

CASE NO: Z2005130

Staff and Zoning Commission Recommendation - City Council

Date: August 25, 2005

Zoning Commission Meeting Date: June 21, 2005

Council District: 1

Ferguson Map: 616 D1

Applicant:

City of San Antonio, Historic
Preservation Officer

Zoning Request:

To designate property "HE" Historic, Exceptional

0.8462 out of NCB 14164

Property Location:

312 Pearl Parkway

South of East Grayson Street, North of Newell, and West of U.S. Highway
281.

Proposal:

To designate property "HE" Historic, Exceptional

**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 findings 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." On March 2, 2005 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building meets the following designation criteria for historic landmark:

- (1) Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event (35-607 (c) (1) (A)). The Stable building is located on the Pearl Brewery site.
- (2) Architectural curiosities, one-of-a-kind building and notable examples of architectural styles and periods (35-607 (c) (1) (D)). The Stable building is unique in its design, with its elliptical shape and detailed brick work. It is an example of the Victorian architectural style.
- (3) Resources associated with family persons important to the history of San Antonio (35-607 (c) (1) (E)).

The proposed zoning request does not change the base zoning. 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

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ZONING CASE NO. Z2005130 – June 21, 2005

Applicant: City of San Antonio, Historic Preservation Office

Zoning Request: To designate property Historic Exceptional

Ann McGlone, Historic Preservation Officer, stated this structure is part of the stable building that was part of the Pearl Brewery Complex. She stated this on March 2, 2005 the Historic Design and Review Commission recommended a finding of historic significance. She stated this building meets the designation criteria for historic landmark.

Daryl Byrd, 5121 Broadway, stated this structure was constructed in 1894 and was used to house the horse that were used to transport the beer throughout the City of San Antonio.

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 Resident 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.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dutmer to find consistency with the neighborhood plan.

(A verbal vote was taken)

**AYES: Martinez, Robbins, Rodriguez, Kissling, Dutmer, Sherrill, Avila, Stribling,
Peel**

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

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1. Property is located on Lot 1, Block 1, NCB 6637 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, Dutmer, Sherrill, Avila, Stribling,
Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



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

March 02, 2005

CITY OF SAN ANTONIO

HDRC CASE NO: 2004-233 C

ADDRESS: 312 Pearl Parkway

LEGAL DESCRIPTION: NCB 14164, Block 1, Lot 1

HISTORIC DISTRICT: RIO-2

LANDMARK DISTRICT: Proposed "Pearl Stable" - Significant

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

TYPE OF WORK: Finding of Historic Significance, Historic Tax Certification, Renovation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of:

- (1) a finding of historic significance;
- (2) historic tax certification; and
- (3) conceptual approval of the following:
 - a. reroofing to include remove the existing built up roof, replace damaged or deteriorated wood decking and framing with new material to match existing, install insulation on top of roof deck, and install modified bitumen roof system;
 - b. selective demolition to include removal of the existing, non-original, door and frames, remove non-original masonry infill at selected existing window openings, remove masonry at new masonry openings at new doors on the east and west facades, remove miscellaneous louvers and access panels in exterior walls, and remove non-original cupola from the roof;
 - c. restoration and reconstruction to include replication of the historic cupola on the roof, replication of the historic south pediment, replicate the wood window sashes and frames, masonry repainting and restoration, and restore painting on the decorative brick; and
 - d. renovation to include installation of new doors, on the south and north facades the doors will be placed in existing, historic openings, and the east and west facades the doors will be placed in new masonry openings.

RECOMMENDATION:

The staff recommends approval of this request as submitted.

Finding of Historic Significance The Stable Building was constructed in 1894 on the northeast quadrant of the site, distanced from the cluster of brewing and storage building. It housed the many horses needed for the task of delivering beer throughout the city.

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Its axis is oriented to the NE/SW, with the two major entrances at these ends large enough to accommodate wagons and teams of horses.

Constructed of buff, yellow brick, the exterior of this two-story building was divided into bays by evenly spaced pilaster, and a wide horizontal band at the level of the second floor. Corbelling of the brick was used skillfully at the horizontal band and parapet to create interest and depth in the building. The lower bays each held two, 12-lite, horizontally pivoting wood windows set in openings with flat-arches spanning the openings. The upper bays had one, smaller 6-lite window.

Of the two major entrances the one facing the Brew House was the most elaborate. Above the large entrance were two windows. The brick vocabulary utilized in the walls was elaborated upon by alternately recessing bricks in selected panels to create a checkerboard pattern of light and shadow. The bay that formed the entrance had corner pilasters and a corbelled cornice. Above this was an elaborate construction with finials and a curved stepped shape containing a sign, which announced the function and date of construction of the building.

The ground plan of the stables was organized with a walkway between the exterior wall and the row of stalls that ringed the interior. In the center were more stalls and tack rooms, with stair to the second floor, which was used to store hay and feed for the horses. At the second level, there were hoppers in the floor above the partitions separating two stalls that allowed feed to be dropped down to the stalls.

There was a square opening in the center of the building between the first and second levels, and directly above it was a raised louvered cupola with a pyramid roof, enhancing circulation of the air in the center of the building. The interior supports for the wooden second floor, and wooden roof were cast iron. The roof sloped to the exterior walls, where scuppers and downspouts carried away the water.

In 1950, long after the use of horses for hauling beer was obsolete, drawings were prepared by Bartlett Cocke to adapt the building for use as an "auditorium." The new plans removed the second level floor in order to create the height needed for a gathering space of this size. A covered, suspended plaster ceiling with recessed lighting was added. On the exterior, the windows were removed and the opening filled in with brick, leaving indentations describing their original shapes. The windows in the main entrance were also removed. At some later date, the building was painted.

The building meets the following designation criteria for historic landmarks:

- (1) Properties that are part of a cluster which provide a specific representation of an architectural or historic era or event (35-607(c)(1)(A)). The Stable building is located on the Pearl Brewery site.
- (2) Architectural curiosities, one-of-a-kind building and notable examples of architectural styles and periods (35-607(c)(1)(D)). The Stable building is unique in its design, with its elliptical shape and detailed brick work. It is an example of the Victorian architectural style.
- (3) Resources associated with family persons important to the history of San Antonio (35-607(c)(1)(E)).

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The Pearl Brewery and its associated buildings were owned by Otto Koehler, a prominent businessman.

(4) Building that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)). The Stable building was constructed in 1894, making it 111 years old in 2005.

(5) Institutions that provide evidence of the cultural history of San Antonio as well as stores and businesses (35-607(c)(2)(C)). Markets and commercial structure 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.

Historic Tax Certification

The applicant has met all requirements of the city's historic tax certification plan and has furnished evidence to that effect to the Historic Preservation Office.

Renovation

The proposed plans met the requirements of the River Improvement Overlay Ordinance including the following:

35-670 Design Objectives for River Improvement Overlay District -2

B. Encourage neighborhood and cultural tourism oriented uses.

C. Enhance the pedestrian experience with high-quality building designs.

35-674 Building Design Principles

A. A basic objective of the RIO districts is to encourage the reuse of existing buildings. The proposal reuses an existing building and will replace missing original features.

COMMISSION ACTION:

Approved as submitted.



Ann Benson McGlone
Historic Preservation Officer