

Legislation Details (With Text)

File #:	21-568	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:	6/1/2021	In control:	Historic Landmark Commission
On agenda:	6/8/2021	Final action:	
Title:	HST21-219 Discuss and consider a Certificate of Alteration to deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St., located within the Downtown Historic District.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Location Map, 2. Application, 3. Current Photographs, 4. Submittal Documents		

Date	Ver.	Action By	Action	Result
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PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-219 Discuss and consider a Certificate of Alteration to deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St., located within the Downtown Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 5

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to largely deconstruct and rebuild the 2-story commercial building located at 219 E. San Antonio St. The proposal would turn the existing commercial office building into a 2-story 4,200 sq. ft. bar.

The existing building is a 2-story office building with limestone veneer on the first floor, 4 double hung vinyl windows, and a double door at the entrance. The 2nd story is constructed of cedar planking, with a full width patio underneath a gabled roof. The building is known as the Sunni Reimer Building.

A historic survey conducted in 2008 by HHM of Austin noted that the building is non-contributing to the Downtown Historic District.

The proposed building features 2, large glass and metal garage style doors and a matching glass and metal entrance door fronting onto E. San Antonio. The 2nd story is proposed to include a rooftop bar with a screened enclosure.

HISTORIC CONTEXT:

Sanborn maps from 1922 indicate that there was a single-story dwelling on site at the time. By 1930 the building had either been demolished or moved, and a new single-story dwelling had been constructed on site, though in a different location on the lot. The 1967 Sanborn shows that the rear, concrete addition had been

added onto the dwelling and that the building was now serving as a laundromat. City directories indicate that Tip Top Cleaners occupied the building when it was converted to a laundromat. The Comal Assessor's District indicates that the 2nd story was added in 2003.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

The structure on site has been extensively modified over time. From a 1-story dwelling, a laundry mat, to its current state as a 2-story commercial building. As noted above, the building has been surveyed as non-contributing to the Downtown Historic District.

FISCAL IMPACT:

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration. The building has been extensively altered over time and doesn't appear to retain any of its physical historic integrity. The proposed bar is a more appropriate use that will provide a pedestrian friendly connection between the Main Plaza and E. San Antonio St.

ATTACHMENTS:

- A. Application
- B. Current Photographs
- C. Submittal Documents
- D. Location Map