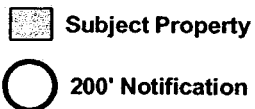


ZONING CASE: Z2004-244

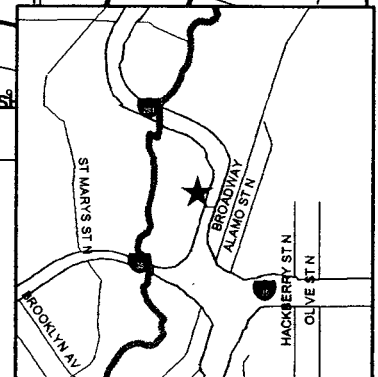
City Council District NO. 1
 Requested Zoning Change
 To: Designate Historic Significant
 Date: December 9, 2004
 Scale: 1" = 200'



A-2
 p.617



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 (A.Z.)



CASE NO: Z2004244

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: November 16, 2004

Council District: 1

Ferguson Map: 617 A2

Appeal: No

Applicant:

Owner:

City of San Antonio, Historic
Preservation Officer

Rio Perla Properties, L. P.

Zoning Request: To Designate Historic Significant

0.9145 acres out of NCB 14164

Property Location: 312 Pearl Parkway

The southwest corner of East Grayson Street and Avenue A

Proposal: To Designate Historic Significant

Neighborhood Association: Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. While the Plan identifies the site for industrial uses, the Tobin Hill Plan does not require a finding of consistency. Conditions in the area have changed since the plan was adopted in 1987 including a major public investment in improving the San Antonio River corridor and the redevelopment of properties along the Broadway corridor. Page 12 of the Tobin Hill Neighborhood Plan indicates, "Provide for major development activity along the San Antonio River Corridor Linear Park, with respect to river scale and project relationships to the setting." On September 15, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. Its identification as the work of an architect whose work has influenced the development of the community (35-607 (b)(4));
 - B. Its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607 (b)(6));
 - C. Its historical, architectural or cultural integrity of location, design, materials, and workmanship (35-607 (b)(8));
 - D. Properties that are a part of a cluster which provide a specific representation of an architectural or historic era (35-607 (c)(1)(A));
- and

E. The building has come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607, C-2a).
The property owner is in favor of the proposed zone change.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Eric Dusza 207-7442

Z2004244

ZONING CASE NO. Z2004244 – November 16, 2004

Applicant: City of San Antonio Historic Preservation Officer

Zoning Request: To designate Historic Significance.

Catherine Tinnemeyer, Historic Preservation Office, stated they are requesting the finding of historic significance on the subject property. She stated this case has been presented to the Historic Design and Review Commission (HDRC) on September 15, 2004 and was recommended finding of historic significance. She stated this site meets the criteria of the Historic and Design Section of Unified Development Code.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Tobin Hill Neighborhood Association or Tobin Hill Residents Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner McAden to recommend approval.

1. Property is located on 0.9145 acres out of NCB 14164 at 312 Pearl Parkway.
2. There were 11 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

September 15, 2004

CITY OF SAN ANTONIO

HDRC CASE NO: 2004-267

Z2004244

ADDRESS: 312 Pearl Parkway

LEGAL DESCRIPTION: NCB 14164, Block 1, Lot 1

HISTORIC DISTRICT: RIO-2

APPLICANT: Rio Perla Properties, L.P., 5121 Broadway

OWNER:

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance. The Pearl Garage, built in 1939, was designed by noted San Antonio architects Adams and Adams. It is a fine example of industrial architecture and is an integral part of the Pearl Brewery complex.

RECOMMENDATION:

The staff recommends approval of this request as submitted. The building meets the following designation criteria for historic landmarks:

- (1) its identification as the work of an architect whose work has influenced the development of the community (35-607 (b)(4));
- (2) its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607 (b)(6));
- (3) its historical, architectural or cultural integrity of location, design, materials, and workmanship (35-607 (b)(8));
- (4) properties that are a part of a cluster which provide a specific representation of an architectural or historic era (35-607 (c)(1)(A)); and
- (5) building that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years.

COMMISSION ACTION:

Approved as submitted.

Ann Benson McGlone

Historic Preservation Office • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966

TEL: (210) 207-7873

TTY: (210) 207-7911

FAX: (210) 207-7897



STATEMENT AND PURPOSE FOR ZONING CHANGE REQUEST:

The statement and purpose for a zoning change request should include the following information in order to determine if the proposed zoning is appropriate for the site for which it is requested and whether it meets the following findings:

- Reason for requesting change of zoning and description of all activities.
- Statement that the request is consistent and compatible with the City's Master Plan or specific Neighborhood Plan.
- Statement that the request will not substantially nor permanently injure the property rights of the owner(s) of all real property affected by the proposed change in zoning.
- Statement that the request does not adversely affect the health, safety, and welfare of the general public.

Statement and Purpose for Zoning Change Detailed Below or attached:

The applicant is requesting a designation of Historic Significant for the property at 312 Pearl Parkway. This is the first historic designation on the former Pearl Brewery site.

The garage, built in 1939, was designed by noted San Antonio architects Adams and Adams. The one-story building, located at the northeast corner of the site, at the corner of Grayson and Avenue A, consists of a concrete frame on the north and south ends of the building and a steel frame with large trusses spanning between the east and west walls. The exterior walls were infilled with yellow brick. At the south east corner of the Garage, a concrete framed covered service space was built adjacent to a small group of rooms designated for the drivers. The main entry to the Garage was through two large overhead rolling doors on the south façade. Originally, sliding gates secured this opening. The interior of the Garage had a small office, parts department, and repair shop to the east of the doors and a paint shop to the west. Both of these areas had steel awning windows in the exterior walls and were separated from the balance of the Garage by overhead rolling doors set in lath and plaster walls. The repair shop had a concrete service pit built into the floor. The vast majority of the Garage was dedicated to housing the brewery's 50 delivery trucks. The Garage roof had two skylights that allowed natural light into the space. The north and south facades of the building were detailed with stepped brick parapet walls that were capped with clay tile. In addition to the skylights, the built-up roof had round metal ventilators spaced along the roof ridge.

The Garage building meets the following designation criteria for historic landmarks:

- (1) its identification as the work of an architect whose work has influenced the development of the community (35-607 (b)(4));*
- (2) its historical, architectural or cultural character as a particularly fine example of a utilitarian structure (35-607 (b)(6));*
- (3) its historical, architectural or cultural integrity of location, design, materials, and workmanship (35-607 (b)(8));*
- (4) properties that are a part of a cluster which provide a specific representation of an architectural or*

historic era (35-607 (c)(1)(A)); and

Z2004244

(5) buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years.