

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2026

HDRC CASE NO: 2026-149
ADDRESS: 405 CLUB DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT W 45 FT OF 2 & E 10 FT OF 3 AT 405 CLUB DR
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Seth Willcockson
OWNER: Seth Willcockson/Seth Willcockson
TYPE OF WORK: ADA Ramp Installation
APPLICATION RECEIVED: June 03, 2026
60-DAY REVIEW: August 02, 2026
CASE MANAGER: Adrian Gallegos

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an aluminum ADA ramp at the front of the property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. Avoid damage—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. Doors and door openings—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. Grade changes—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. Residential entrances—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. Non-residential and mixed use entrances—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. Materials—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. Screening—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. Curb cuts—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The property located at 405 Club Dr is a 2-story, multi-family residential structure constructed circa 1950. The structure features a cross gable composition shingle roof, brick cladding, a second-story front porch with prominent wood balusters, and one-over-wood windows. The house has a large set back from Club and the front

landscaping features a tall tree in front of the front-facing gable. The property is contributing to the Monticello Park Historic District.

- b. CASE HISTORY – On June 17, 2026, the Historic and Design Review Commission moved the present request to the next available hearing so the applicant could address questions regarding the location of the ramp. The applicant has submitted his responses to OHP staff by email, and these are available within the new case file.
- c. ADMINISTRATIVE SCOPES OF WORK – The applicant received a Certificate of Appropriateness on June 06, 2026, for temporary installation of the proposed ADA ramp for a duration of two years from the date of issuance.
- d. ADA RAMP INSTALLATION – The applicant is requesting approval to install an aluminum ADA ramp located at the front of the primary structure that measures 36” wide with a 5’ x 5’ landing. The Historic Design Guidelines for Site Elements 8.B.ii. states the preferred location of new ramps is at the side or rear of the building when convenient for the user. The applicant has informed staff that the location at the front is the preferred location due to lot constraints and ease of access. Staff has noted the installation will not touch the primary structure nor be permanently fixed to the property. Staff finds the installation of the ADA ramp at the front of the primary structure conforms to Guidelines.

RECOMMENDATION:

Staff recommends approval of the request based on findings a through d.

EagleViewImageCLUB

Captured: Jan 1, 2026





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 3, 2026

ADDRESS: 405 CLUB DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT W 45 FT OF 2 & E 10 FT OF 3 AT 405 CLUB DR
HISTORIC DISTRICT: Monticello Park
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Seth Willcockson - 405 Club Dr
OWNER: Seth Willcockson/Seth Willcockson - 405 Club Dr
TYPE OF WORK: ADA improvements/modifications

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install aluminum ADA ramp at the front of primary structure.

ADMINISTRATIVE APPROVAL TO: Approval to install aluminum ADA ramp at the front of primary structure for a duration of two years from date of issuance of Certificate of Appropriateness.

Ramp must be detached from primary structure and adhere to specifications submitted in application documents.

APPROVED BY: Adrian Gallegos

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 6/3/2026 9:41:58 AM

A handwritten signature in black ink, appearing to read 'C Edwards'.

**Cory Edwards
Historic Preservation Officer**

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



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

June 17, 2026

HDRC CASE NO: 2026-149
ADDRESS: 405 CLUB DR
LEGAL DESCRIPTION: NCB 7014 BLK LOT W 45 FT OF 2 & E 10 FT OF 3 AT 405 CLUB DR
HISTORIC DISTRICT: Monticello Park
APPLICANT: Seth Willcockson -
OWNER: Seth Willcockson/Seth Willcockson -
TYPE OF WORK: ADA improvements/modifications

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an aluminum ADA ramp at the front of the property.

FINDINGS:

a. The property located at 405 Club Dr is a 2-story, multi-family residential structure constructed circa 1950. The structure features a cross gable composition shingle roof, brick cladding, a second-story front porch with prominent wood balusters, and one-over-wood windows. The house has a large set back from Club and the front landscaping features a tall tree in front of the front-facing gable. The property is contributing to the Monticello Park Historic District.

b. ADMINISTRATIVE SCOPES OF WORK – The applicant received a Certificate of Appropriateness on June 06, 2026, for temporary installation of the proposed ADA ramp for a duration of two years from the date of issuance.

c. ADA RAMP INSTALLATION – The applicant is requesting approval to install an aluminum ADA ramp located at the front of the primary structure that measures 36" wide with a 5' x 5' landing. The Historic Design Guidelines for Site Elements 8.B.ii. states the preferred location of new ramps is at the side or rear of the building when convenient for the user. The applicant has informed staff that the location at the front is the preferred location due to lot constraints and ease of access. Staff has noted the installation will not touch the primary structure nor be permanently fixed to the property. Staff finds the installation of the ADA ramp at the front of the primary structure conforms to Guidelines.

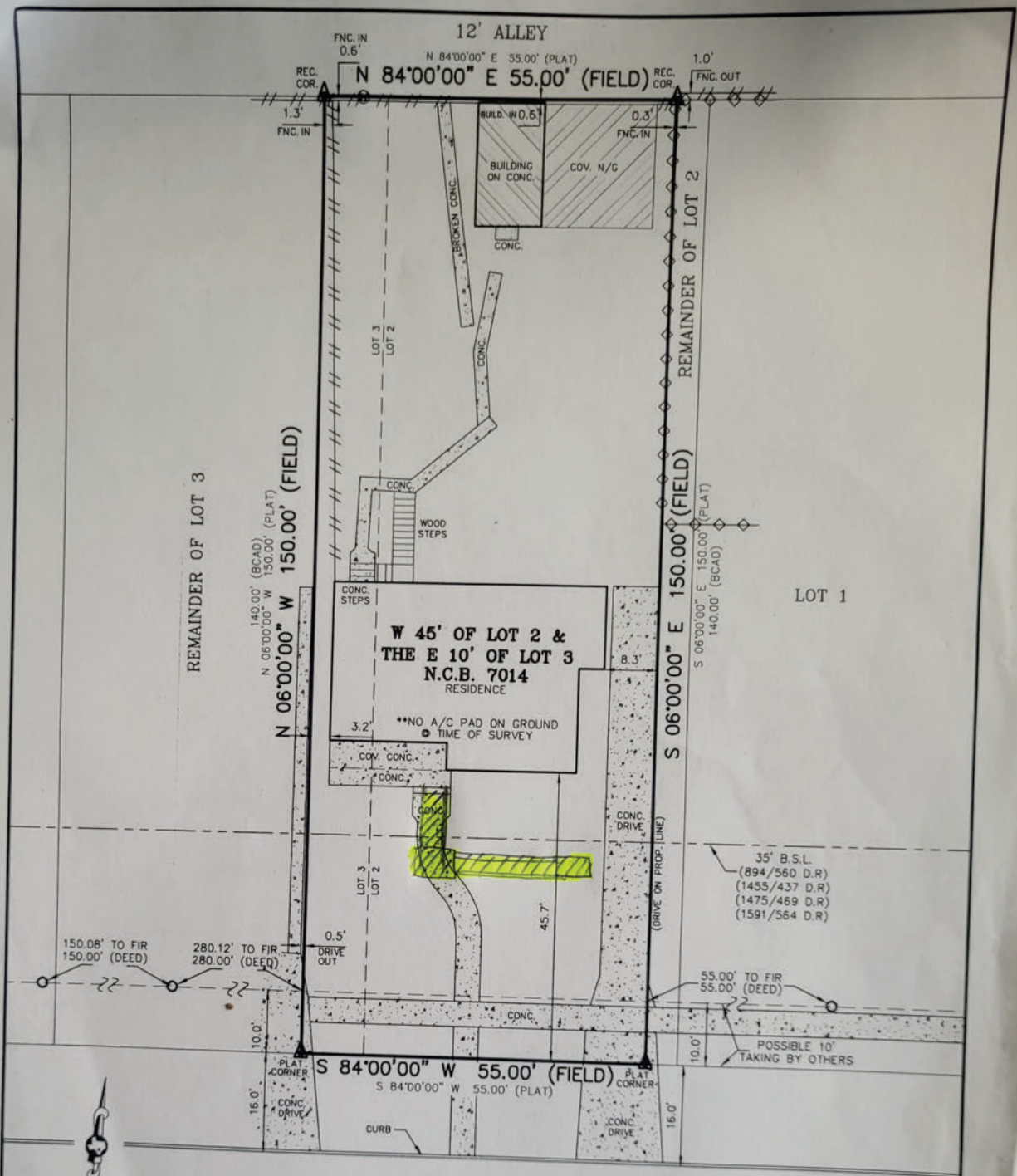
RECOMMENDATION:

Staff recommends approval of the request based on findings a through c.

COMMISSION ACTION:

Request moved to the 07-01-2026 hearing of the Historic and Design Review Commission so applicant may clarify location of ADA ramp.

Cory Edwards
Historic Preservation Officer



THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

BUYER: CARRIE BETH WILLCOCKSON AND SETH STEVEN WILLCOCKSON	ADDRESS: 405 CLUB DR.
TITLE COMPANY: CAPITAL TITLE	G.F. NO.: 17-316209-CV
LOT: W 45' OF LOT 2 & E 10' OF LOT 3	N.C.B.: 7014
SUBDIVISION: MONTICELLO PARK	COUNTY: BEXAR
CITY: SAN ANTONIO	STATE: TEXAS
PLAT RECORDED IN: VOLUME 980 PAGE 380	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 798 PAGE 461	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 894 PAGE 560	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1059 PAGE 325	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1121 PAGE 154	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1455 PAGE 437	DEED RECORDS OF BEXAR COUNTY, TEXAS

LEGEND:

- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- WROUGHT WIRE FENCE
- FND FENCE POST
- ⊗ POWER POLE
- ⊕ FIRE HYDRANT
- ⊙ FND 1/2" IRON ROD
- SET 1/2" IR
- ⊗ SET "X" ON CONC

REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME 1475 PAGE 489	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1591 PAGE 584	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME --- PAGE ---	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME --- PAGE ---	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME --- PAGE ---	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

GENERAL SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 15th DAY OF AUGUST 2017, A.D.

Peter Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464



CLUB DR.
 (USPS: CLUB DR.)
 (60' R.O.W., ASPHALT PAVEMENT)
 (PLATTED AS: CLUB DRIVE)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

LEGEND:

⊗ = WOOD FENCE	⊗ = POWER POLE
⊕ = CHAIN LINK FENCE	⊕ = FIRE HYDRANT
⊗ = BARBED WIRE FENCE	⊕ = FND 1/2" IRON ROD
⊕ = WROUGHT IRON FENCE	⊕ = SET 1/2" IR
⊕ = FND FENCE POST	⊗ = SET "X" ON CONC.

BUYER: CARRIE BETH WILLCOCKSON AND SETH STEVEN WILLCOCKSON		ADDRESS: 405 CLUB DR.	
TITLE COMPANY: CAPITAL TITLE		G.F. NO.: 17-316209-CV	
LOT: W 45' OF LOT 2 & E 10' OF LOT 3		N.C.B.: 7014	
SUBDIVISION: MONTICELLO PARK			
CITY: SAULT STEPHEN		COUNTY: BEXAR	
PLAT RECORDED IN VOLUME 300 PAGE 280		STATE: TEXAS	
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.			

VOLUME 798 PAGE 461	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME 1475 PAGE 469	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 894 PAGE 560	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME 1591 PAGE 564	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1039 PAGE 325	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1121 PAGE 154	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1455 PAGE 437	DEED RECORDS OF BEXAR COUNTY, TEXAS		

Galaxy S20 FE 5G



405



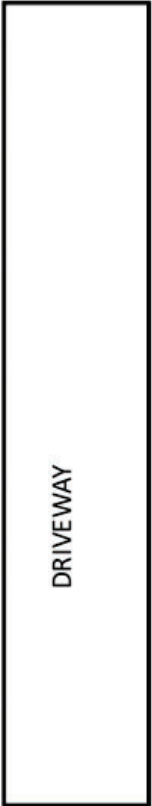
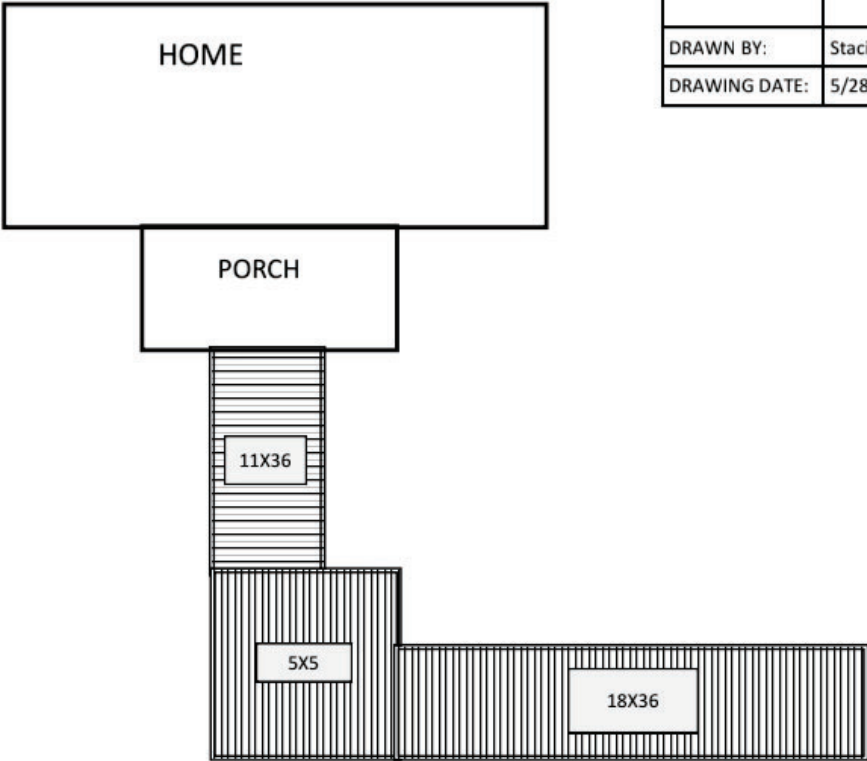
Galaxy S20 FE 5G



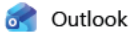
Galaxy S20 FE 5G

RAMP LAYOUT

QUOTE FOR:	Seth Willcockson
PROJECT:	RAMP
DRAWN BY:	Staci
DRAWING DATE:	5/28/96



Drawing provided by Next Day Access of San Antonio, TX (210) 903-5904



[EXTERNAL] Re: HDRC 06-17-2026, 405 Club Dr

From [redacted] >
Date Mon 6/22/2026 3:37 PM
To Adrian Gallegos (OHP) <Adrian.Gallegos2@sanantonio.gov>
Cc OHP Permits <OHPPermits@sanantonio.gov>; [redacted]

Good afternoon this is Seth Willcockson at 405 club Dr. Please include my brother Justin Willcockson in all further communications.
[redacted]

Please call with questions [redacted]
Im in rural Alaska with poor reception. Thank you

I, Seth Willcockson, am the owner of 405 Club drive and am having an ada ramp installed for my mother. Here are the answers to the questions from the local historical people.

- 1.the ramp would not be better in the rear because there is no concrete parking and my mother would have to navigate the kitchen to get to the ramp.
- 2.in the front we are putting a paver landing at the termination of the ramp to allow for loading and unloading from vehicles.
- 3. We will not remove any steps or railings to install the ramp nor will we fasten it to the concrete or structure.

Thank you
Seth Willcockson [redacted]

On Jun 12, 2026 1:24 PM, "Adrian Gallegos (OHP)" <Adrian.Gallegos2@sanantonio.gov> wrote:

Good afternoon,

Your hearing is scheduled for **Wednesday, June 17th**, at **3:00 pm** at the board room on the first floor of 1901 S Alamo. A public notice yard sign will be placed on the property. If you can please bring the yard sign in with you at the time of your hearing, that would be greatly appreciated.

We have completed our review of your request and have drafted the following recommendation to the Historic and Design Review Commission (HDRC). The full case file is available [here](#).

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an aluminum ADA ramp at the front of the property.

RECOMMENDATION:

Staff recommends approval of the request based on findings a through c.

Please note that this item has been placed on the Consent agenda, meaning the commission may approve the application with staff stipulations at the beginning of the hearing pending no additional public comments against your request. Should it be pulled by the commission to review, you will be given the opportunity to speak if you so wish and will have a maximum of 12 minutes to do so.

Additionally please note that we received some public comments regarding this request from the Monticello Park Neighborhood Association letting us know they are in support of the request but inquiring about the possibility of the ramp being located on the rear of the property as well as wanting to ensure the ramp would be fully detached from the structure. We are recommending approval of your request as submitted, but I wanted to share with you this public comment we received regarding your request.

IN-PERSON (RECOMMENDED)

The hearing will be held in the 1st floor Board Room at 1901 S Alamo St (Development Services Building). If participating in person, we recommend that you arrive shortly before the hearing begins (3:00pm) to park and enter the building. Please note that cases are addressed in the order they are placed on the agenda and you may need to wait for a long duration of time before your case is called. We cannot confirm a specific time for your case hearing.

VIRTUAL (ALTERNATE OPTION)

Applicants may join virtually through the following link or by phone. A Webex link will be shared with you by Tuesday of next week.

If you have not already done so, please confirm if you plan on participating virtually or in-person by Tuesday, June 16th, at 12:00 pm. Please bring your HDRC Notification yard sign to the hearing if you are attending in-person. If you forget or are attending virtually, OHP staff will return soon after the hearing to pick it up.

Other members of the public may watch and listen to this meeting by visiting www.sanantonio.gov/DSD/Boards/MeetingVideos. If you have members of the public who want to leave comments, please refer them to the instructions listed on the [published agenda](#).

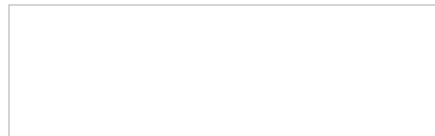
Finally, please be advised that I will be out of the office next week, but a member of my team will be available to answer any questions you may have as well as to present your request to the commission should it be pulled for questions. **Please be sure to CC OHPPermits@sanantonio.gov in all communication to ensure a team member is able to respond.**

Please don't hesitate to reach out with any additional questions.

Thank you.

Adrian Gallegos
Preservation Program Manager
Design Review, HDRC & Enforcement

City of San Antonio · Office of Historic Preservation
PO Box 839966
San Antonio, TX 78283
direct: (210) 207-0056 · office: (210) 207-0035
www.sapreservation.com



****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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