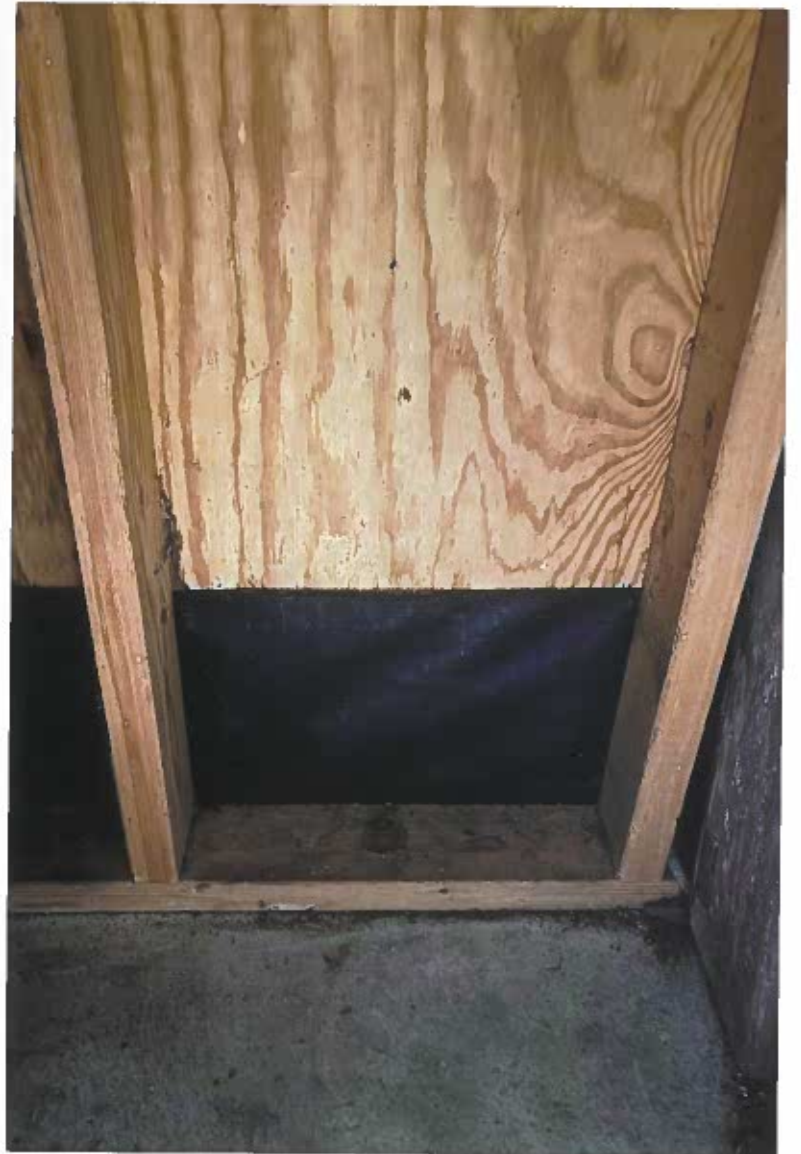


Current
Condition





~ the inside wall
is not damaged



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Based on your search:



Primed Wood (Common: 3/8 in. x 4 ft. x 8 ft. ; Actual: 0.375 in. x 48 in. x 96 in.) No Groove Siding

by ARAUCO >

★★★★★ (8)

SE Austin Store

✓ 61 in stock Aisle 17, Bay 001

- Made of 100% sustainably sourced radiata pine
- Pre-primed and ready-to-paint design for added convenience
- Suitable for light commercial and residential applications

\$24⁹⁸Pickup at
SE AustinDelivering to
78704**Pickup****Today**

61 in stock

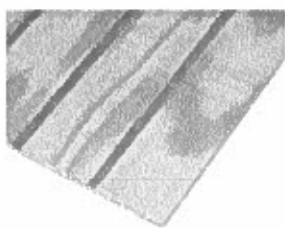
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Plywood Siding Panel
T1-11 4 IN OC (Nominal:
11/32 in. x 4 ft. x 8 ft. ;

★★★★★ (3.7 / 478)

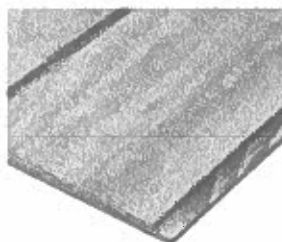
\$34⁹⁸**Ply-Bead**

Plywood Siding Plybead
Panel (Nominal: 11/32 in.
x 4 ft. x 8 ft. ; Actual:

★★★★★ (3.6 / 610)

\$29⁷⁸

Best Seller

**Plytanium**

Plywood Siding Panel
T1-11 8 IN OC (Nominal:
19/32 in. x 4 ft. x 8 ft. ;

★★★★★ (4 / 824)

\$29⁹⁸

Top Rated

**SBC**

Sidewall Select Natural
Wood Kiln Dried Eastern
White Cedar Shingles

★★★★★ (4.5 / 220)


\$29⁹⁸**Kimberly**


7-1/4 in. x
Primed W
Ship Lap E


★★★★★

\$110⁹⁸

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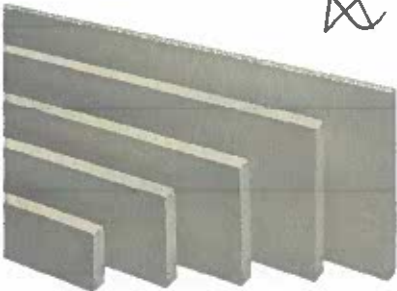
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James Hardie
Hardie Trim HZ10 0.75 in. x 3.5 in. x



James Hardie
Hardie Trim HZ10 1 in. x 3.5 in. x 12 ft. Primed Smooth Fiber Cement Trim

★★★★★ (4.1 / 16)

Model# 216764



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James Hardie
Hardie Trim HZ10 0.75 in. x 3.5 in. x