



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 16, 2025

HDRC CASE NO: 2025-081
ADDRESS: 418 ATLANTA AVE
LEGAL DESCRIPTION: NCB 855 BLK 21 LOT S 50.7 FT OF 1 & 2 & S 50.7 FT OF W 7 FT OF 3 OR A-11
APPLICANT: venkat potineni/T Star Realty Riverwalk LLC - 1805 cullera dr
OWNER: venkat potineni/T STAR REALTY RIVERWALK LLC - 1805 cullera dr

REQUEST:

The applicant is requesting a Historic Landmark Designation for 418 Atlanta Avenue.

FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **HISTORIC CONTEXT:** The structure at 418 Atlanta Avenue is a one-story dwelling, built circa 1895. T Shar Realty Riverwalk LLC currently owns the property. Atlanta Avenue first appears on Augustus Koch's 1886 Bird's Eye View map of San Antonio and in the 1892 City Directories. The Madison Square neighborhood of San Antonio was first developed as the Upper San Antonio subdivision starting in 1847, which set aside a block for a public square which became Madison Square Park. Madison Square Park is currently bound by Camden Street to the north, Baltimore Avenue to the east, Dallas Street to the south, and Richmond Street to the west. The park is bisected by Lexington Avenue. Madison Square Park officially opened in 1847, serving as a central gathering place for the burgeoning Upper San Antonio neighborhood. Per Koch's 1886 Bird's Eye View map, development was picking up nearly 40 years after the park's development, with several houses per block. The Madison Square Presbyterian Church was founded in 1882 with the support of George Washington Brackenridge and appears on Koch's 1886 map. By 1904, the Upper San Antonio neighborhood was further developed with full blocks of residential housing constructed north and west of Atlanta Avenue, per the 1904 Sanborn Fire Insurance Map. What remains of the Madison Square/Upper San Antonio neighborhood, after decades of development following the construction of IH-35 through the area north of E Quincy, includes 2-story Neo-Classical and Colonial Revival residential structures, 1-story Folk Victorian and Queen Anne homes, and Craftsman houses.

The subject property first appears in the 1895 city directory as 418 Atlanta Street and the home of William Maibaum Sr. (1829-1904), a carpenter who first came to San Antonio in 1851 from Hanover, Germany. Per his obituary in the San Antonio Daily Light Newspaper on December 7, 1904, William Maibaum Sr. was a "highly esteemed resident of San Antonio." William Maibaum Sr. successfully conducted a rock quarry and was one of the early members of the volunteer fire department. William Maibaum Sr. is listed as the resident of 418 Atlanta until 1899, when he is listed as residing at 420 Atlanta (non-extant). William Maibaum Sr. is listed as a gardener starting in 1901. His son Henry Maibaum is listed as the resident of 418 Atlanta starting in 1901 through at least 1905. Henry Maibaum worked at the Collins Manufacturing Company in 1901. The Collins Manufacturing Company was located at 101 E Houston Street and is listed in the city directory as the manufacturer of windmills, horse power, pumping jacks, tanks, iron pipe & fittings, steam brass goods, water supply materials, and also repaired machinery. The property first appears on the 1904 Sanborn Maps in the same configuration as existing. On the 1912 Sanborn Maps, a rear addition is present with a rear porch, creating the current footprint. In 1906, Henry Maibaum is listed as an assistant sewer inspector. W. H. & Augusta Houston are listed as the residents from 1912 through the 1930s. Augusta Houston was the daughter of William Maibaum Sr. and his wife Annie. T Shar Realty Riverwalk LLC purchased the property in September 2024.

c. **SITE CONTEXT:** The subject property is located in the River North area of San Antonio, one block south of the IH-35 corridor, and approximately 2 blocks west of N St. Mary's Street. It is situated midblock on Atlanta Avenue, between Camden Street and E Quincy Street. In 2010 this area was identified as potentially eligible for historic district designation within the proposed Madison Square Historic District, an area bound by Camden Street to the south, Wilmington Avenue to the east, IH-35 N Access Road to the north, and a mid-block boundary to the west from Erie to Brooklyn Avenue. The 2010 survey of the River North area resulted in

the landmark designation of 27 commercial and residential properties in 2011, including 14 residential properties in the Upper San Antonio/Madison Square neighborhood. The neighboring property to the south of 418 Atlanta, addressed as 414 Atlanta, was designated as an individual landmark at that time.

d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Folk Victorian dwelling built circa 1895. The structure features a cross gable composition shingle roof with overhanging eaves. The asymmetrical front porch features a concrete slab porch and replacement wood columns. The structure features a front door with a transom window. The house features wood siding, a decorative gable vent, and a mix of four-over-four, two-over-two, and one-over-one wood windows.

e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the Maibaum family.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of an early Folk Victorian home in the Upper San Antonio/Madison Square neighborhood of San Antonio, known today as River North.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif; based on its location in one of the early developed areas of the Upper San Antonio/Madison Square neighborhood of San Antonio, known today as River North.

f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.

h. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a Historic Landmark Designation of 418 Atlanta Avenue based on findings a through e.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer