

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

**November 22, 2024**

**HDRC CASE NO:** 2024-377  
**ADDRESS:** 443 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 6695 BLK 4 LOT 11  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Clarke Coleman/Masters Construction Inc.  
**OWNER:** SHANANTONIO ENTERPRISES LLC  
**TYPE OF WORK:** Exterior masonry painting  
**APPLICATION RECEIVED:** October 29, 2024  
**60-DAY REVIEW:** December 28, 2024  
**CASE MANAGER:** Bryan Morales

**REQUEST:**

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

**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 443 Donaldson Ave is a single-story Tudor Revival residential structure constructed c. 1929 and first appears on the 1934 Sanborn Map. The structure features prominent gable roof forms, a composition shingle roof, one-over-one wood windows, and a brick exterior. This property contributes to the Monticello Park Historic District.
- b. VIOLATION – On April 4, 2024, staff received a citizen report that workers at 443 Donaldson Ave were painting the historic brick exterior. On April 5, 2024, staff observed painting along the trim and surrounding brick and issued a Stop Work Order. The previous property owner entered a compliance agreement for paint removal; however, they

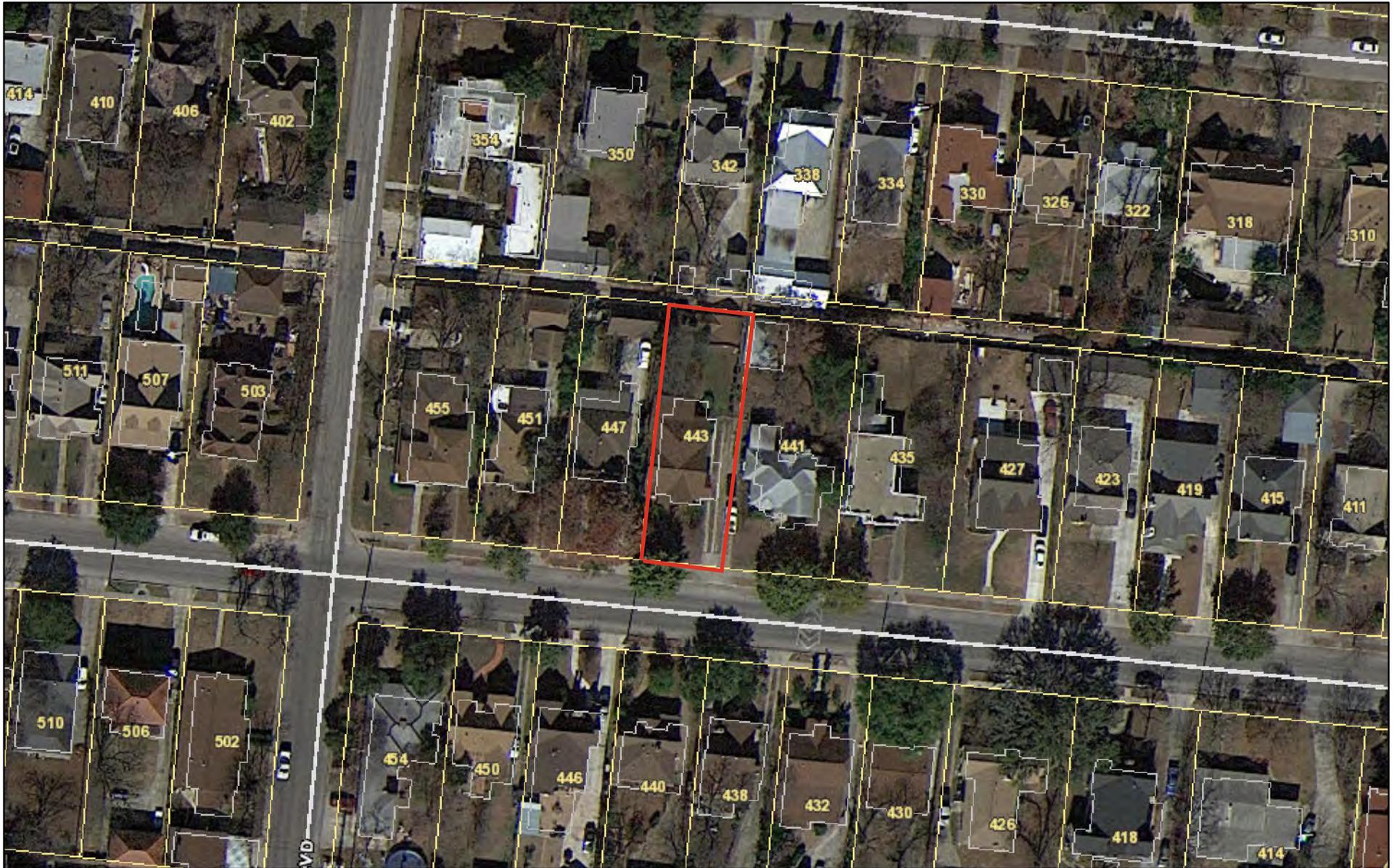
sold the property to the current owner. Currently, the property has undergone some paint removal to rectify the standing violation.

- c. MASONRY PAINTING – The applicant is requesting approval to paint the historic exterior masonry. 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.

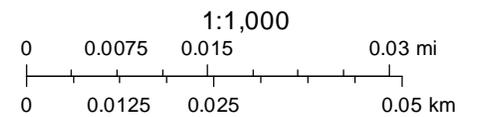
**RECOMMENDATION:**

Staff does not recommend approval of the request, based on the findings. Staff recommends the applicant remove the existing exterior paint without damage to historic masonry onsite.

# City of San Antonio One Stop



November 14, 2024



MASTERS CONSTRUCTION INC.  
110 Hunters Branch st  
Shavano Park Tx 78231  
210 418 1855  
[MastersConstructioninc@gmail.com](mailto:MastersConstructioninc@gmail.com)  
[MastersRoofingandConstruction.com](http://MastersRoofingandConstruction.com)



10-29-24

## **ITEMS for rehab on 443 Donaldson Ave**

Site work, moving dirt around  
Minor framing and repairs inside  
repairing rotten wood on windows but no new windows  
installing interior doors  
insulation  
Tile floor  
install cabinets  
paint interior and trim work  
Fence repair

We have been working with historical to try to get the paint off. We have tried the coal slag, sand, pressure washing. We are awaiting a decision from historical on the 20th if we can just paint it.

210 418 1855

Blessings,  
Sincerely,  
Clarke Coleman  
Masters Construction Inc.

A handwritten signature in blue ink, appearing to read "Clarke Coleman", is written in a cursive style. The signature is positioned below the typed name and company information.

















## Investigation Report

### Property

Address	443 Donaldson Ave
District/Overlay	Monticello Park
Owner Information	Bexar Management LLC

### Site Visit

Date	04/05/2024
Time	08:32 AM (-5 GMT)
Context	citizen report
Present Staff	Bryan Morales
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	25%
Description of work	Removal of one window visible from ROW. Painting of trim without COA and painting/prep painting historic masonry.
Description of interaction	N/A

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

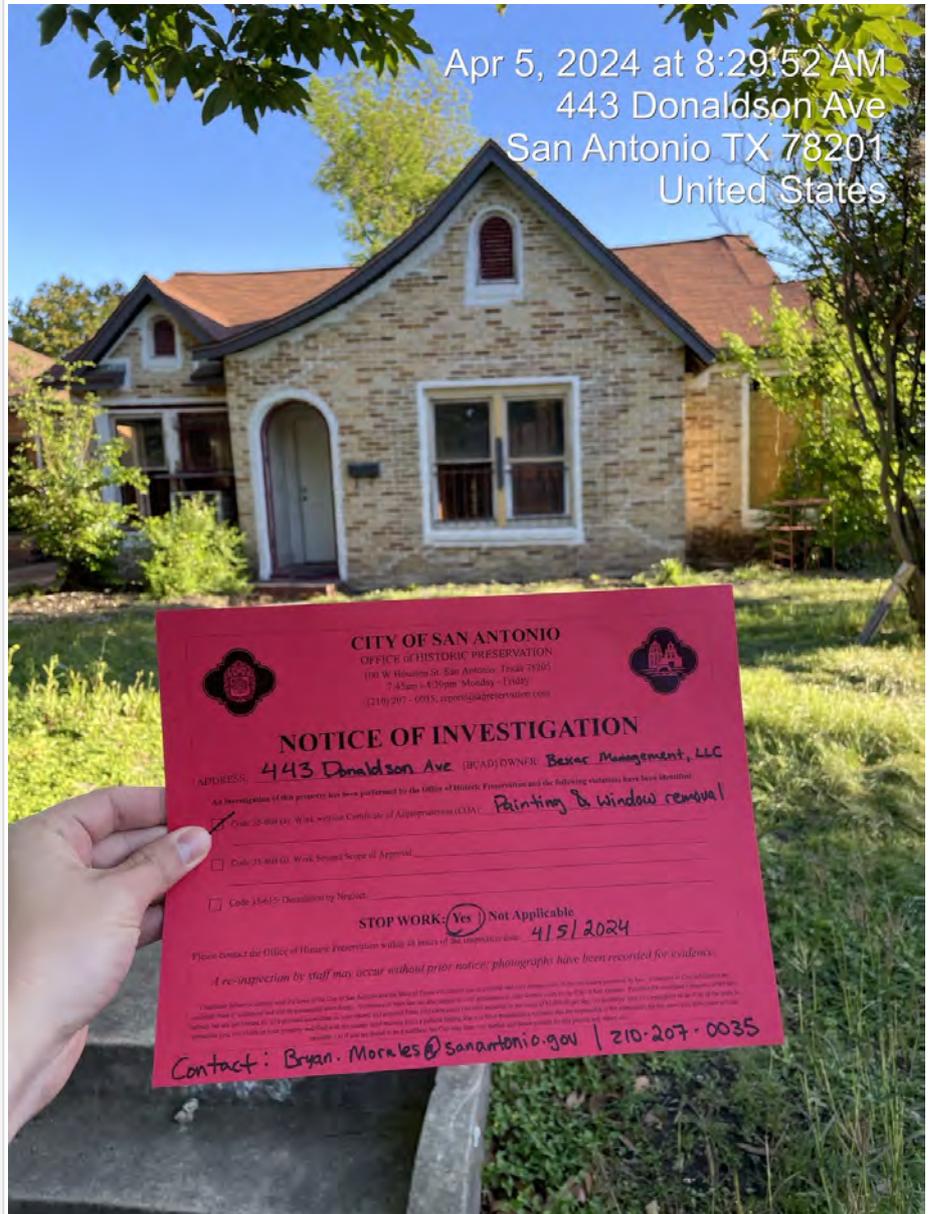
### Documentation

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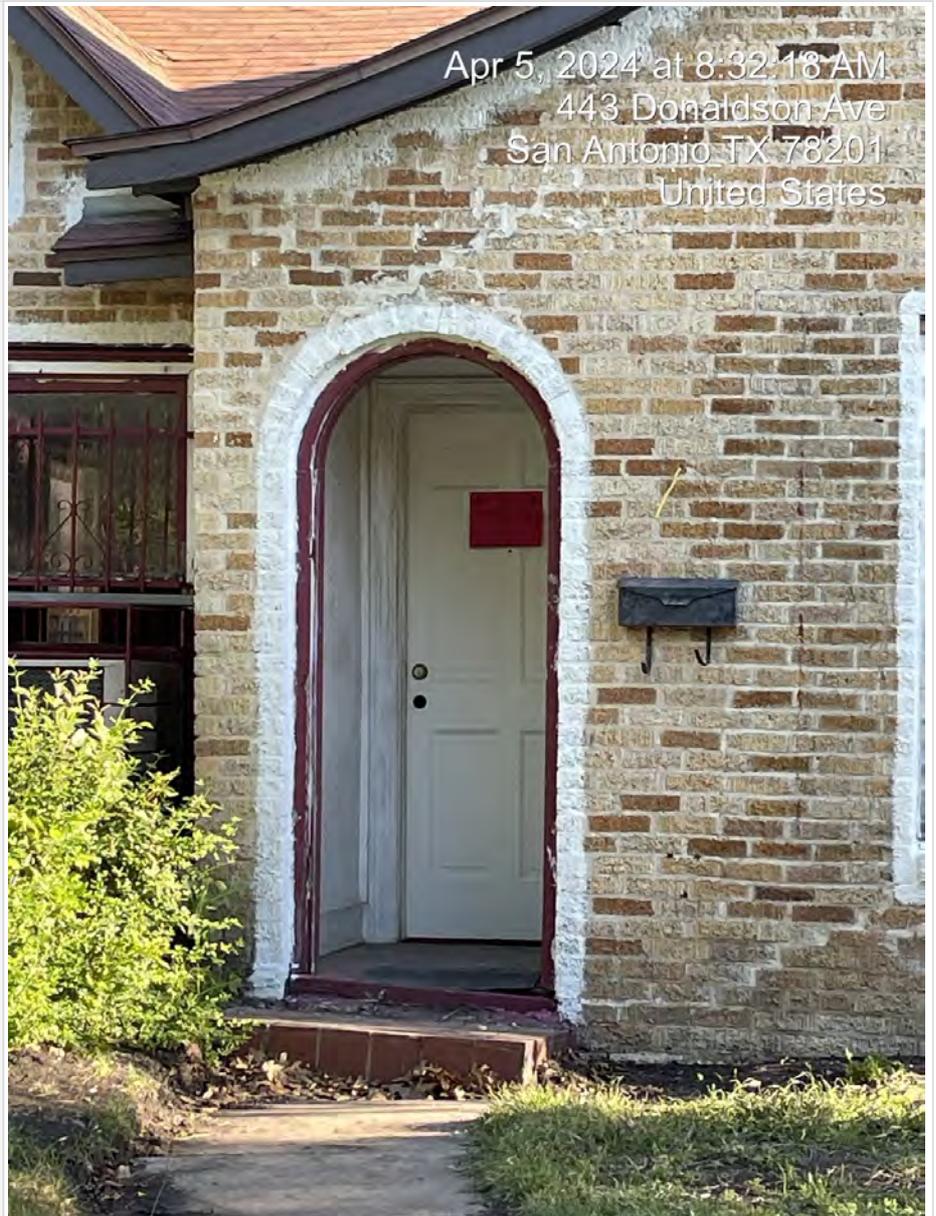
# Investigation Report

## Photographs



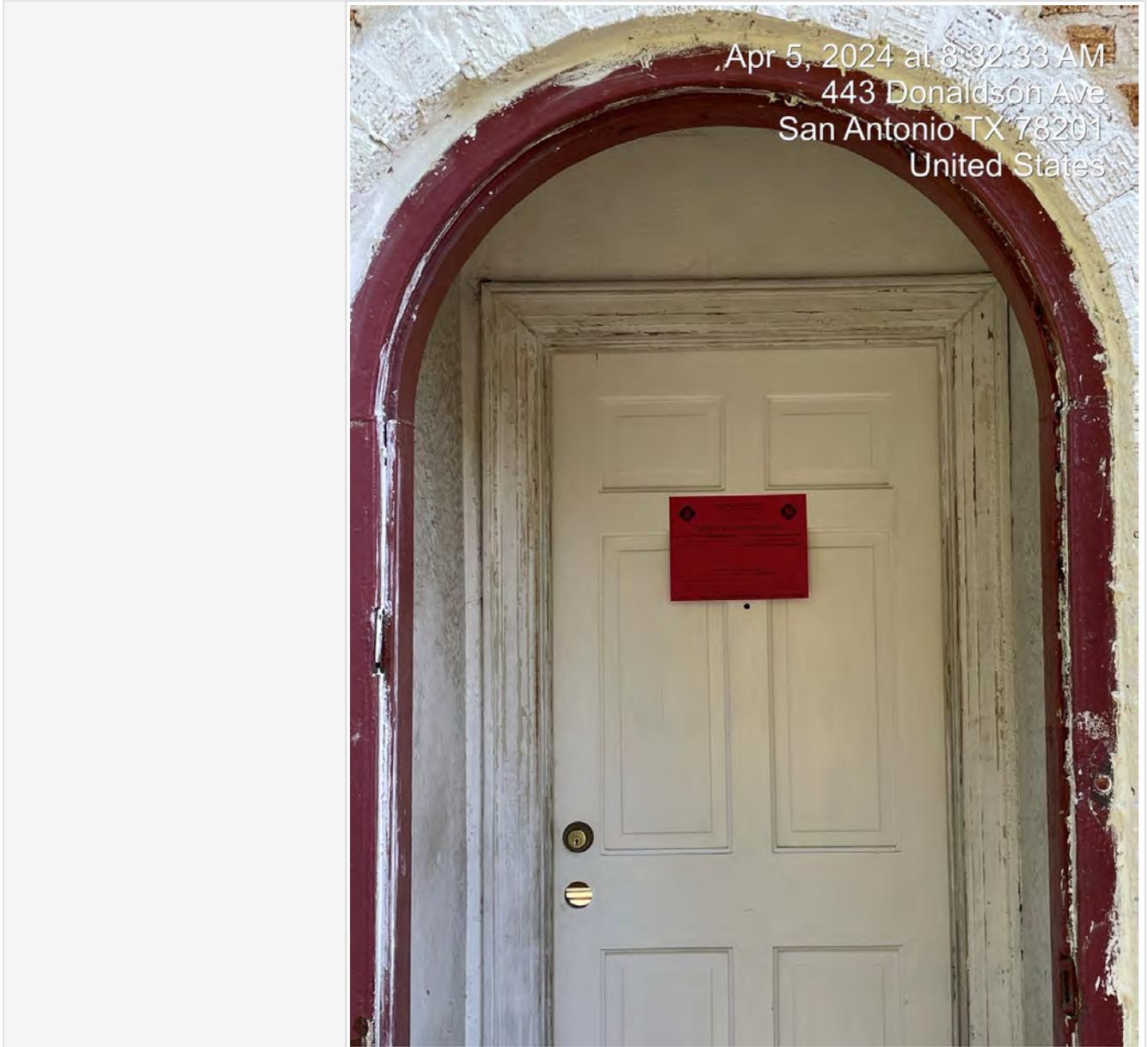


## Investigation Report



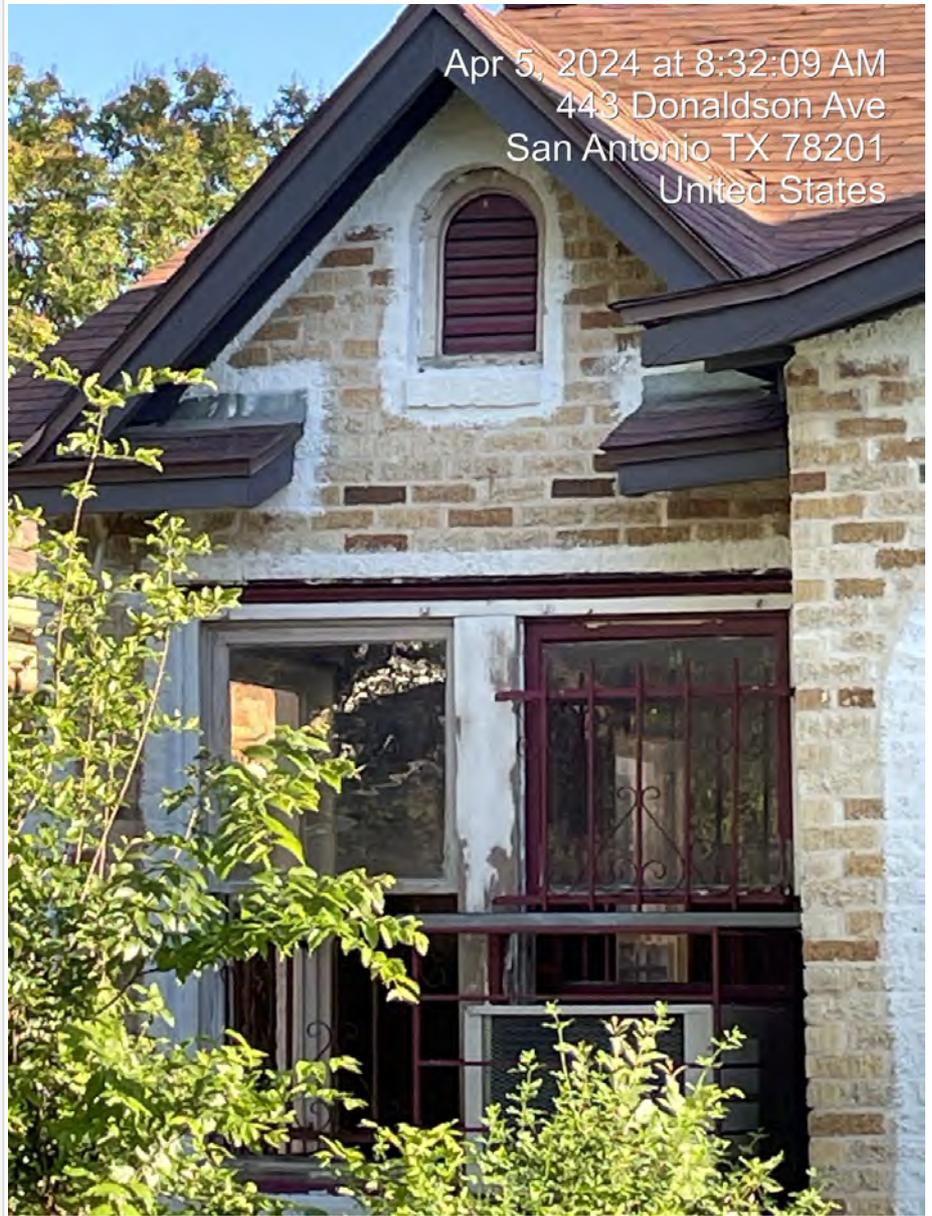


## Investigation Report





## Investigation Report



Apr 5, 2024 at 8:32:09 AM  
443 Donaldson Ave  
San Antonio TX 78201  
United States

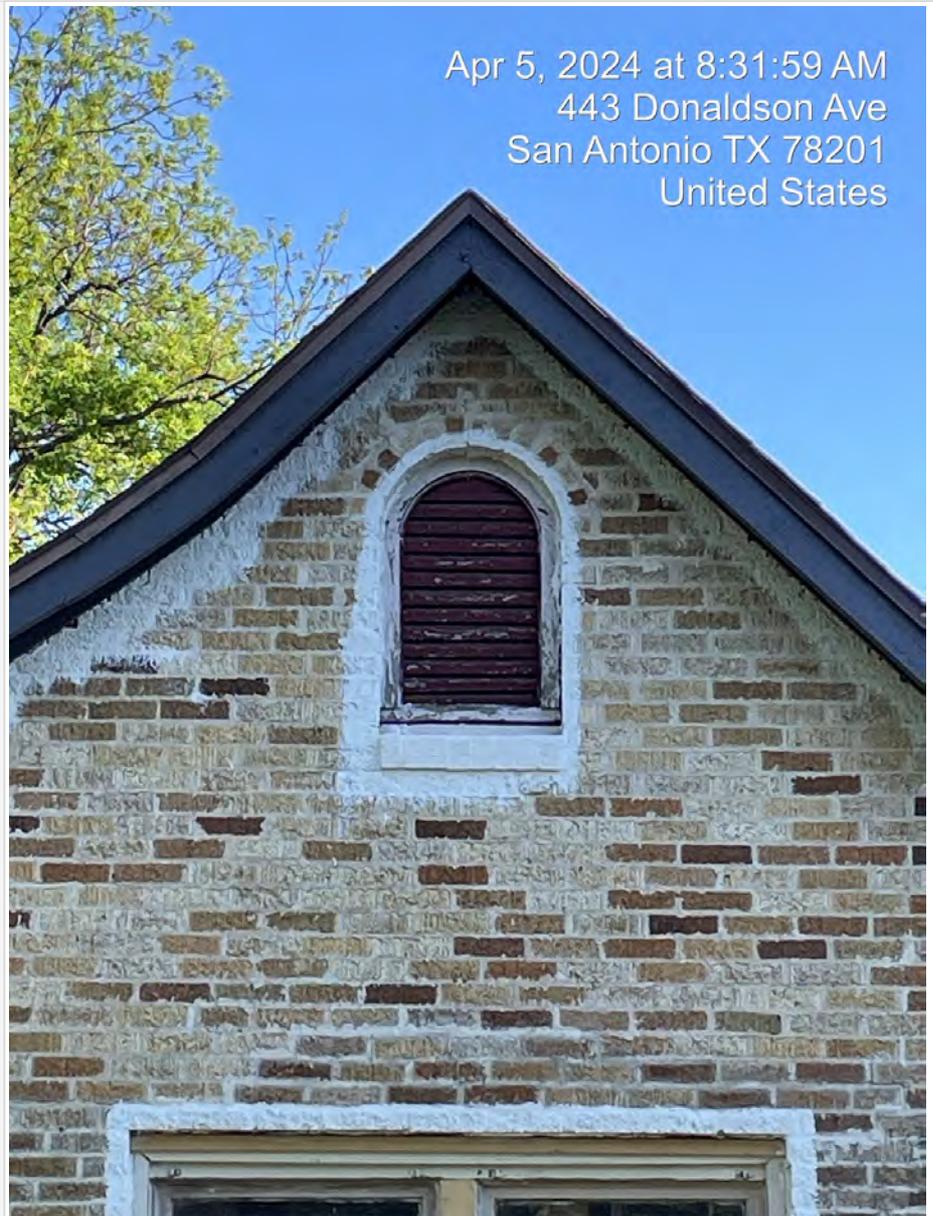


## Investigation Report



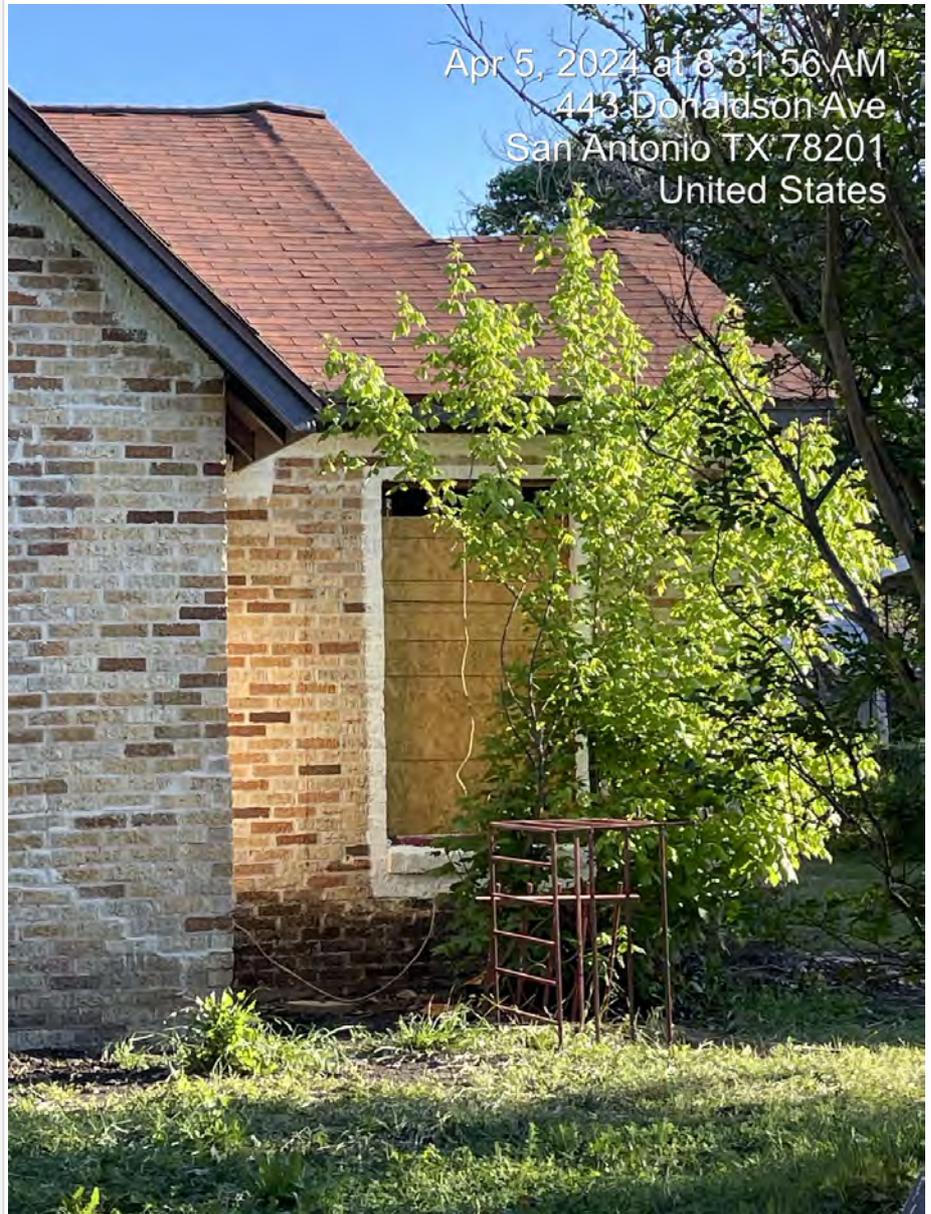


## Investigation Report





# Investigation Report

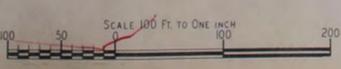
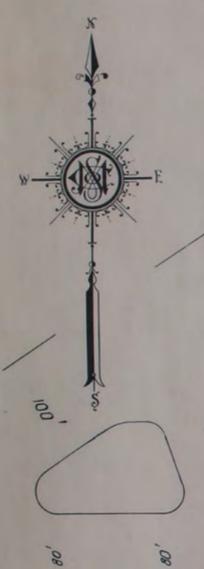


04/05/2024 08:36 AM

Additional photos were taken on another device.

No

THOMAS JEFFERSON HIGH SCHOOL GROUNDS



< Back to Browse Maps

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City:

Date:

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< Previous Next >

