

**HISTORIC AND DESIGN REVIEW COMMISSION  
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

**June 20, 2025**

**HDRC CASE NO:** 2025-131  
**ADDRESS:** 609 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 7011 BLK LOT 3  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Desiree Ng  
**OWNER:** Desiree Ng/NG ELIZABETH P EST OF  
**TYPE OF WORK:** Exterior painting of historic masonry  
**APPLICATION RECEIVED:** May 19, 2025  
**60-DAY REVIEW:** July 18, 2025  
**CASE MANAGER:** Bryan Morales

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to paint the masonry exterior.

**APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*— Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

**FINDINGS:**

- a. The property located at 609 Donaldson Ave is a 2-story Monterey style residential structure constructed c. 1940 and first appears on the 1951 Sanborn Map. The structure features a brick exterior, a cross-gable clay tile roof, and a second story front balcony. This property contributes to the Monticello Park Historic District.
- b. VIOLATION – On May 17, 2025, Development Services Department issued a Stop Work Order onsite after receiving notice of work without permits or a Certificate of Appropriateness. The property owner submitted a COA

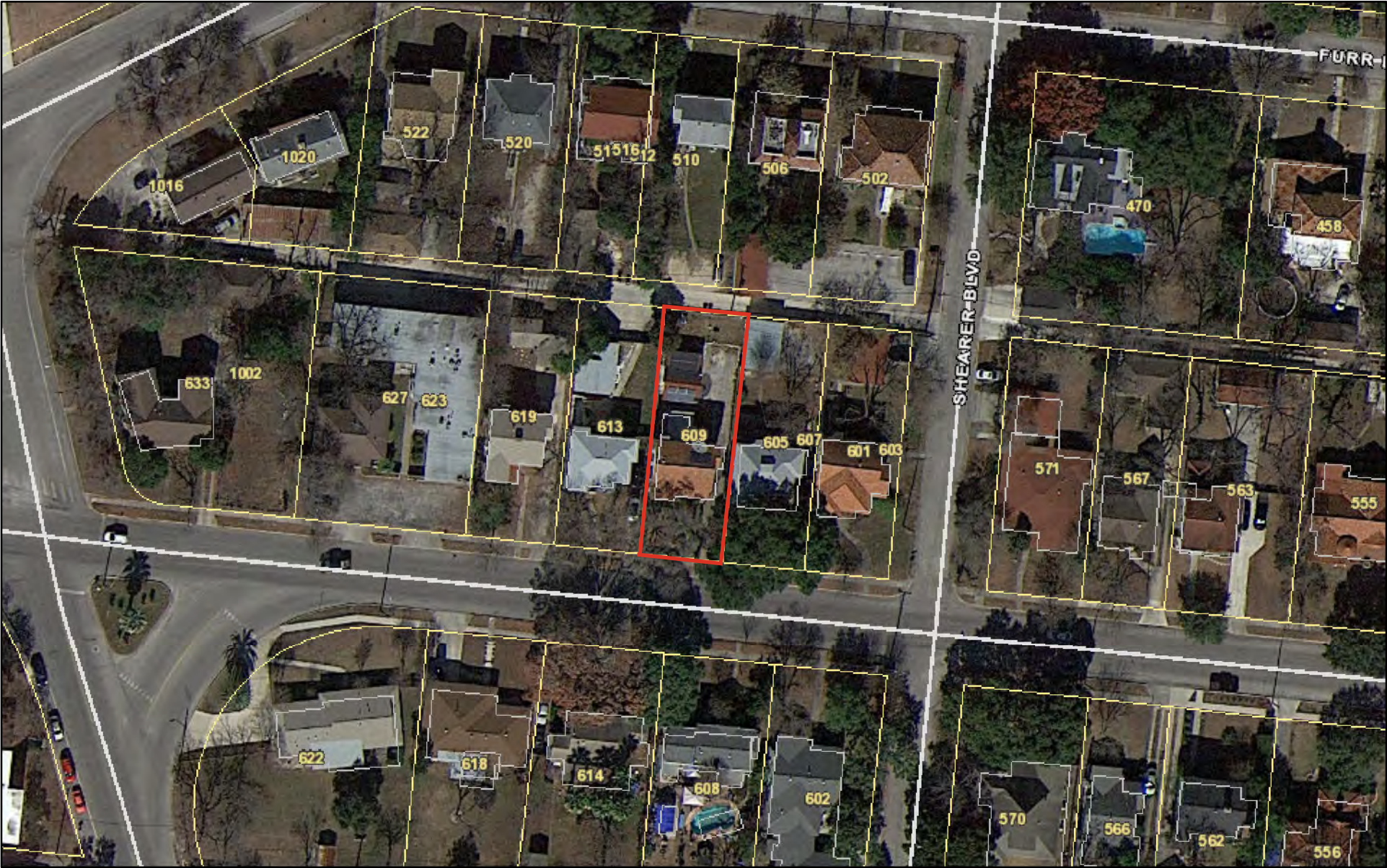
application on May 19, 2025, to paint the structure's exterior. Office of Historic Preservation staff informed the property owner of the COA requirement for exterior painting, issued an administrative approval to paint non-masonry sections of the exterior on May 20<sup>th</sup>, and placed their request on the June 20, 2025, Compliance and Technical Advisory Board agenda for the painting of historic masonry.

- c. MASONRY PAINTING – The applicant is requesting approval to paint the historic masonry exterior. The Historic Design Guidelines for Exterior Maintenance and Alterations 2.A.i. states to avoid painting historically unpainted surfaces. Staff finds the request to paint the masonry exterior does not conform to Guidelines.

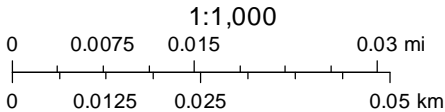
**RECOMMENDATION:**

Staff does not recommend approval of the request, based on the findings. Staff recommends the applicant work with staff to remove the paint onsite using appropriate paint removal methods.

City of San Antonio One Stop



June 12, 2025











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NG

K. Carrillo

May 17, 2025 12:31 PM





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State: Texas

City: San Antonio 

Date: 1911-Mar. 1951 \* ▼

Volume: vol. 5, 1924-June 1950▼



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