

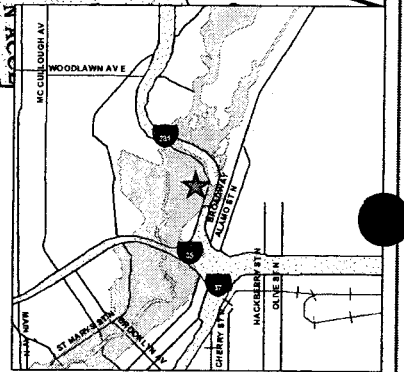
ZONING CASE: Z2005-164

City Council District NO. 1
 Requested Zoning Change
 To Designate Historic Significance
 Date: August 25, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\July_5_2005



CASE NO: Z2005164

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: July 19, 2005

Council District: 1

Ferguson Map:

Applicant:

City of San Antonio, Historic
Preservation Officer

Owner:

Rio Perla Properties, L.P.

Zoning Request: To designate property "HS" Historic, Significant

0.2348 acres out of NCB 14164

Property Location: 312 Pearl Parkway

Proposal: To designate property "HS" Historic, Significant

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

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The Tobin Hill Neighborhood Plan shall be used for a guide in decision making and does not require a finding of consistency by the Zoning Commission pursuant to the Unified Development Code. The Historic Preservation Officer has made a finding to the importance of designating this structure worthy of historic zoning protection.

Approval. While the Tobin Hill Neighborhood Plan identifies the site for industrial uses, the 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." One June 15, 2005 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 based on the following criteria:

1. its value as a visible reminder of cultural heritage of the community (35-607(b)(1)). The Warehouse Building is associated with the Pearl Brewery Site;
2. its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure (35-607(b)(6)). The Warehouse Building is an utilitarian structure that was constructed to handle the expanded growth at Pearl Brewery;
3. properties that are part of a cluster which provide a specific representation of an architectural or historic era (35-607(c)(1)(A)). Along with earlier buildings, the Warehouse Building tells the complete story of the history of the Pearl Brewery;
4. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)). Completed in 1959, the Warehouse Building is 46 years old in 2005; and
5. commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

This application was initiated by the property owner through the City of San Antonio's Historic Preservation Office and is in favor.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Judy Eguez 207-7442

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005164

ZONING CASE NO. Z2005164 – July 19, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate Historic Significance.

Ann McGlone, Historic Preservation Officer, stated this case is a portion of a previous case that was recently designated for historic significance. They have been working with the developer on this project and their intent is to designate the entire property historic significance. She stated at this time they are currently doing one structure at a time as the development progresses. These structures were built between 1949 and 1959.

Daryl Byrd, 5121 Broadway, representing the owner, stated these structures were built around 1949 to 1959. He stated the intent of this particular structure is for a culinary school.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and no response from Tobin Hill Neighborhood Association and 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 Avila to recommend approval.

1. Property is located on 0.2348 acres out of NCB 14164 at 312 Pearl Parkway.
2. There were 20 notices mailed, 0 returned in opposition and 3 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Dixon, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



Z2005164

**HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS**

June 15, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2004-233 B
ADDRESS: 312 Pearl Parkway
LEGAL DESCRIPTION: NCB 14164, Block 1, Lot 1
HISTORIC DISTRICT: RIO-2
LANDMARK DISTRICT: Proposed
APPLICANT: Lake/Flato Architects, Inc., 311 Third Street, #200
OWNER: Rio Perla Properties, L.P.
TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for the Storage Warehouse building.

RECOMMENDATION:

The staff recommends approval of this request as submitted. Built between 1953 and 1959, the Storage Warehouse at the Pearl Brewery is an example of typical warehouse construction of this era. As a part of the Pearl site, this building is relevant in that it represents a period of unprecedented growth for the company. Between 1949 and 1959 sales of Pearl Beer tripled, various facilities were constructed, remodeled, or expanded during these years to accommodate the growth. The materials and method of construction are unique among the remaining Pearl buildings. The Warehouse has an elevated concrete platform for loading and unloading trucks and train cars. The walls enclosing the structure are of structural clay tile manufactured regionally in D'Hanis, Texas. The rigid steel frame and corrugated metal roof are also representative of construction methods of this period. Along with other structures on the site, the Warehouse helps tell the complete story of Pearl's history.

The building qualifies as a City of San Antonio landmark based on the following criteria:

- (1) its value as a visible reminder of the cultural heritage of the community (35-607(b)(1)). The Warehouse Building is associated with the Pearl Brewery site;
- (2) its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure (35-607(b)(6)). The Warehouse Building is an utilitarian structure that was constructed to handle the expanded growth at Pearl Brewery;

- (3) properties that are part of a cluster which provide a specific representation of an architectural or historic era (35-607(c)(1)(A)). Along with earlier buildings, the Warehouse Building tells the complete story of the history of the Pearl Brewery.


(4) buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)). Completed in 1959, the Warehouse Building is 46 years old in 2005; and

(5) commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

The Pearl Brewery was founded in 1884 and has been an institution to generations of San Antonians.

COMMISSION ACTION:

Approval of a finding of historical significance.



Ann Benson McGlone
Historic Preservation Officer

for