

## HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

**HDRC CASE NO:** 2023-211  
**ADDRESS:** 125 CITY ST  
**LEGAL DESCRIPTION:** NCB 971 BLK 5 LOT 10  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jonathan G Rodriquez | Vision Design Build  
**OWNER:** Jeanne and Douglas Robins  
**TYPE OF WORK:** Stucco removal and painting of masonry  
**APPLICATION RECEIVED:** May 16, 2023  
**60-DAY REVIEW:** July 15, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing front façade cladding to expose the existing brick.
2. Paint the proposed exposed brick.

### 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 at 125 City St includes a one-story structure in the Folk Victorian style built c. 1899. The front porch is a latter addition and built between 1951 and 1955 and features Craftsman style influence. The house is mostly clad in painted brick with non-original stucco on the front façade. The standing seam metal roof features a hip configuration

with two, distinctive front facing gables with decorative wood detailing. One-over-one wood windows appear alone with stone sills featured throughout. This property contributes to the King William historic district.

- b. ADMINISTRATIVE APPROVAL – The applicant has requested to remove the existing non-original porch and to replace it with an architecturally appropriate replacement in the Folk Victorian style. The porch construction is reflected in the documents submitted by the applicant and is not a part of the applicant's request to the HDRC. The porch construction has been approved administratively by staff.
- c. MASONRY (STUCCO REMOVAL AND PAINT) – The applicant has proposed to remove non-original stucco from the front façade; the remaining façade feature painted brick. The stucco has been applied directly to the brick surface. Staff has concerns about the ability to remove the stucco without damaging the underlying brick. The applicant provided a test area for staff to consider which utilized a grinder to remove the stucco, thus permanently damaging the brick. While staff is not opposed to the concept of removing the stucco, staff remains concerned that the methodology proposed is not consistent with the Guidelines. Additionally, staff finds the painting of the exterior masonry to not conform to guidelines. Based on the information available, simply painting the stucco to match the previously-painted brick is likely the least invasive solution.

**RECOMMENDATION:**

Staff does not recommend approval. Should the applicant provide a means for stucco removal that does not damage the underlying brick, staff recommends approval with the stipulation that the brick be repaired and remain unpainted consistent with the Guidelines.



# City of San Antonio One Stop



June 1, 2023

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km





P.F. COLLINS MFG. CO. PUMPS, PIPES,  
WIND MILLS

SAN ANTONIO CITY DIRECTORY

587

Wright Wm (c), r 307 Burnet.  
 Wright William B jr, r 603 Navarro.  
 Wrzeczono Peter, wks Alamo Iron Wks, r 214 Indianola.  
 Wrzyszez Mary (wid), r 423 E Commerce.  
 Wuest A G, prof of languages, r 513 Van Ness.  
 Wueste Agnes, slsldy L Wolfson, r 125 City.  
 Wueste Carl, clk H Hörner, r 125 City.  
 Wueste Elise (wid Dan), r 125 City.  
 Wulff Emma, cook Sid Johnson, r 1020 Zavala.  
 Wulff Fred, civil eng, r J N Rouse.  
 Wulff Henry F, r 107 King William.  
 Wulff John H (wid), r 1020 Zavala.  
 Wulff Lula Miss, r Max B Mayer.  
 Wulff Marie Miss, r 107 King William.  
 Wulff Paulita (wid A F), r 107 King William.  
 Wunder F E, painter, r 519 Ruiz.  
 Wunderlich Bertha, serv, r 304 Austin.  
 Wunderlich Emil, baker, 304 Austin, r same.  
 Wurtz Julius H, r 726 W Commerce.  
 Wurz Adolph N, r 1301 S San Marcos.  
 Warz Clara (wid C), dressmaker, r 109 S Comal.



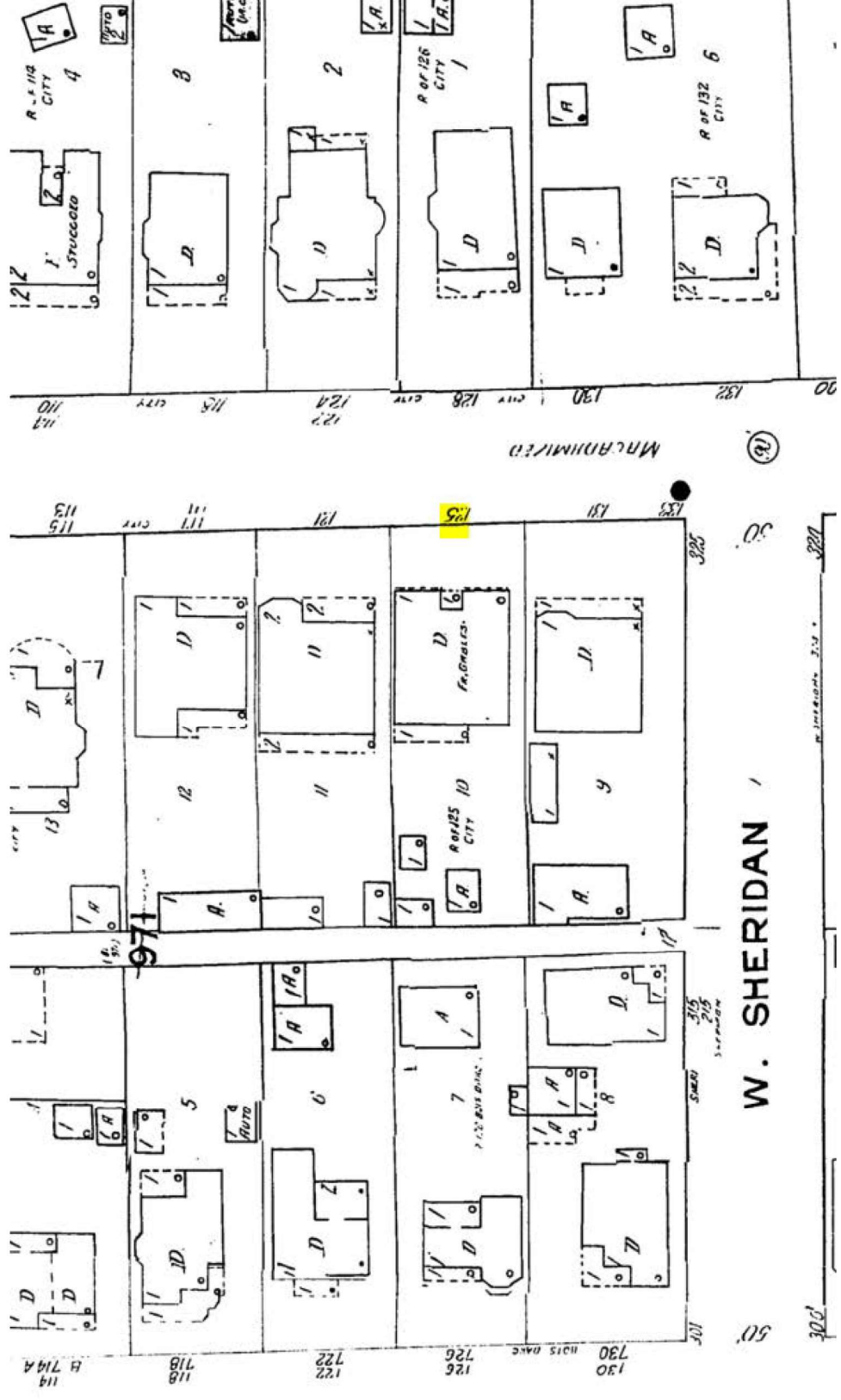
San Antonio 1911-Mar. 1951 vol. 4, 1912-Mar. 1951, Sheet 354

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State: Texas City: San Antonio Date: 1911-Mar. 1951 \* Volume: vol. 4, 1912-Mar. 1951



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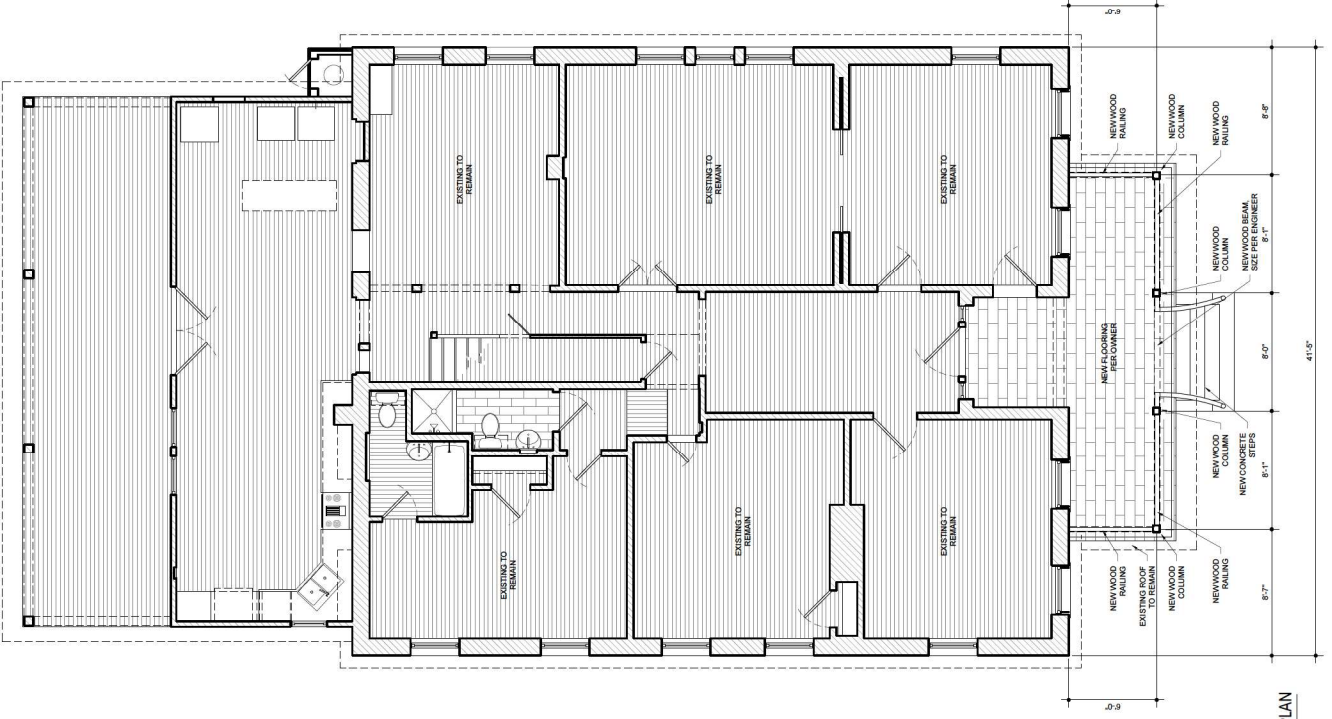






SQUARE FOOTAGE	
FIRST FLOOR	SF
CONDITIONED	2,418
UNCONDITIONED	SF
FRONT PORCH	228
REAR PORCH	364
TOTAL OF ALL SPACES	3,010

2 RENOVATED FRONT ELEVATION  
A-10  $1/4"=1'-0"$

















# Material Selections

## Robins Residence

I, the homeowner, agree to each of these selections. I understand that any changes to these selections could result in increased material costs and redesign fees, as well as time delay on production.







**TWC HR029**

New Handrail 1 3/4" x 2 9/16"  
To Be painted White

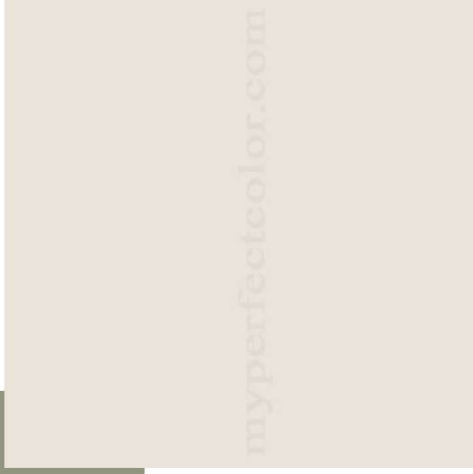


**New Balusters – 1 3/4"**  
MS-traditional – A  
(Vintage Woodworks)  
To be painted white

**New column - 95-7/8"**  
Colonial DuraPoly Porch Post  
5" x 5" 80500508CL  
To be painted white



**Montpelier Olive –**  
Main house color  
(Match existing)



**Homestead Resort  
Jefferson White –**  
Trim and railing  
(Match existing)



## GENERAL SPECIFICATIONS

### CONCRETE:

- Frame, pour and steel trowel finish, concrete steps, as shown on drawing.

### TEAR-OUT & DEMOLITION:

- All construction debris is to be hauled off to a city-approved landfill by means of dumpster or other means from project site (all debris shall be removed from the premises before final payments). Vision is not responsible for the working order or condition of any homeowner provided existing item.
- Existing stucco and wire mesh to be removed from front brick facade.
- Remove front porch tile and railings and haul away.
- The homeowner is responsible for all landscaping and sprinkler repairs needed for the project.
- A cleaning crew will be provided at end of project.

### FRAMING/ROUGH:

- Furnish and install wood posts on front porch as per plans.
- Furnish and install wood railing on front porch as per plans,
- Furnish and install tongue and groove pine at front porch soffit.

### WALL SIDING:

- Fill in holes on front brick due to removing wire mesh to blend with the existing brick sides.

### FLOORING/TILE:

- Furnish and install tile flooring in the front porch with a material allowance of \$5.00 per square foot.

**NOTE:** *No designed pattern or multiple sizes are allowed for at the above cost, unless otherwise approved by Vision.* The color of tile, grout and style is to be picked by owners from our supplier's samples unless otherwise approved from BESCO Builders, Inc. dba Vision Design and Build. *Any special trim pieces ordered by the Owner(s) can add to our schedule and extra labor cost.* Grout selection after owner(s) agreement, becomes part of this contract; any changes will incur an added cost-plus. There is no guarantee in color matching or from Owner(s) own provided materials. Sealing of the tile is an additional cost that is *not* included in these specifications. If natural stone is selected, it is the homeowner's responsibility to reseal tile within 3 years. If the flooring substrate requires floating or grinding it will be handled as a cost plus.

### PAINTING/FINISHES:

- Paint front exterior brick siding to blend with existing.
- Stain new tongue and groove soffit with color TBD.
- Paint new wood railing and posts with color TBD.
- Painting includes up to one (1) color scheme for the ceiling, up to one (1) color for the trim and up to one (1) wall colors to be included in this bid (ultra-deep colors will be extra – paint to be Vision approved). Excludes any specialty finishes and specialty paints that require additional work. Up to five (5) wall color samples will be provided upon request. Any additional sample requests would be an addition cost of \$75.00 per sample.

In cases of Conflict or ambiguity, written specifications always have presence over verbal or assumption

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

The person that signs above accepted line will be our contact person.

ACCEPTED BY CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_