

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-003
ADDRESS: 2001 W KINGS HWY
LEGAL DESCRIPTION: NCB 1933 BLK 31 LOT 1
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Iskander Afram/Alamo Remodeling & Construction LLC
OWNER: EID INVESTMENT TEXAS LLC
TYPE OF WORK: Painting and roof replacement
APPLICATION RECEIVED: December 26, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests approval to paint the exterior of the primary structure and detached garage, including unpainted brick and stone cladding.

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.

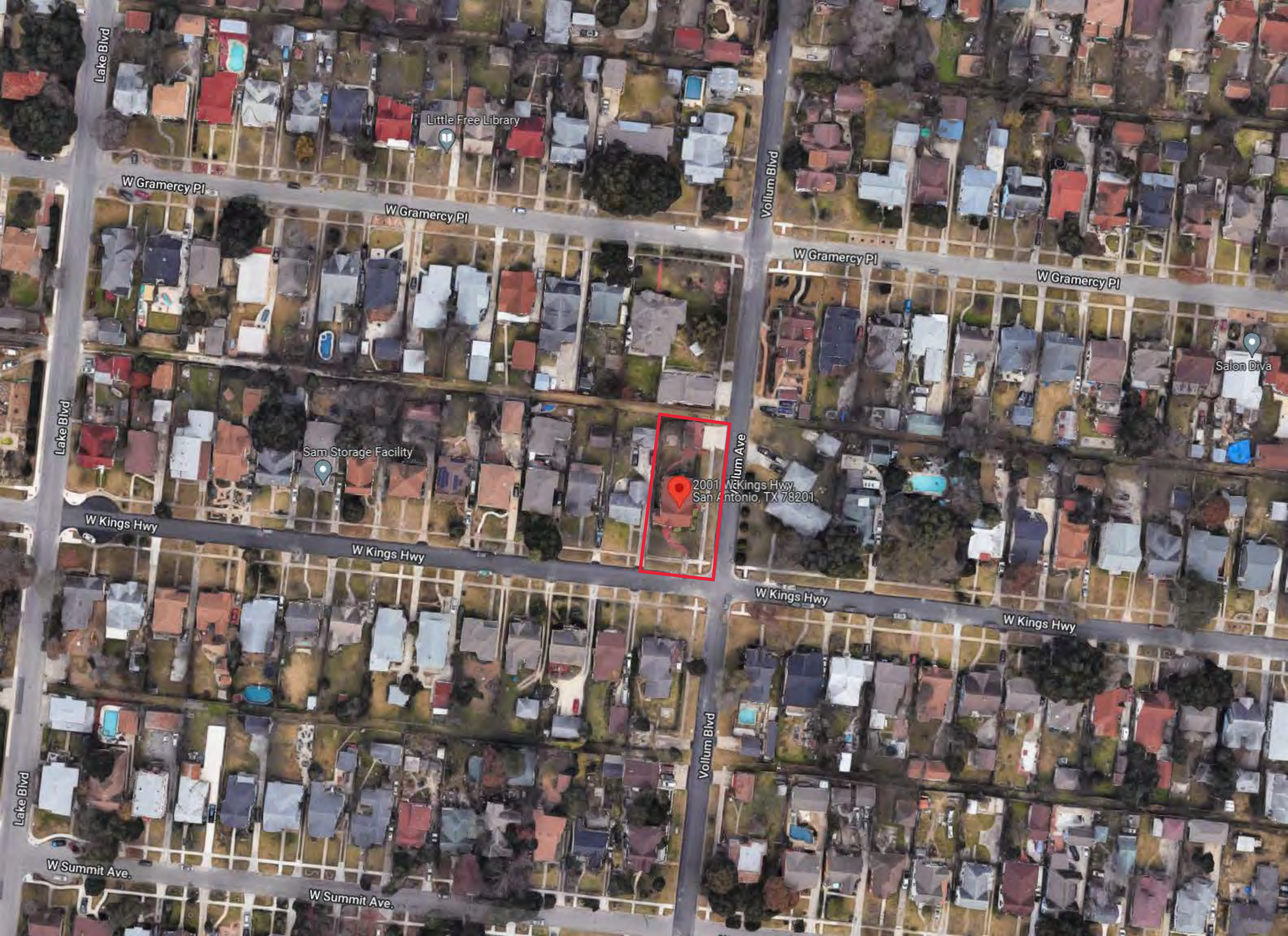
FINDINGS:

- a. The structure located at 2001 W Kings Hwy is a single-story Tudor Revival residence with detached garage built c 1934. The property sits on the northwest corner of W Kings Hwy and Vollum Ave and has a low stone wall along the south and east edges of the parcel along the sidewalk. The house features decorative stickwork in the gables above brick and stone cladding on all sides of the home and garage. The cross-gable roof form is clad in composition shingles, and there is an inset porch with round columns. One-over-one wood windows appear alone or in ganged pairs on both structures. The split-bay garage opens onto a double-width driveway that faces Vollum Ave with a pedestrian door on the south side, facing the house. The property contributes to the Monticello Park historic district.
- b. VIOLATION: On December 14, 2022, OHP staff learned through a citizen report that the house and detached garage at 2001 W Kings Hwy were being painted without a Certificate of Appropriateness. Staff spoke with contractors on site and posted a Stop Work Notice on site the same day. The report is included in this case file.
- c. ADMINISTRATIVE APPROVAL: The applicant requests to paint wood siding, stickwork, wood trim, wood columns, and other non-masonry elements. These scopes of work are eligible for administrative approval and do not require review by the commission.
- d. PAINTING (MASONRY) – The applicant requests approval to paint the brick and stone cladding of the primary structure and detached garage. The existing brick and stone cladding 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 brick and stone cladding is a character-defining feature of the structure, and staff does not find that painting the historically unpainted brick and stone will mitigate the ongoing cracking in the building envelope. Staff does not find the painting of the brick and stone cladding appropriate.
- e. According to the Secretary of the Interior's Standards for Rehabilitation, historically unpainted brick should not be painted. Brick structures built prior to the 1870s were largely constructed of handmade bricks, which were generally softer, more porous, and weaker than bricks made at the turn of the 20th century. These handmade bricks

were frequently painted or coated because the strength of the brick was insufficient without a coating for stabilization. However, as machine-made bricks became the standard during the latter half of the 19th century, bricks became inherently stronger and did not require paint or coatings for protection and strength. These bricks commonly featured harder “dress” surfaces, which were meant to face the exterior of the structure and remain unpainted. 2001 W Kings Hwy was built c 1934, and was historically unpainted. Painting historically unpainted brick on structures of this era can lead to trapped water in the porous material, eventually destroying the brick due to the damaging effects of water infiltration and freeze-thaw cycles. Unpainted brick 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 recommends denial of the request to paint the unpainted brick and stone cladding based on findings a through e.



Little Free Library

W Gramercy Pl

W Gramercy Pl

Vollum Blvd

W Gramercy Pl

W Gramercy Pl

Salon Diva

Sam Storage Facility

2001 W Kings Hwy
San Antonio, TX 78201

W Kings Hwy

W Kings Hwy

W Kings Hwy

W Kings Hwy

Vollum Blvd

W Summit Ave.

W Summit Ave.











Investigation Report

Property

Address	2001 W Kings Hwy
District/Overlay	Monticello Park
Owner Information	Brenda Kabi Malls (BCAD)


Site Visit

Date	12/14/2022
Time	05:02 PM (-6 GMT)
Context	citizen report
Present Staff	Rachel Rettaliata
Present Individuals	Contractor(s)
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%, Completed
Description of work	Painting of brick cladding, possible window work and site work.
Description of interaction	Spoke with contractors on site and issued a Stop Work Order.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted additional "Stop Work Notice"
Will post-work application fee apply?	To be determined

Documentation

Photographs	
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Investigation Report





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Investigation Report





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Investigation Report

Dec 14, 2022 at 4:59:51 PM
801-899 Vollum Ave
San Antonio TX 78201
United States

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
San Antonio, Texas 78204
7:45am - 4:30pm Monday - Friday
(210) 207 - 0035
OFFPERMITS@SANANTONIO.GOV

NOTICE OF INVESTIGATION

ADDRESS 2001 W KINGS HWY [BCAD] OWNER AKENDA WAGI MALIS

An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:

☒ Code 35-451(a): Work without Certificate of Appropriateness (COA): painting previously unpainted masonry

☐ Code 35-451(b): Work beyond Scope of Approval: _____

☐ Code 35-615: Demolition by Neglect: _____

STOP WORK: ☒ Yes ☐ Not Applicable

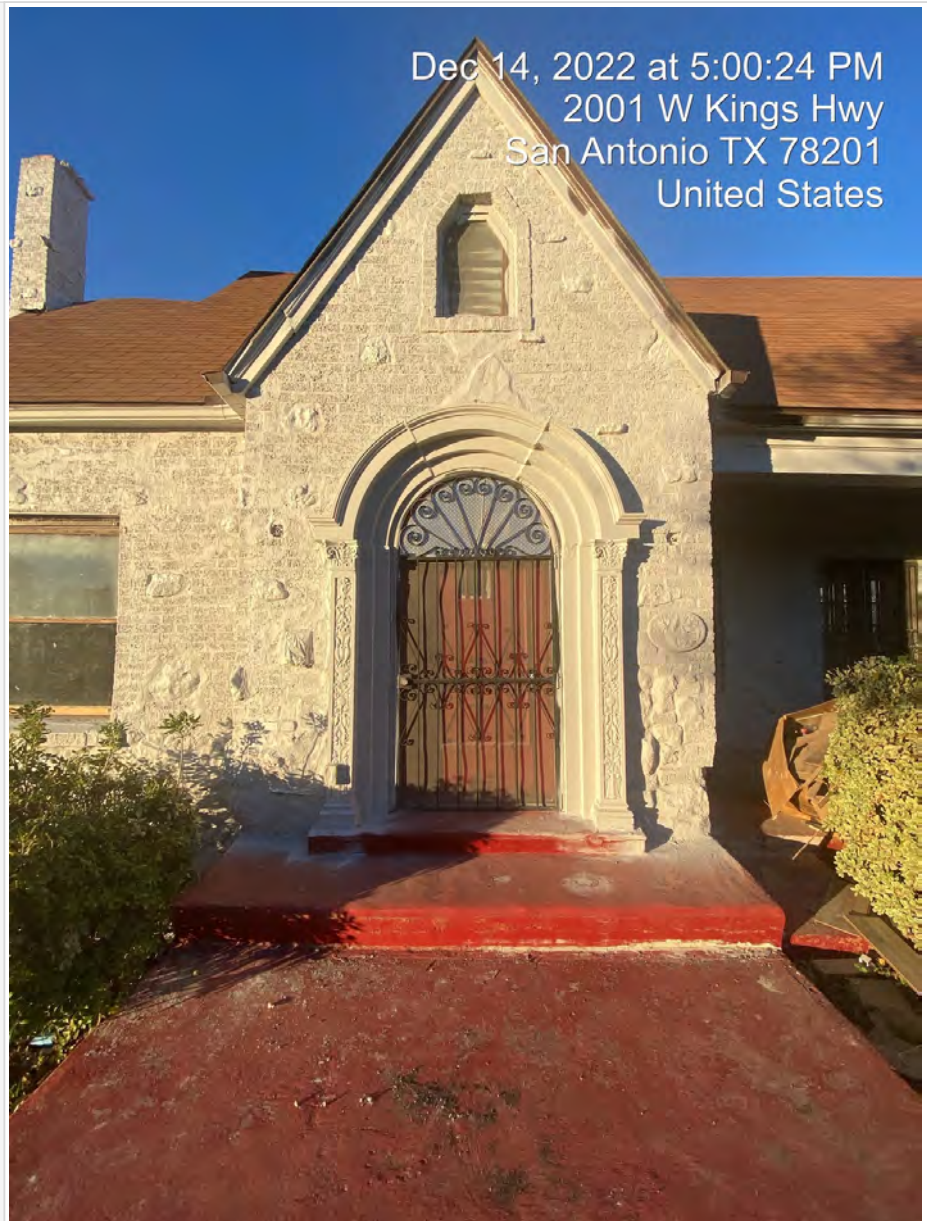
Please contact the Office of Historic Preservation within 48 hours of the suspension date: 14 Dec 2022

A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.

Violations of City Ordinance are subject to civil penalties. The City of San Antonio reserves the right to suspend or revoke any permit issued by the City of San Antonio if the permit holder fails to comply with the terms and conditions of the permit. The City of San Antonio reserves the right to suspend or revoke any permit issued by the City of San Antonio if the permit holder fails to comply with the terms and conditions of the permit. The City of San Antonio reserves the right to suspend or revoke any permit issued by the City of San Antonio if the permit holder fails to comply with the terms and conditions of the permit.

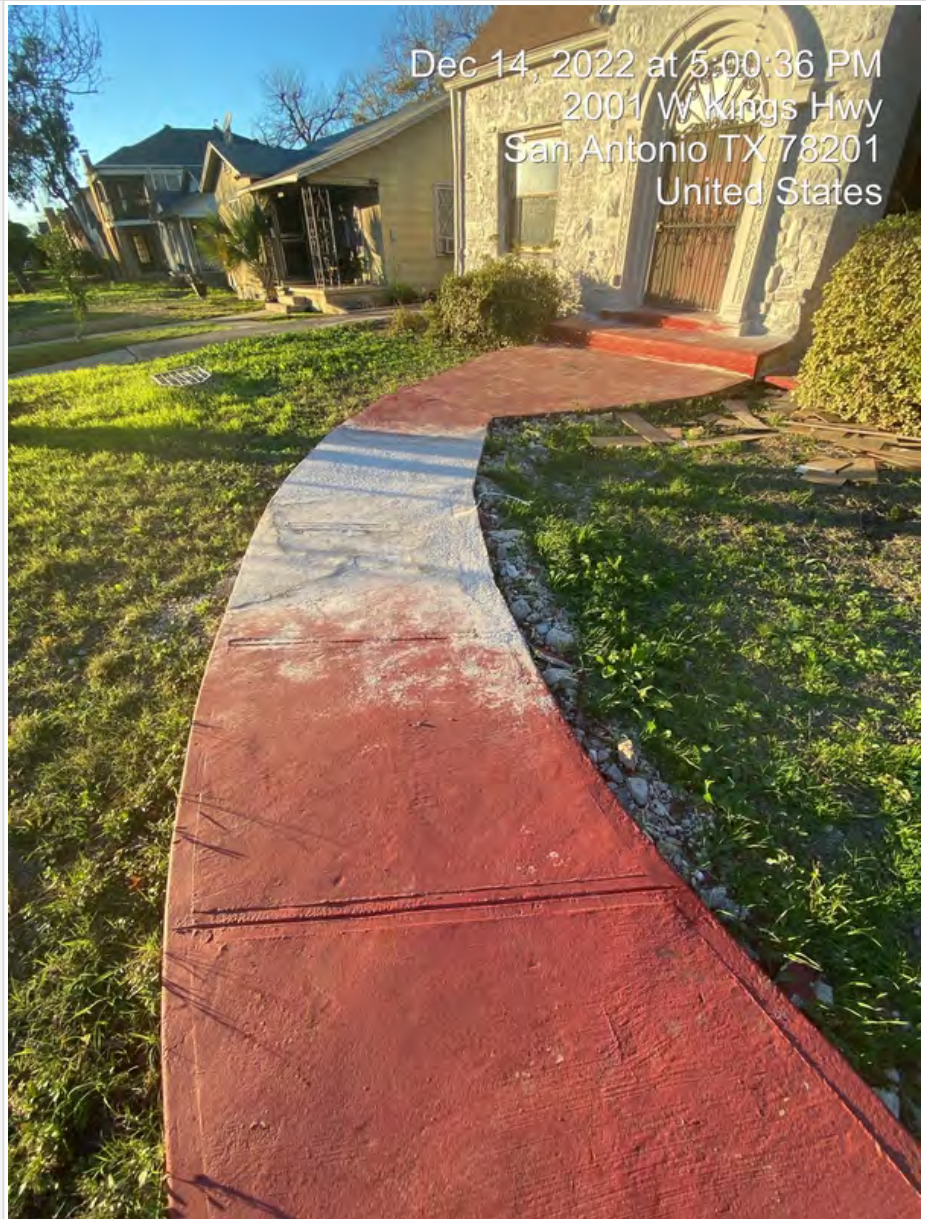


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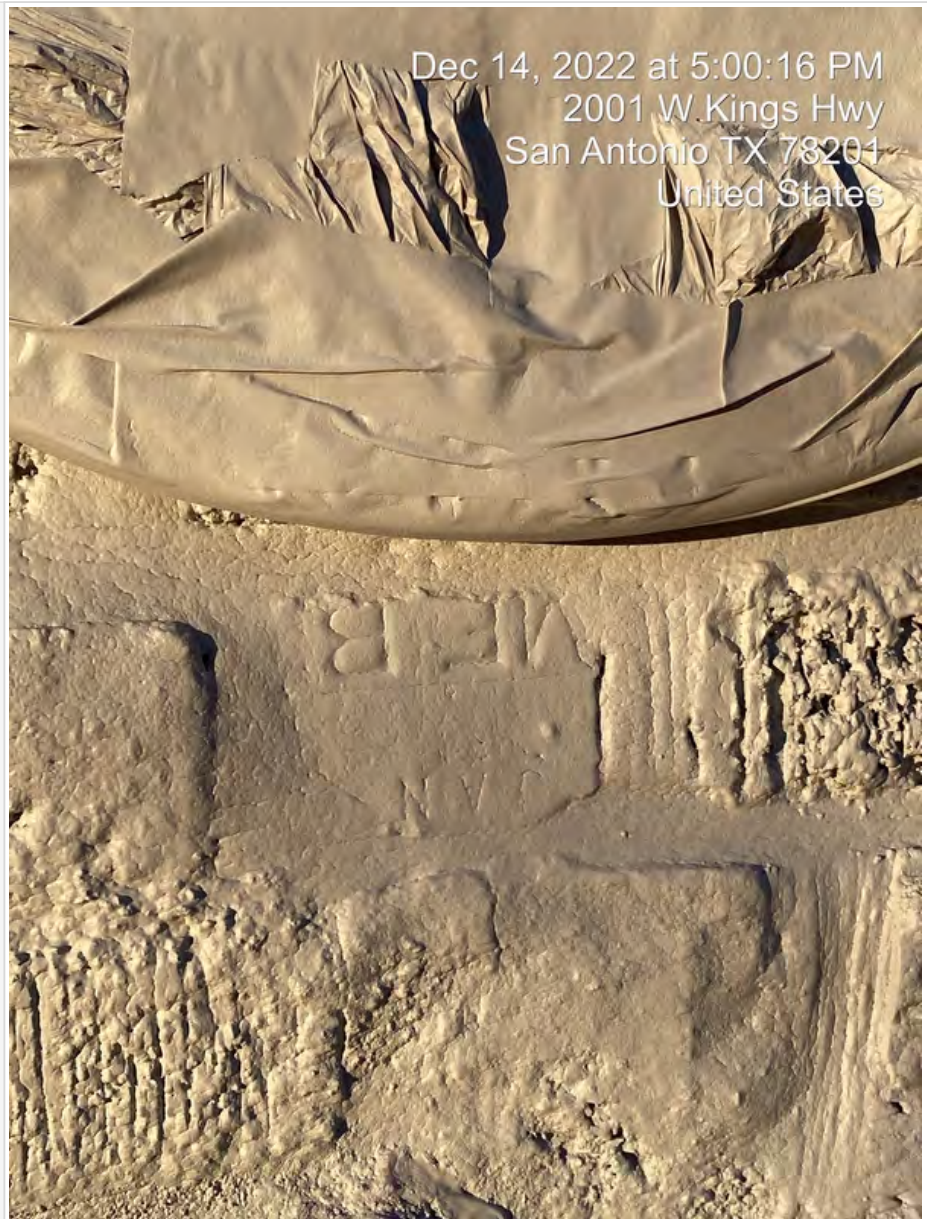


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12/14/2022 05:04 PM











