

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

HDRC CASE NO: 2023-024
ADDRESS: 423 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 6
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: William T. Wheeler | Stonewall Property Group
OWNER: Matthew Lankenau | Fortunas LLC
TYPE OF WORK: Painting Unpainted Stone
APPLICATION RECEIVED: January 9, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Bryan Morales

REQUEST:

The applicant requests approval to paint the exterior of a single-family house, an apartment building, and utility building. Exterior materials are predominately rock veneer.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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.

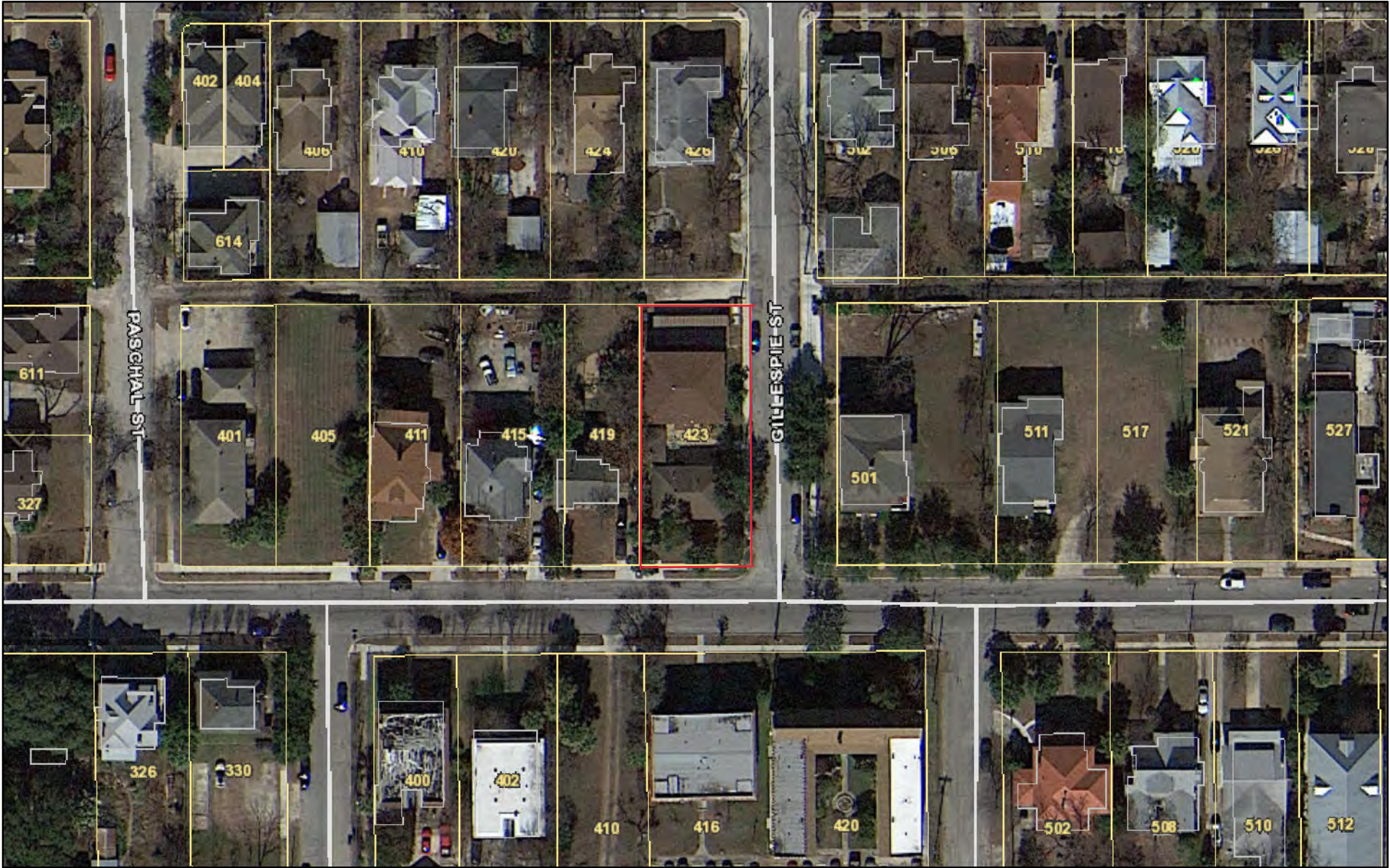
FINDINGS:

- a. The structure located at 423 E Dewey Place is a single-story Ranch style residence with an apartment building, detached carport, and utility structure in the property's rear. Built in c 1962, the property sits on the southeast corner of E Dewey Place and Gillespie Street and has a metal fence enclosing the primary's backyard. The house and apartment feature separated sections of rock veneer with wood siding and windows between while the utility building is covered with wood siding. The hipped roof of the three buildings are clad in composition shingles, and the carport roof is constructed of corrugated metal. One-over-one windows appear alone or in ganged pairs on all structures. The backyard area of the primary property connects directly to the apartment's front yard. The property is located within the Tobin Hill historic district.
- b. **ADMINISTRATIVE APPROVAL:** The applicant requests to paint wood siding, wood trim, and other non-masonry elements. These scopes of work are eligible for administrative approval and do not require review by the commission.
- c. **PAINTING (MASONRY):** The applicant requests approval to paint the stone veneer of the single-family house, an apartment building, and utility building. The existing stone veneer is unpainted and was not originally painted. Guideline 2.A.i for Exterior Maintenance and Alterations stipulates that applicants avoid painting historically unpainted surfaces. The Guidelines state that exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. The stone cladding is a character-defining feature of the structure. Staff does not find the painting of the stone veneer appropriate. According to the Secretary of the Interior's Standards for Rehabilitation, historically unpainted masonry should not be painted. 423 E Dewey Place was built c 1962 and was historically unpainted. Painting historically unpainted masonry on structures of this era can lead to trapped water in the porous material, eventually destroying the stone due to the damaging effects of water infiltration and freeze-thaw cycles. Unpainted masonry of this era is inherently high strength and low maintenance on its own. Once these structures are painted, consistent repainting is required to maintain the aesthetics of the brick.

RECOMMENDATION:

Staff does not recommend approval of the request to paint the unpainted stone veneer based on finding c.

City of San Antonio One Stop



February 8, 2023

