

# HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

**HDRC CASE NO:** 2024-349  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 14164 (SAMUELS GLASS MARKET (IDZ), BLOCK 1 LOT 24  
**ZONING:** IDZ, HL  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Mesha Millsap  
**OWNER:** Rio Perla Properties, LP  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** October 01, 2024  
**60-DAY REVIEW:** November 30, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 221 Newell.

## APPLICABLE CITATIONS:

*UDC Section 35-618 Tax Exemption Qualifications:*

*(e) Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## FINDINGS:

- a. The structure located at 221 Newell is a 1-story commercial structure constructed in 1948 as a warehouse and office building designed by Bartlett Cocke. It is commonly known as Samuel's Glass Building. The property is designated as an individual landmark. The applicant received Historic Tax Certification on June 21, 2023. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes roof repair, window and door repair, façade repair and repointing, resealing of masonry, steel window replacement, the installation of terraces, and streetscape enhancements. Staff completed a site visit on October 4, 2024, and verifies that the scope of work has been completed and there are no existing violations on the property.
- c. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- d. Approval of Tax Verification by the HDRC in 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

## RECOMMENDATION:

Staff recommends approval based on findings a through d.

























EXIT

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now open

















# CERTIFICATE OF OCCUPANCY

## CITY OF SAN ANTONIO, TEXAS DEVELOPMENT SERVICES DEPARTMENT

**Date:** 04/23/2024

**Certificate No:** COO-NOCONST24-37900418

The described portion of the following structure has been inspected for compliance with the **current International Building Code (IBC)** and meets the minimum requirements for occupancy and division of occupancy, along with the use for which the proposed occupancy is classified.

**Business Name:** PULLMAN MARKET

**Occupancy Group:** Mercantile M

**Building Address:**

221 NEWELL, City of San Antonio, TX 78215

**Occupancy Use:** RETAIL - GROCERY  
MARKET

**Building Number:** N/A

**Occupant Load**

**357**

**Unit/Suite Number:** 170

**Construction Type:**

**Name of Owner/Authorized Agent:**

PEARL MARKET, LLC

**Special Stipulations and Conditions:**  
REQUIRES CURRENT HEALTH PERMIT AND  
TABC LICENSE

**Automatic Fire Sprinkler:** Yes

**Automatic Fire Sprinkler Required:** Yes

**Automatic Fire Alarm:** Yes

**Automatic Fire Alarm Required:** Yes

**Code Modification Request No(s):**

N/A



**DEVELOPMENT  
SERVICES**

**Michael P. Shannon, PE, CBO**  
Director, Development Services Department



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# CERTIFICATE OF OCCUPANCY

## CITY OF SAN ANTONIO, TEXAS DEVELOPMENT SERVICES DEPARTMENT

**Date:** 04/23/2024

**Certificate No:** COO-NOCONST24-37900418

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**Business Name:** PULLMAN MARKET

**Occupancy Group:** Mercantile M

**Building Address:**

221 NEWELL, City of San Antonio, TX 78215

**Occupancy Use:** RETAIL - GROCERY  
MARKET

**Building Number:** N/A

**Occupant Load**

**357**

**Unit/Suite Number:** 170

**Construction Type:**

**Name of Owner/Authorized Agent:**  
PEARL MARKET, LLC

**Special Stipulations and Conditions:**  
REQUIRES CURRENT HEALTH PERMIT AND  
TABC LICENSE

**Automatic Fire Sprinkler:** Yes

**Automatic Fire Sprinkler Required:** Yes

**Automatic Fire Alarm:** Yes

**Automatic Fire Alarm Required:** Yes

**Code Modification Request No(s):**  
N/A



**DEVELOPMENT  
SERVICES**

**Michael P. Shannon, PE, CBO**  
Director, Development Services Department



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**SAMUELS GLASS BUILDING (Pearl Pullman Market)**

221 Newell Avenue, San Antonio, TX 78215

**HISTORIC REHABILITATION APPLICATION: Part 2 of 2**

**Substantial Rehabilitation Tax Incentive: Tax Verification**

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**HDRC Letter of Historic Tax Certification, dated June 21, 2023**

**HDRC Letter – Finding of Historic Significance, dated 11/3/2021**

**Narrative of Completed Work**

**Bexar Appraisal District 2024 Improvement Value**

**Itemized Costs for completed work**

**Certificate of Occupancy, dated April 23, 2024**

**Administrative Certificate of Appropriateness, dated August 30, 2022**

**Certificate of Appropriateness, dated November 3, 2021**

**Note: Photographs submitted separately.**





# 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 21, 2023

**HDRC CASE NO:** 2023-236  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Rio Perla Properties, LP - 200 E Grayson  
**OWNER:** Rio Perla Properties, LP - 200 E Grayson

#### REQUEST:

The applicant is requesting **Historic Tax Certification** for the property at 221 Newell.

#### FINDINGS:

- The structure located at 221 Newell is a 1-story commercial structure constructed in 1948 as a warehouse and office building designed by Bartlett Cocke. It is commonly known as Samuel's Glass Building. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification.
- The scope of work includes roof repair, window and door repair, façade repair and repointing, resealing of masonry, steel window replacement, the installation of terraces, and streetscape enhancements. Certificates of Appropriateness are required for all exterior scopes of work.
- The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

#### RECOMMENDATION:

Staff recommends approval based on findings a through c.

#### COMMISSION ACTION:

Approved as submitted.

**Shanon Shea Miller**  
Historic Preservation Officer



# 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

November 3, 2021

**HDRC CASE NO:** 2021-535  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**APPLICANT:** Scott Francis/Rio Perla Properties, LP - 303 Pearl Parkway Suite 300  
**OWNER:** Rio Perla Properties, LP - 303 Pearl Parkway Suite 300

#### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 221 Newell.

#### FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 221 Newell St is a single-story Art Deco commercial structure built in 1948 and designed by Bartlett Cocke, Sr, for Samuel's Glass as the company's office and warehouse. It is located in the Tobin Hill neighborhood of City Council District 1. Rio Perla Properties, LP, currently owns the property. The south facing portion of the building is the office, and the warehouse portion occupies the other three-quarters of the building. Samuels Glass was founded in San Antonio in 1914 by Lawrence Samuels. It is still owned by the same family and continues to operate throughout south Texas. The office and warehouse building was designed by San Antonio architect Bartlett Cocke, Sr., FAIA, and the structural engineer was another San Antonian, W.E. Simpson, P.E. Both Cocke and Simpson were prolific design professionals; they designed and oversaw construction of numerous structures at the Pearl Brewery as well as throughout San Antonio and south Texas. The unusual, wedge-shaped building was built close to the San Antonio River and along the curving railroad tracks of the Texas Transportation Company, owned and operated from 1887 until 2001 by Pearl Brewery, located just north of the Samuels Glass building. The building's public entry and office area front on Newell Avenue, a major east-west street.
- c. **SITE CONTEXT:** The property is part of a collection of historic-age and modern structures renovated and constructed as part of the Historic Pearl. 221 Newell faces the south edge of a block bound by Newell Ave to the south, Avenue A to the east, E Grayson St to the north, and the San Antonio River to the west. The wedge-shaped plan of the building follows Karnes Street on the east, Newell Avenue on the south and the curved railroad tracks on the west for the Texas Transportation Company (TXTC). It is surrounded by individual landmarks and local historic districts, including the Old Lone Star Brewery, Tobin Hill Historic District, Brackenridge Park, and five individual landmarks in the Historic Pearl, among many others.
- d. **ARCHITECTURAL DESCRIPTION:** The south facing office portion, designed in a simplified Art Deco style is clad in light orange brick veneer. The public entry, facing Newell Avenue, has a prominent portal clad in structural glass surrounding an aluminum sash storefront separated by buff brick columns. The entry steps are flanked by planters with a contrasting brick veneer. The offices are located in the southeast corner of the building. A series of multi-lite steel sash hopper windows are organized beneath a cast-in-place concrete awning and separated by rusticated stucco columns. Similar windows and columns, along with two wood garage doors are located in the southwest corner of the building. A steel framed awning projects over these windows and garage doors. The warehouse portion is clad in orange clay tile. On the east side of the building, there are three oversized overhead steel garage doors. These doors lead to an internal loading dock and service ramp. The smaller two, north and south of the largest center door, align with roof monitors with clerestory windows that run east-west. The south monitor runs the entire width of the building. The north monitor runs approximately to the center of the building where it intersects with the north-south monitor. On the west side of the building, at the west end of the south roof monitor, there is an offset in the building to provide a loading dock. A pair of large wood doors provides access from the loading dock to the interior. A steel framed awning with corrugated steel roofing covers this loading dock. Around the entire perimeter of the warehouse, large multi-lite steel hopper windows punctuate the orange clay tile. These windows have cast stone sills. A cantilevered brow extends around the perimeter of the warehouse and the roof monitors and extends approximately two feet beyond the vertical plane of the walls.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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; Samuels Glass was founded in San Antonio in 1914 by Lawrence Samuels. It is still owned by the same family and continues to operate throughout south Texas.
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; the building was designed by San Antonio architect Bartlett Cocke, Sr., FAIA, with structural engineer W.E. Simpson, P.E.; both were prolific design professionals who designed and oversaw construction of numerous structures at the Pearl Brewery as well as throughout San Antonio and south Texas.
6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures; Samuels Glass building was designed and constructed as a blend of two commercial activities: office and warehouse. Each of these portions is defined by the use of appropriate materials.
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; the unusual, wedge-shaped building was built close to the San Antonio River and along the curving railroad tracks of the Texas Transportation Company, owned and operated from 1887 until 2001 by Pearl Brewery, located just north of the Samuels Glass building. Having been built in 1948 and having no major alterations, it has been in this originally industrial area just north of downtown San Antonio for over 70 years.
- 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 Finding of Historic Significance, 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. 35-453, 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 finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 221 Newell to the Zoning Commission and to the City Council based on findings a through e.

**COMMISSION ACTION:**

Approved as submitted.



**Shanon Shea Miller**  
**Historic Preservation Officer**

**SAMUELS GLASS BUILDING (Pearl Pullman Market)**

221 Newell Avenue, San Antonio, TX 78215

**HISTORIC REHABILITATION APPLICATION: Part 2 of 2**

**Substantial Rehabilitation Tax Incentive: Tax Verification**

**NARRATIVE OF COMPLETED WORK**

**EXTERIOR**

- Roof repair
- Masonry restoration
- Rehabilitation of existing steel windows, including repainting
- Façade modifications as noted on COA

**PROJECT COMPLETION**

**Certificate of Occupancy issued 4/23/24**

**ITEMIZED COSTS**

**Contractor's Application for Payment, dated 7/31/24 verifying associated costs for completed work**



# CERTIFICATE OF OCCUPANCY

CITY OF SAN ANTONIO, TEXAS  
DEVELOPMENT SERVICES DEPARTMENT

**Date:** 04/23/2024

**Certificate No:** COO-NOCONST24-37900418

The described portion of the following structure has been inspected for compliance with the **current International Building Code (IBC)** and meets the minimum requirements for occupancy and division of occupancy, along with the use for which the proposed occupancy is classified.

**Business Name:** PULLMAN MARKET

**Occupancy Group:** Mercantile M

**Building Address:**

221 NEWELL, City of San Antonio, TX 78215

**Occupancy Use:** RETAIL - GROCERY  
MARKET

**Building Number:** N/A

**Occupant Load**

**357**

**Unit/Suite Number:** 170

**Construction Type:**

**Name of Owner/Authorized Agent:**  
PEARL MARKET, LLC

**Special Stipulations and Conditions:**  
REQUIRES CURRENT HEALTH PERMIT AND  
TABC LICENSE

**Automatic Fire Sprinkler:** Yes

**Automatic Fire Sprinkler Required:** Yes

**Automatic Fire Alarm:** Yes

**Automatic Fire Alarm Required:** Yes

**Code Modification Request No(s):**  
N/A



**DEVELOPMENT  
SERVICES**

**Michael P. Shannon, PE, CBO**  
Director, Development Services Department



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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 30, 2022

**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**PUBLIC PROPERTY:** No  
**LANDMARK:** Individual Landmark  
**RIVER IMPROVEMENT OVERLAY:** RIO-2  
**APPLICANT:** Michael Maddox/Clayton Korte - 2201 N Lamar Blvd  
**OWNER:** Mesha Millsap/RIO PERLA PROPERTIES LP - 200 East Grayson Street STE 203  
**TYPE OF WORK:** Exterior alterations

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness regarding exterior and fenestration modifications to the historic structure at 221 Newell. This request includes reduction in the scope of modifications to the south (Newell) facade; the repositioning of window and door openings on the east, north and west facades; the modification of ramps on the east, north and west facades; the installation of service ladders on the east and west facades and other minor adjustments in the location and placement of new window and door openings.

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

**DATE:** 8/30/2022 2:01:03 PM

**ADMINISTRATIVE APPROVAL TO:** Amend a previously issued Certificate of Appropriateness regarding exterior and fenestration modifications to the historic structure at 221 Newell. This request includes reduction in the scope of modifications to the south (Newell) facade; the repositioning of window and door openings on the east, north and west facades; the modification of ramps on the east, north and west facades; the installation of service ladders on the east and west facades and other minor adjustments in the location and placement of new window and door openings.

All stipulations of the original approval continue to apply and are not negated by this amended COA.

**APPROVED BY:** Edward Hall

**Shanon Shea Miller  
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

### CERTIFICATE OF APPROPRIATENESS

November 3, 2021

**HDRC CASE NO:** 2021-523  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Thomas Brown/Clayton Korte - 429 North St. Mary's Street  
**OWNER:** RIO PERLA PROPERTIES LP - 303 PEARL PKWY STE 300  
**TYPE OF WORK:** Partial Demolition, Exterior alterations, Repair and Maintenance

#### REQUEST:

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

1. Perform rehabilitative scopes of work including roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry.
2. Replace any steel windows that are beyond repair with thermally broken aluminum windows.
3. Perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule.
4. Perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace.
5. Perform façade modifications to the northeast corner façade by removing the façade to create an open air entrance with a recessed glass storefront system.
6. Perform modifications to the west (alley) façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp.
7. Perform various streetscape enhancements to Karnes Street including the installation of brick paving to replace the existing asphalt paving.

#### FINDINGS:

a. The one-story structure located at 221 Newell was constructed in 1948 as a warehouse and office building and is commonly known as the Samuel's Glass Building. The structure was design by Bartlett Cocke. The structure features existing modifications including a roof extension and modifications to the alley loading dock. At this time the structure is not a locally designated landmark; however, the applicant has submitted an application for historic designation. Designation of this structure as a locally designated landmark would make it eligible for local historic tax incentives.

b. **REHABILITATIVE WORK** – The applicant has proposed rehabilitative scopes of work including roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry. Additionally, the applicant has proposed to replace any existing steel windows that are damaged beyond repair with thermally broken aluminum windows. Staff finds the proposed rehabilitative scopes of work to be appropriate. If existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.

c. **FAÇADE MODIFICATIONS (South, Newell Façade)** – The applicant has proposed to perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Generally, staff finds that the proposed modifications are consistent with Guidelines as they maintain the industrial nature of the structure. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.



d. FAÇADE MODIFICATIONS (East, Karnes Façade) – The applicant has proposed to perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace. The existing east façade features three overhead rolling doors and industrially sized steel windows. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Staff finds the proposed modifications to the east façade generally maintain the existing profile and form of the original façade, while incorporating new elements. Staff finds the proposed modifications to be appropriate and consistent with the Guidelines. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.

e. FAÇADE MODIFICATIONS (Northeast Corner) – The applicant has proposed to perform façade modifications to the northeast corner of the structure by removing the façade to create an open air entrance with a recessed glass storefront system. This modifications would result in the removal of an existing overhead rolling door opening, one window and existing masonry façade materials. While the proposed modifications would result in original elements being removed, the location of the proposed modifications is in a non prominent location on the structure and do not impact a primary façade. Staff finds that all removed façade

materials shall be salvaged for reuse.

f. FAÇADE MODIFICATIONS (West, Alley Façade) – The applicant has proposed to perform façade modifications to the west, alley façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp. Staff finds the proposed modifications to be appropriate as existing architectural features will be minimally impacted. Staff finds that any removed façade materials shall be salvaged for reuse.

g. STREET SCAPE (Karnes) – The applicant has proposed to perform various street scape modifications to Karnes Street including the installation of brick paving to replace the existing asphalt paving. Staff finds the proposed improvements to be appropriate; however, detailed landscaping plans should be submitted to OHP staff for review and approval.

#### **RECOMMENDATION:**

1. Staff recommends approval of item #1, rehabilitative scopes of work with the following stipulations:

i. That if existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.

2. Staff recommends approval of item #2, façade modifications to the south façade based on finding c with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

3. Staff recommends approval of item #3, façade modifications to the east façade based on finding d with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

4. Staff recommends approval of item #4, façade modifications to the northeast corner based on finding e with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

5. Staff recommends approval of item #5, façade modifications to the west façade based on finding f with the following stipulation:

i. That all removed façade materials shall be salvaged for reuse.

6. Staff recommends approval of item #6, street scape modifications to Karnes Street with the following stipulation:

i. That detailed landscaping and site paving plans be submitted to OHP staff for review and approval.

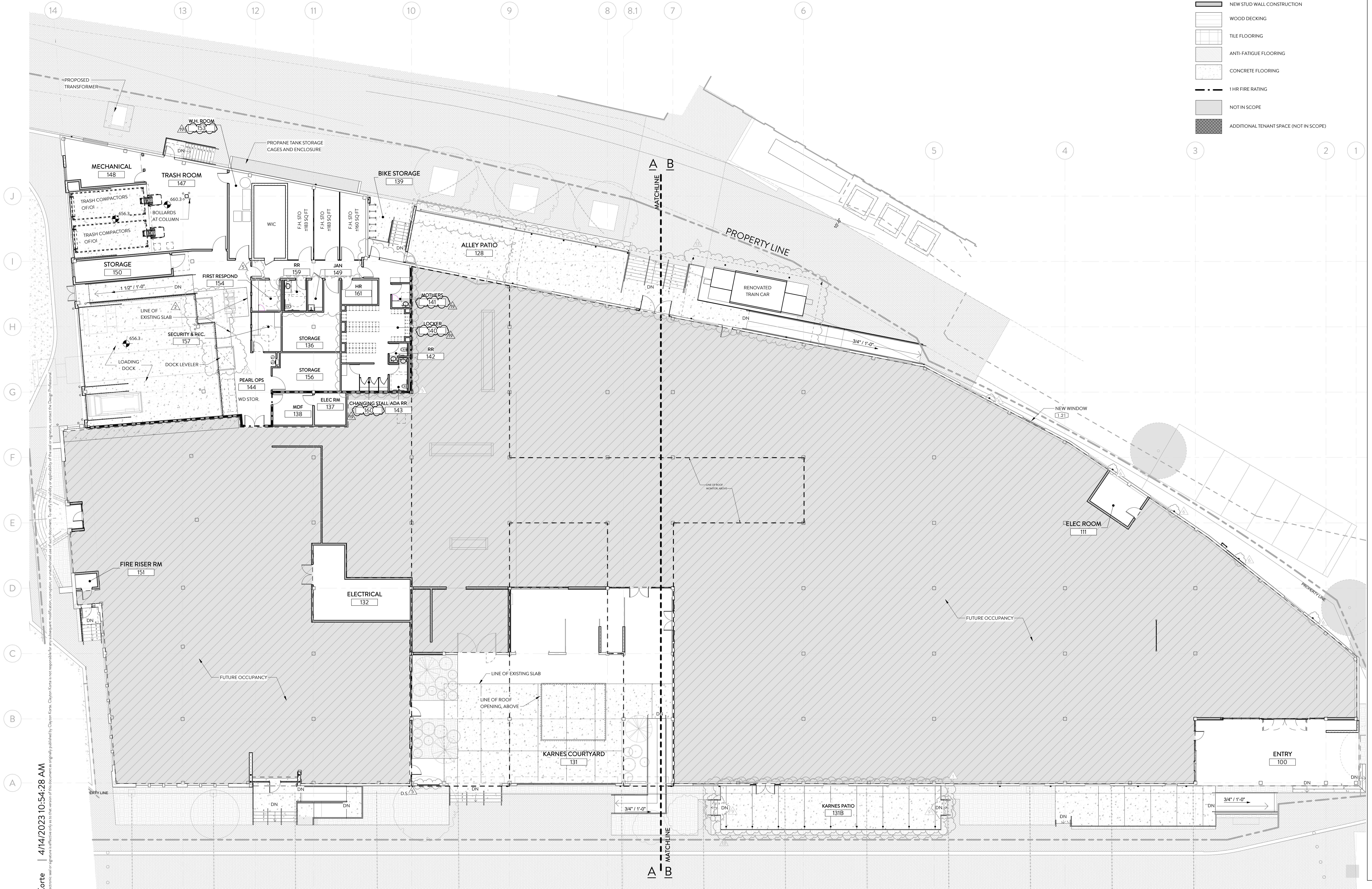
#### **COMMISSION ACTION:**

Approved with staff's stipulations.



**Shanon Shea Miller**  
Historic Preservation Officer



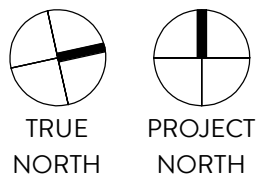


## GENERAL NOTES - OVERALL PLAN

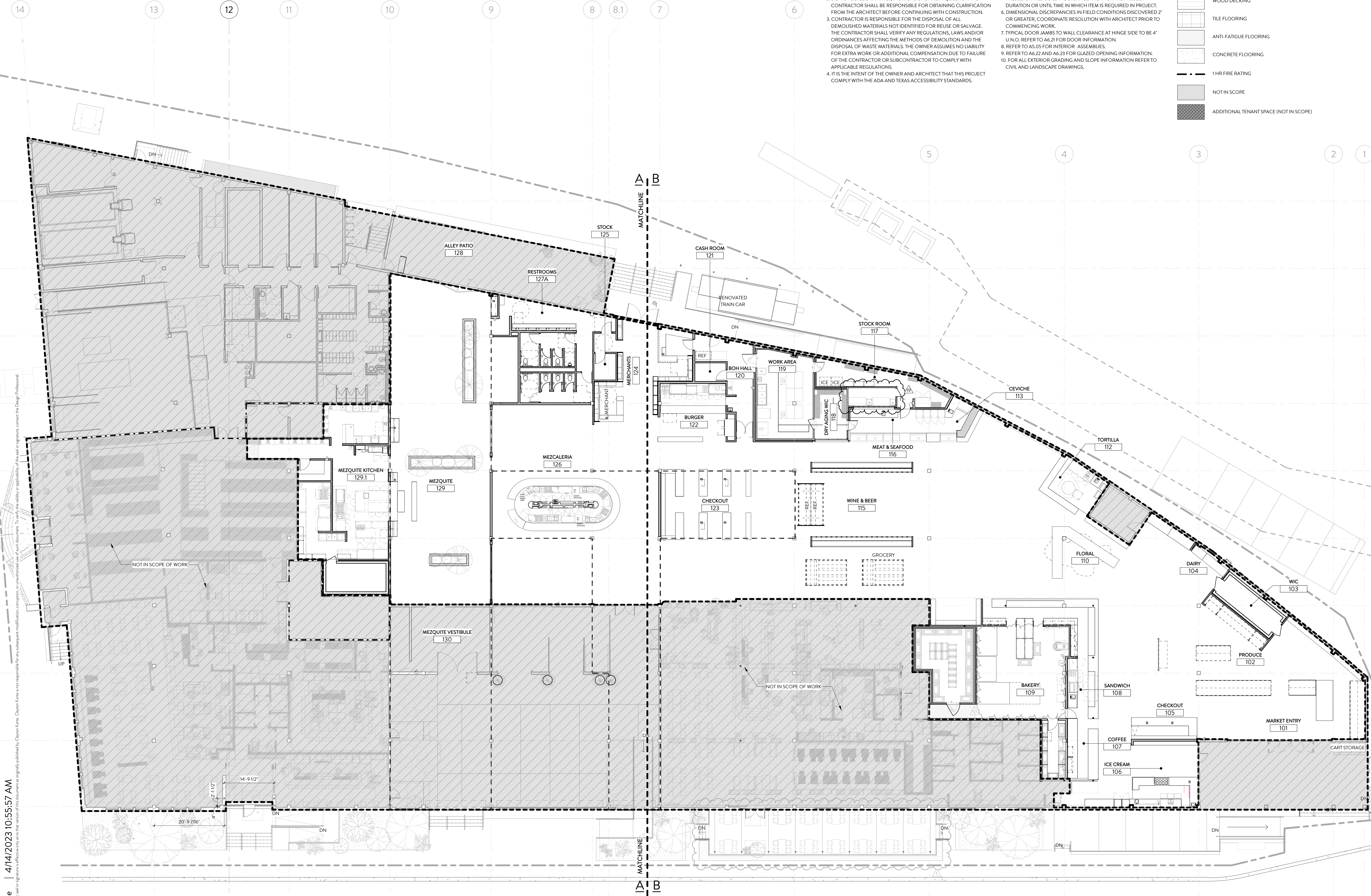
1. GC TO PROVIDE GENERAL HEATING AND LIGHTING TO MEET LIFE SAFETY REQUIREMENTS FOR ANY FUTURE OCCUPANCY SPACES.

## PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW MASONRY WALL CONSTRUCTION
- NEW STUD WALL CONSTRUCTION
- WOOD DECKING
- TILE FLOORING
- ANTI-FATIGUE FLOORING
- CONCRETE FLOORING
- 1 HR FIRE RATING
- NOT IN SCOPE
- ADDITIONAL TENANT SPACE (NOT IN SCOPE)





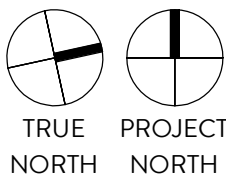


GENERAL NOTES - FLOOR PLAN

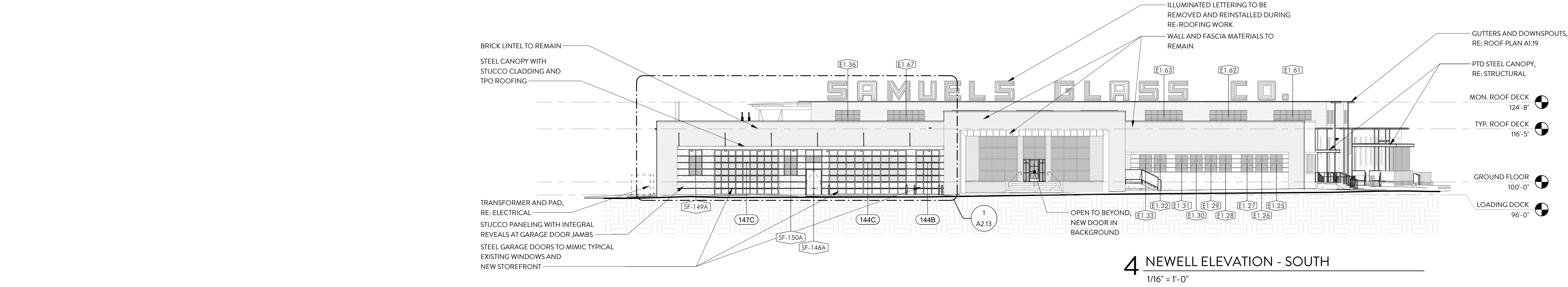
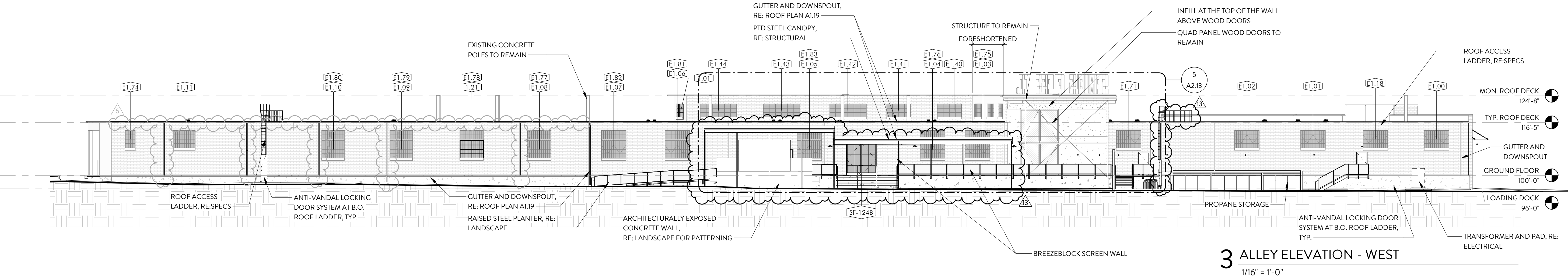
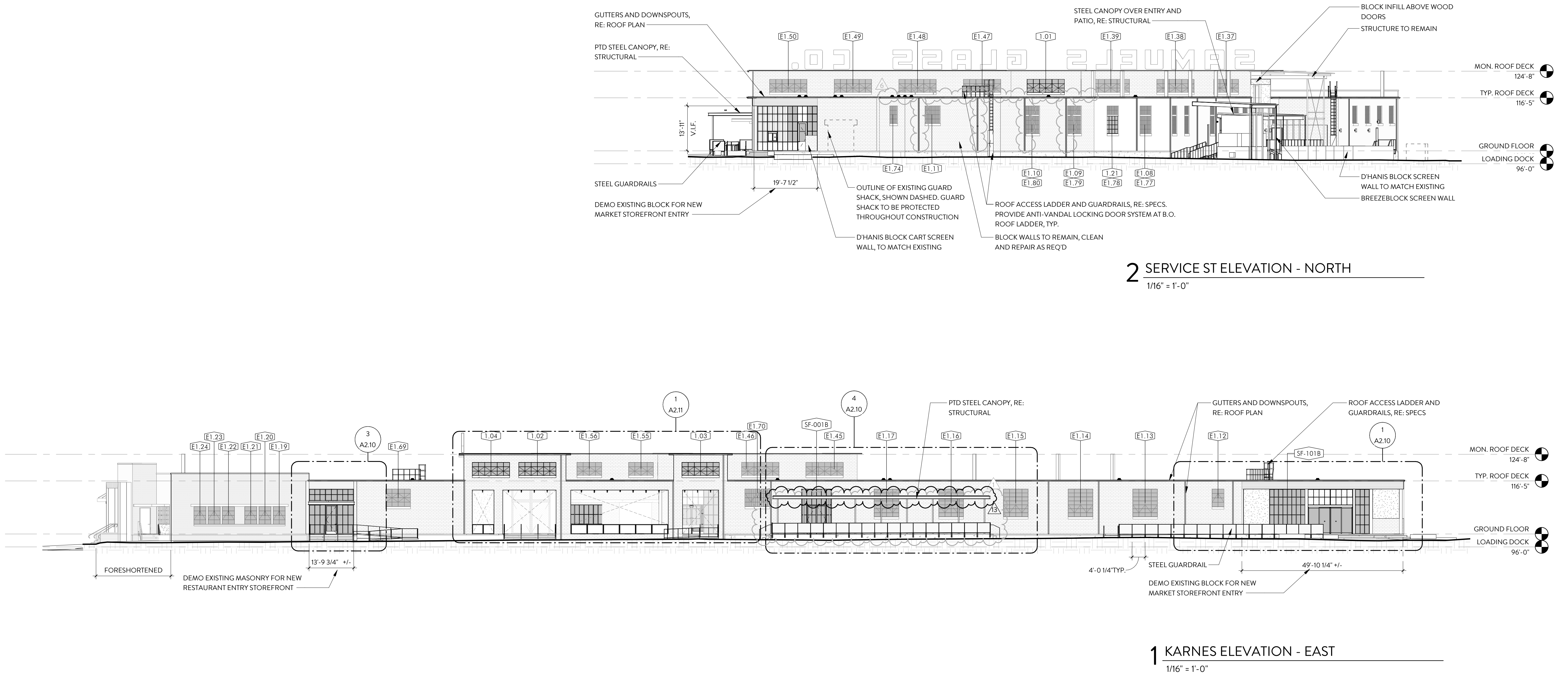
1. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES. PROCEEDING WITH WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT ALL CONDITIONS ARE CORRECT AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLISHED MATERIALS NOT IDENTIFIED FOR REUSE OR SALVAGE. THE CONTRACTOR SHALL VERIFY ANY REGULATIONS, LAWS AND/OR ORDINANCES AFFECTING THE METHODS OF DEMOLITION AND THE DISPOSAL OF WASTE MATERIALS. THE OWNER ASSUMES NO LIABILITY FOR EXTRA WORK OR ADDITIONAL COMPENSATION DUE TO FAILURE OF THE CONTRACTOR OR SUBCONTRACTOR TO COMPLY WITH APPLICABLE REGULATIONS.
4. IT IS THE INTENT OF THE OWNER AND ARCHITECT THAT THIS PROJECT COMPLY WITH THE ADA AND TEXAS ACCESSIBILITY STANDARDS.
5. CONTRACTOR IS TO PROCEED WITH EXTREME CARE AND PRECISION TO MITIGATE DAMAGES TO EXISTING FINISHES AND MATERIALS SLATED TO REMAIN OR BE REUSED. ALL ELEMENTS TO REMAIN ARE TO BE PROTECTED FOR DURATION OF DEMOLITION / CONSTRUCTION. ALL ELEMENTS TO BE SALVAGED FOR REUSE ARE TO BE CAREFULLY REMOVED, INSPECTED, CATALOGED AND PLACED INTO PREDESIGNATED BUILDING STORAGE AREA FOR THE PROJECT DURATION OR UNTIL TIME IN WHICH ITEM IS REQUIRED IN PROJECT. 6. DIMENSIONAL DISCREPANCIES IN FIELD CONDITIONS DISCOVERED 2" OR GREATER, COORDINATE RESOLUTION WITH ARCHITECT PRIOR TO COMMENCING WORK.
7. TYPICAL DOOR JAMBS TO WALL CLEARANCE AT HINGE SIDE TO BE 4" U.N.O. REFER TO A6.21 FOR DOOR INFORMATION.
8. REFER TO A5.05 FOR INTERIOR ASSEMBLIES.
9. REFER TO A6.22 AND A6.23 FOR GLAZED OPENING INFORMATION.
10. FOR ALL EXTERIOR GRADING AND SLOPE INFORMATION REFER TO CIVIL AND LANDSCAPE DRAWINGS.

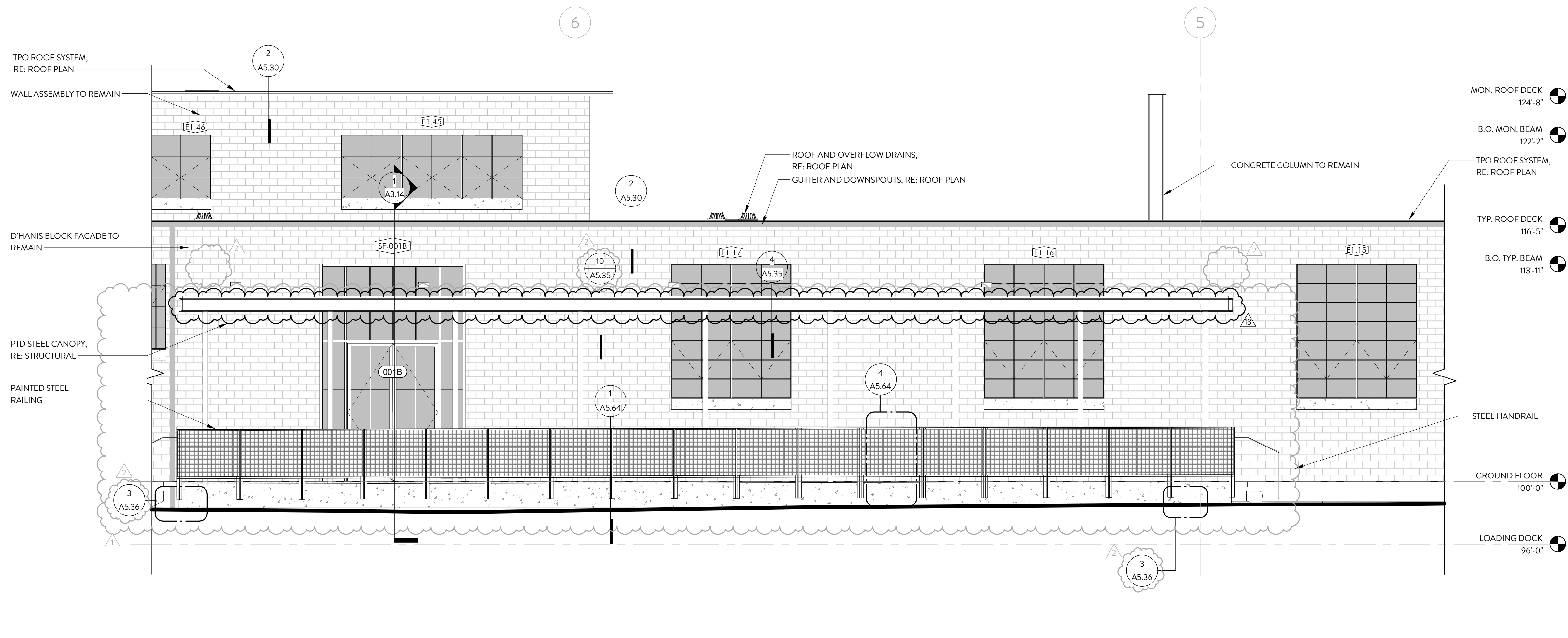
PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW MASONRY WALL CONSTRUCTION
- NEW STUD WALL CONSTRUCTION
- WOOD DECKING
- TILE FLOORING
- ANTI-FATIGUE FLOORING
- CONCRETE FLOORING
- 1 HR FIRE RATING
- NOT IN SCOPE
- ADDITIONAL TENANT SPACE (NOT IN SCOPE)

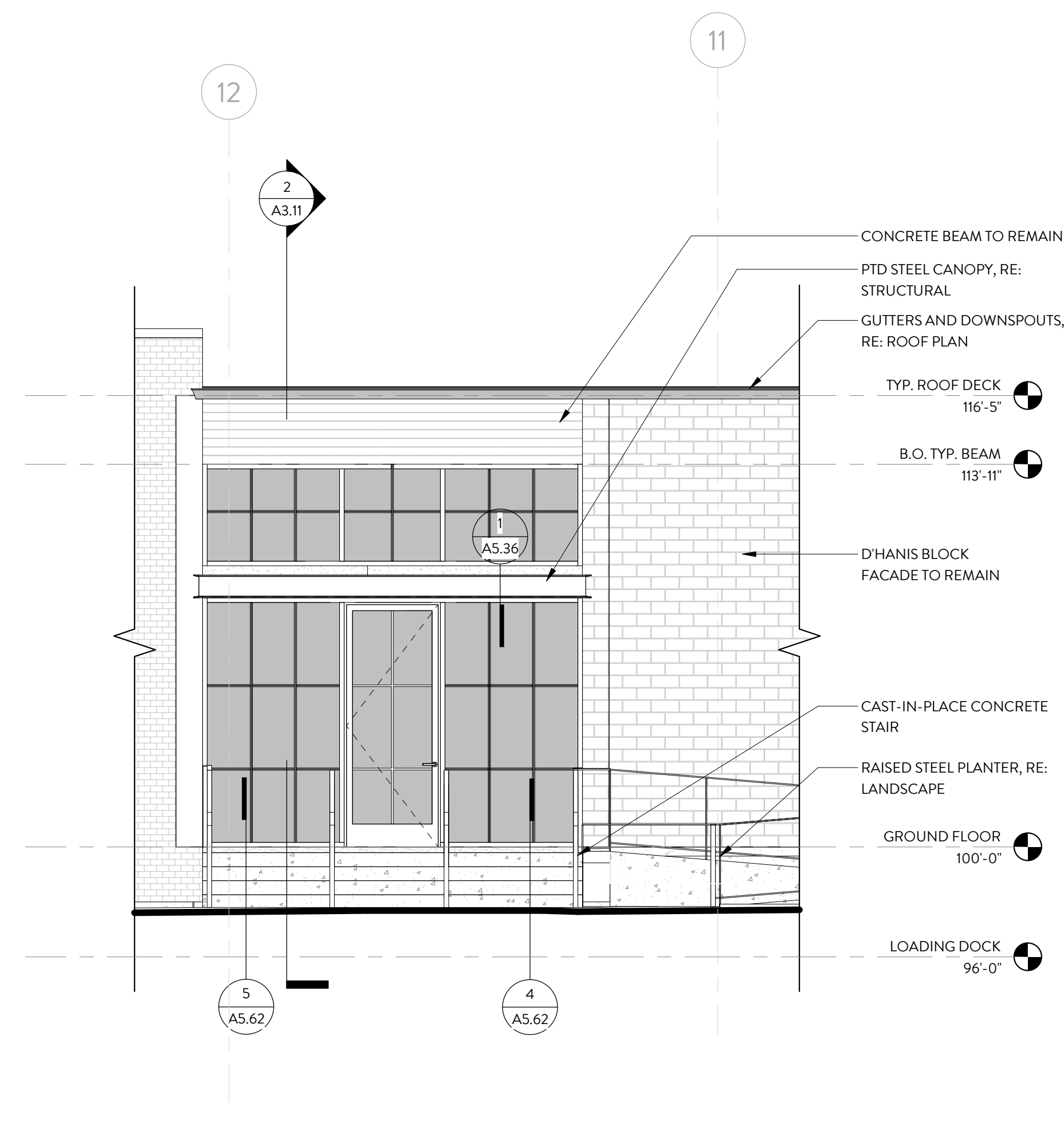




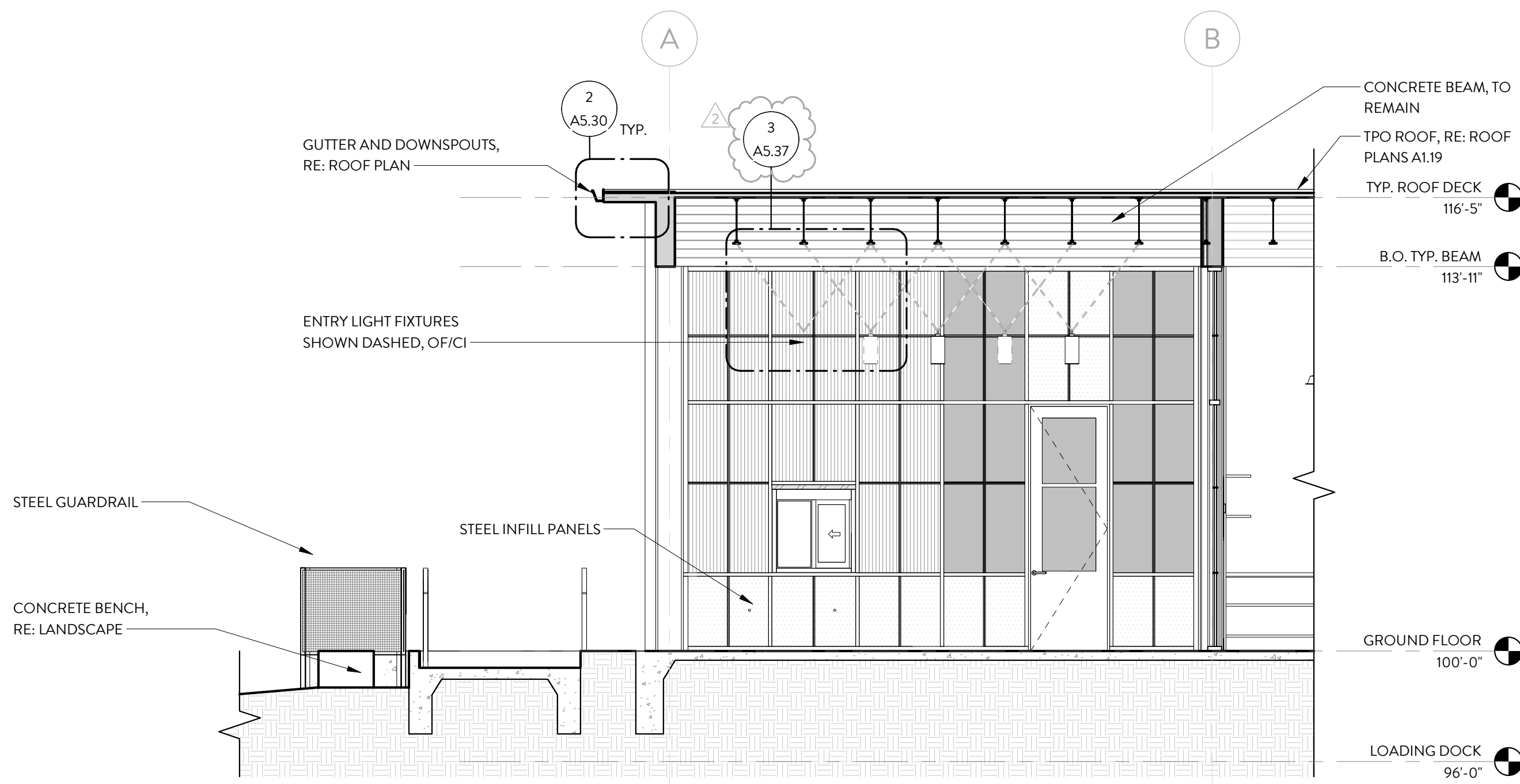




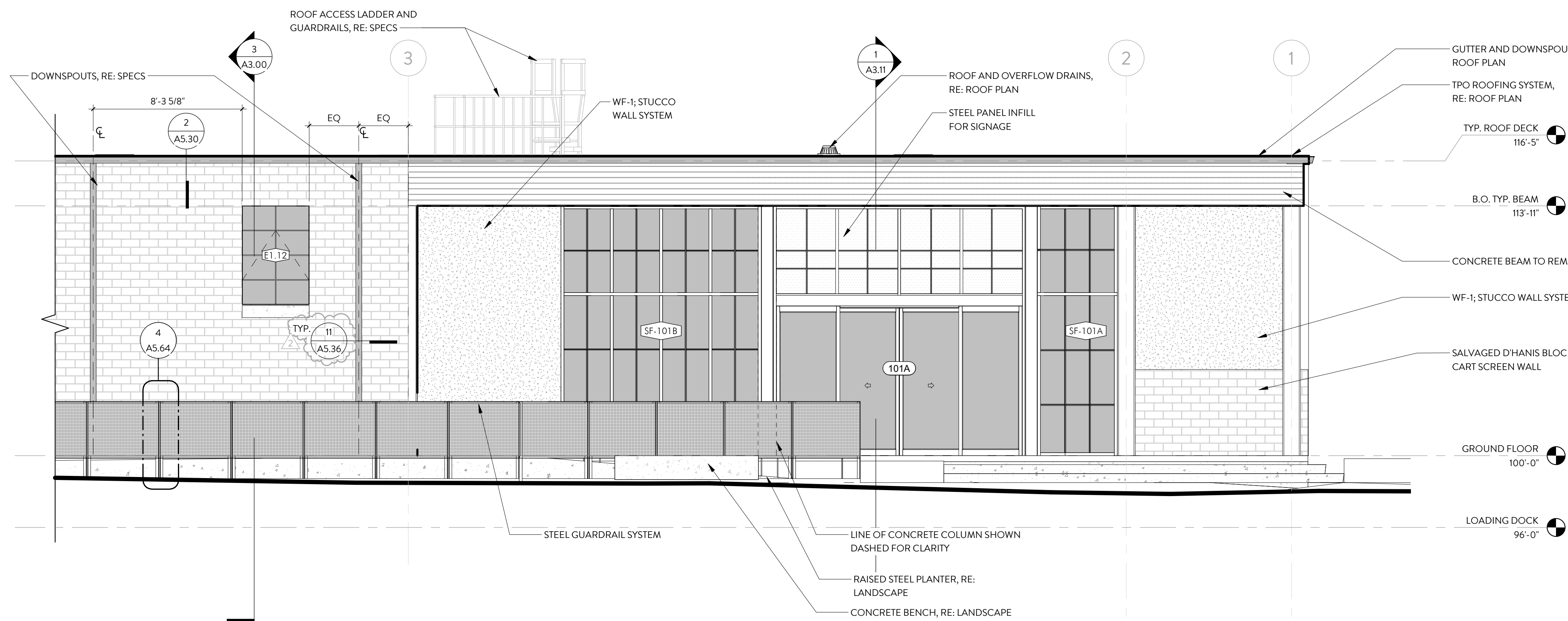
4 ENLARGED ELEVATION - KARNE'S PATIO  
1/4" = 1'-0"



3 ENLARGED ELEVATION - RESTAURANT ENTRANCE  
1/4" = 1'-0"



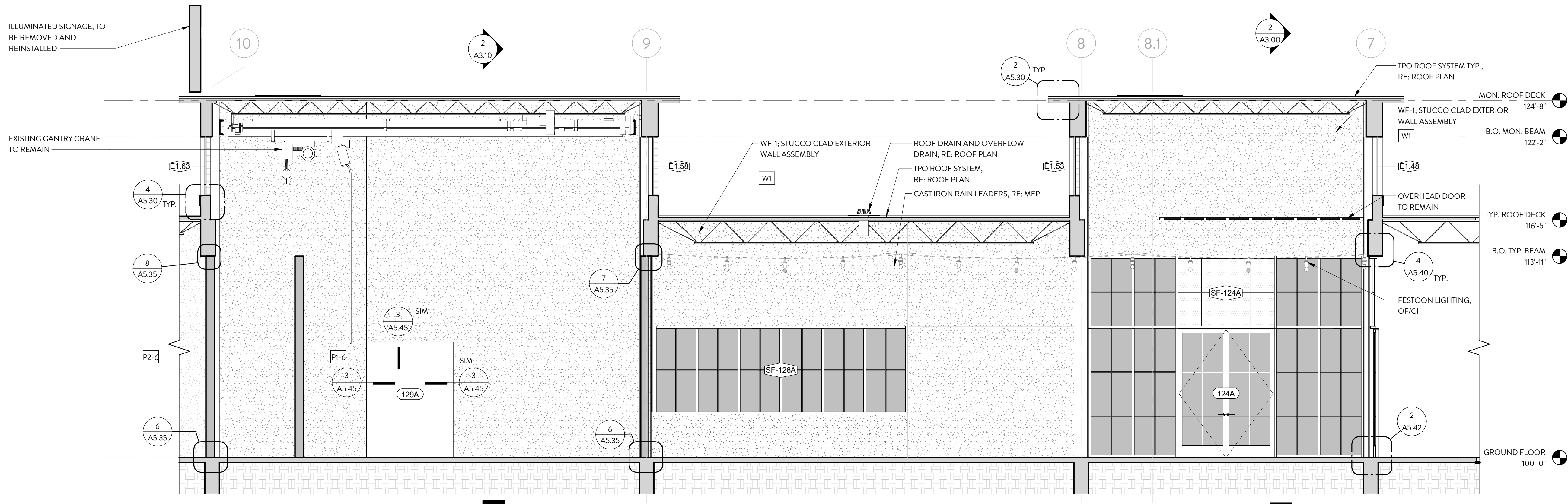
2 ENLARGED SECTION / ELEVATION - MAIN ENTRY - WEST  
1/4" = 1'-0"



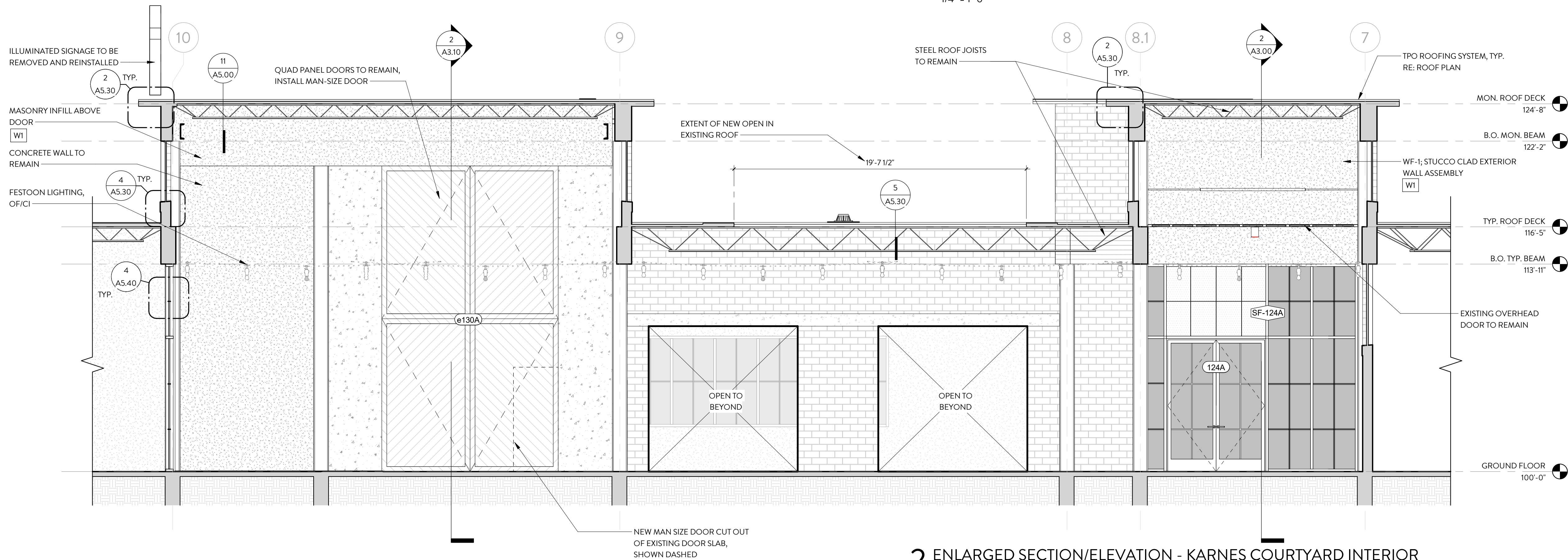
1 ENLARGED ELEVATION - KARNES MAIN ENTRY  
1/4" = 1'-0"



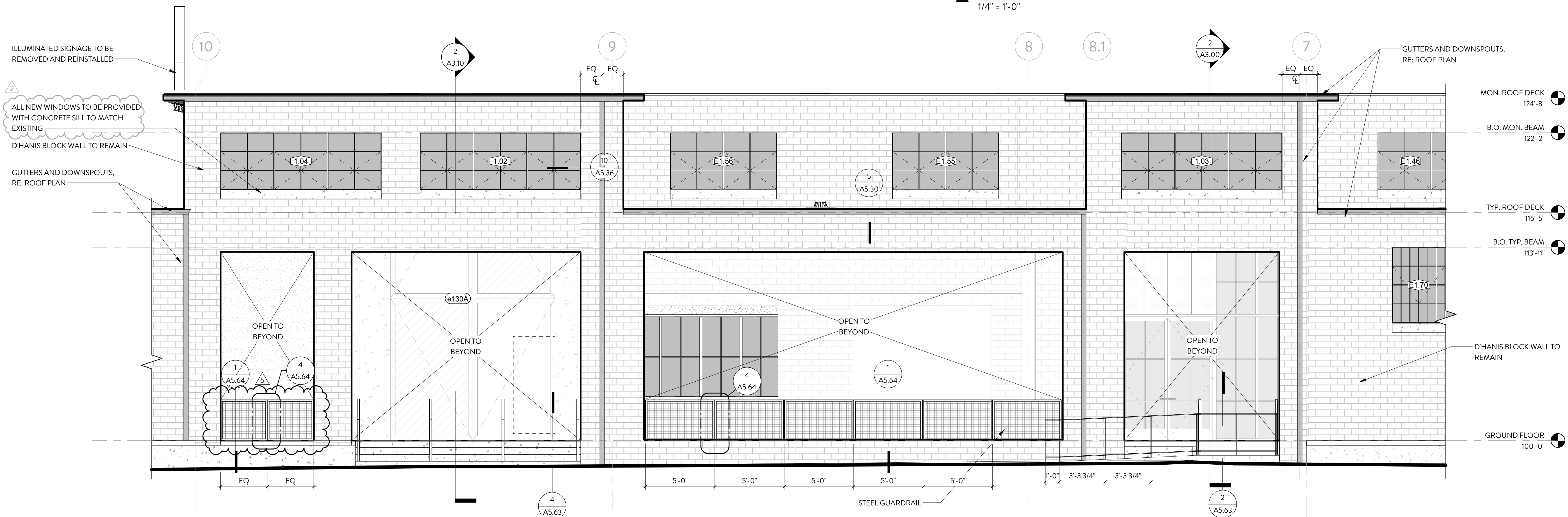




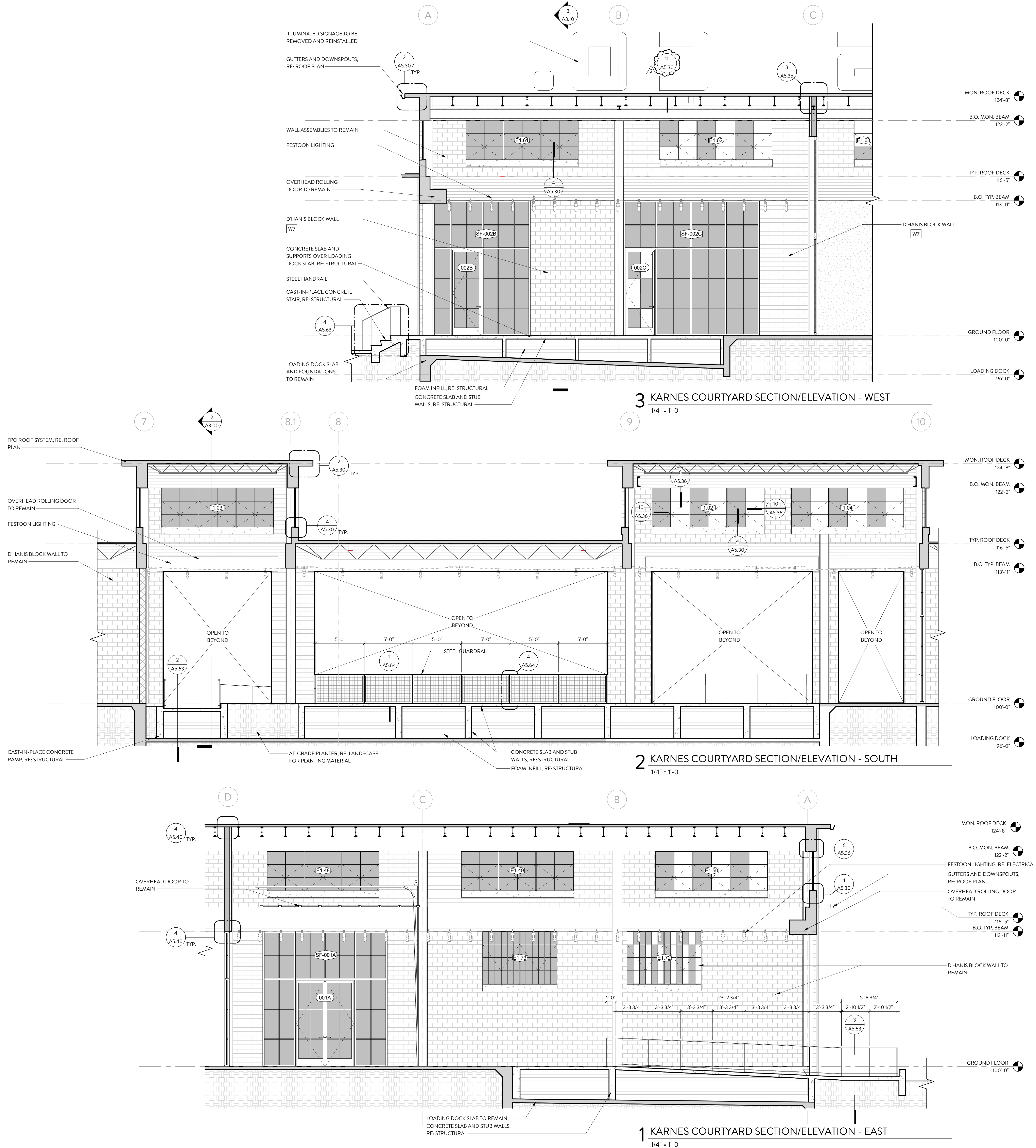
3 ENLARGED SECTION/ELEVATION - KARNES COURTYARD ENTRY  
1/4" = 1'-0"



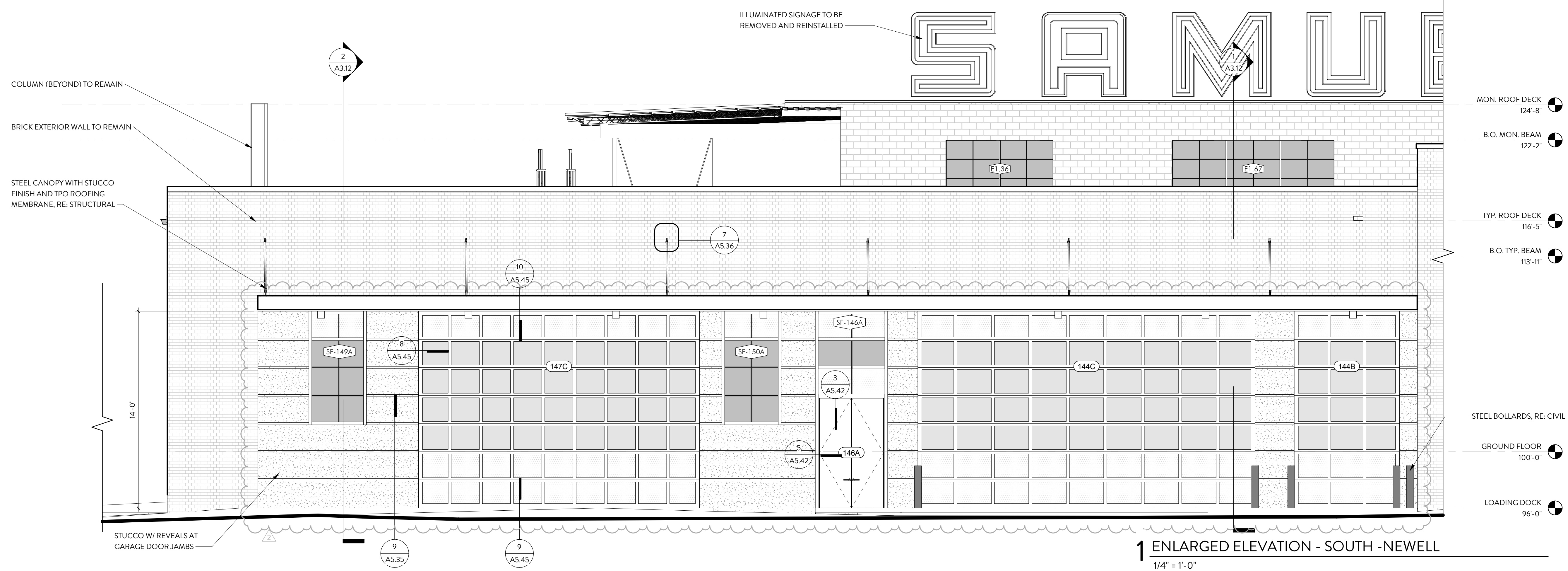
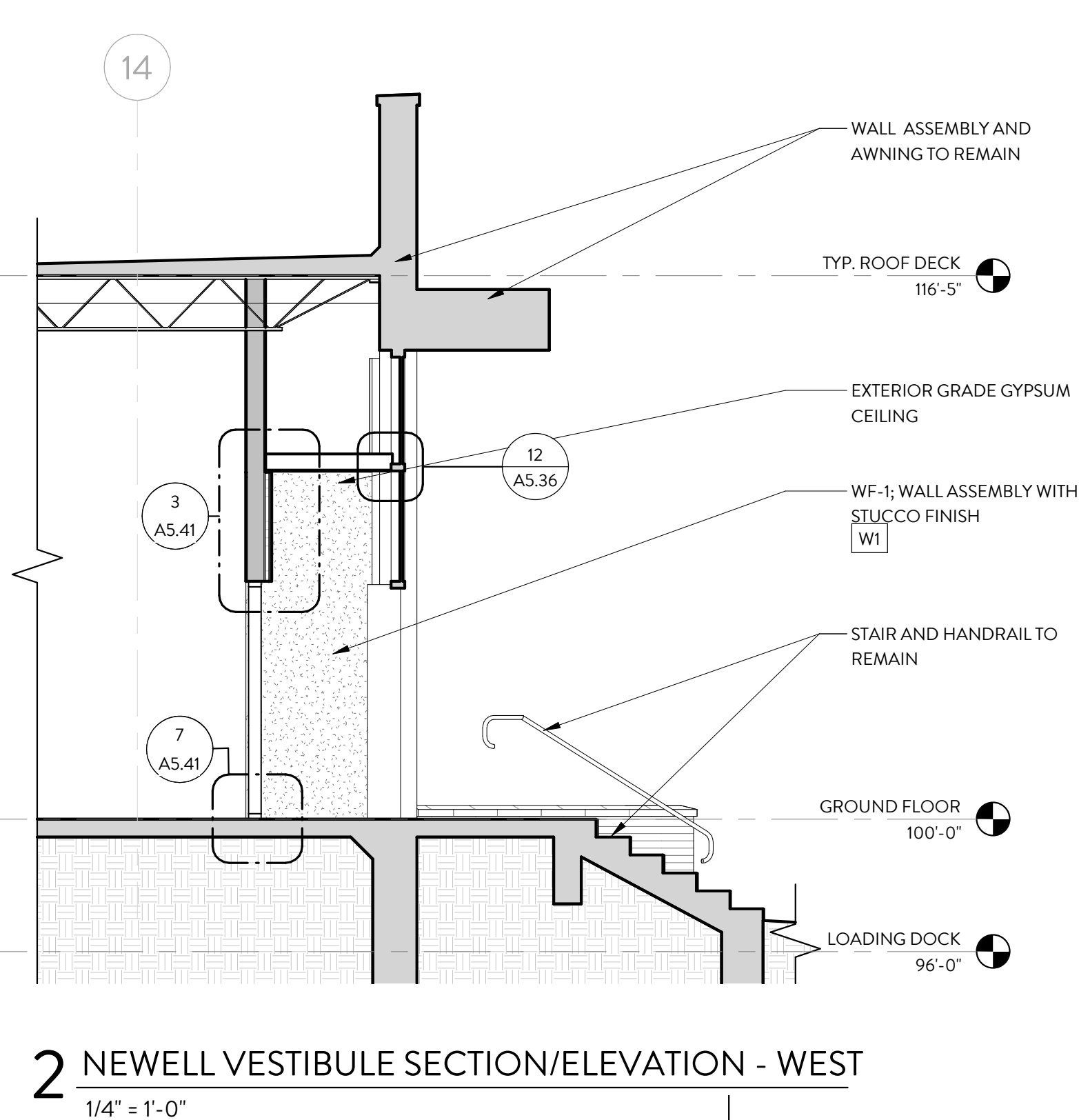
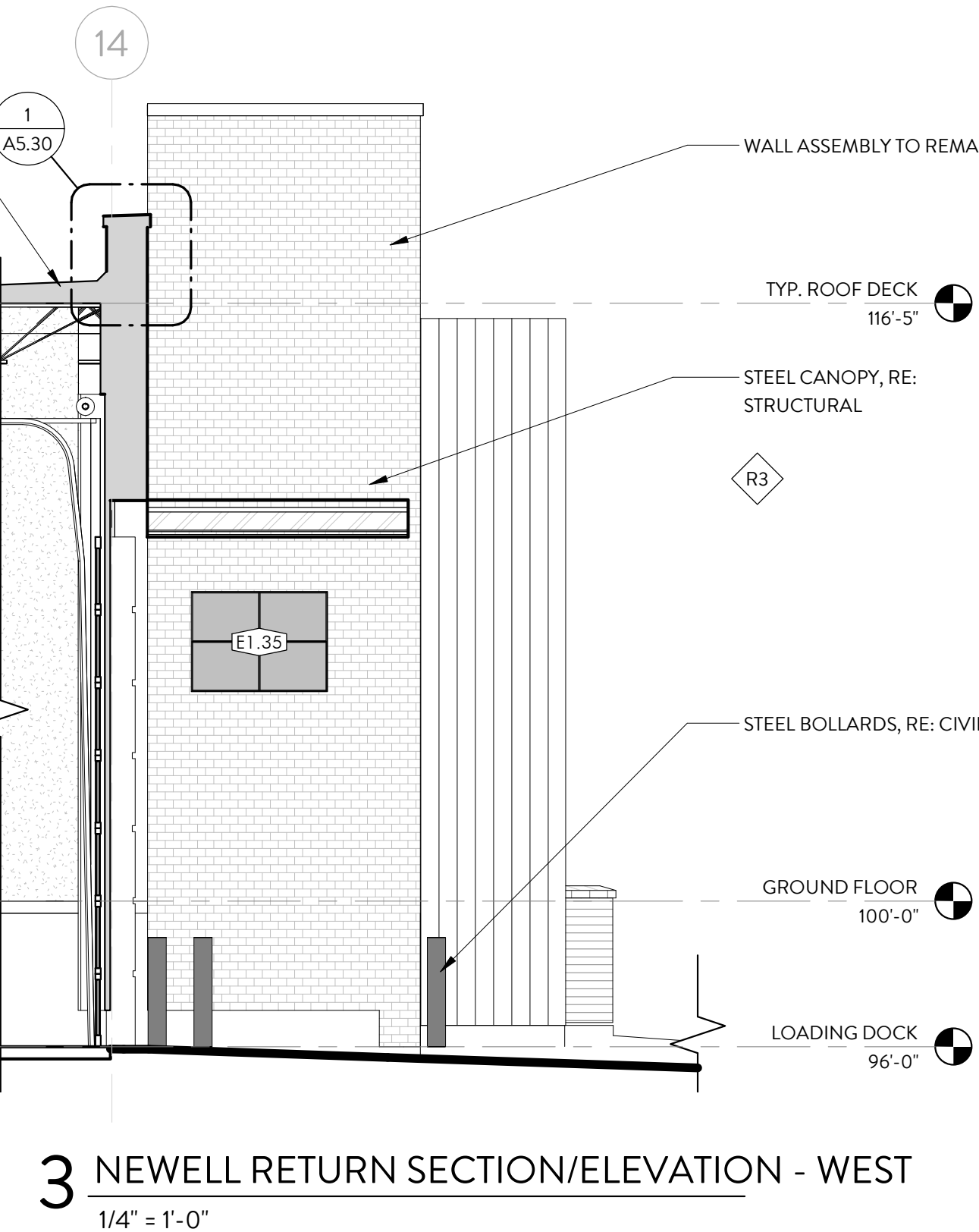
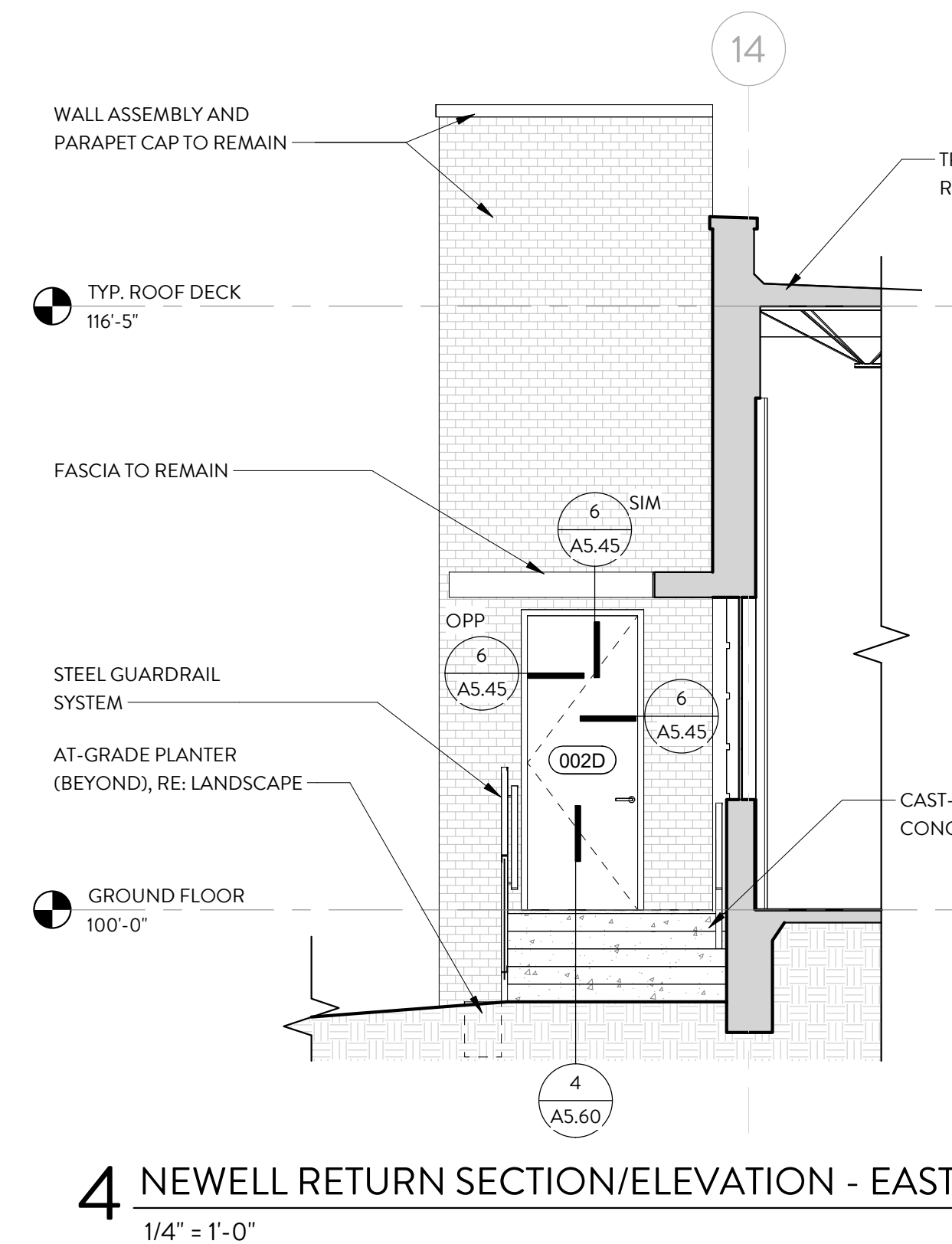
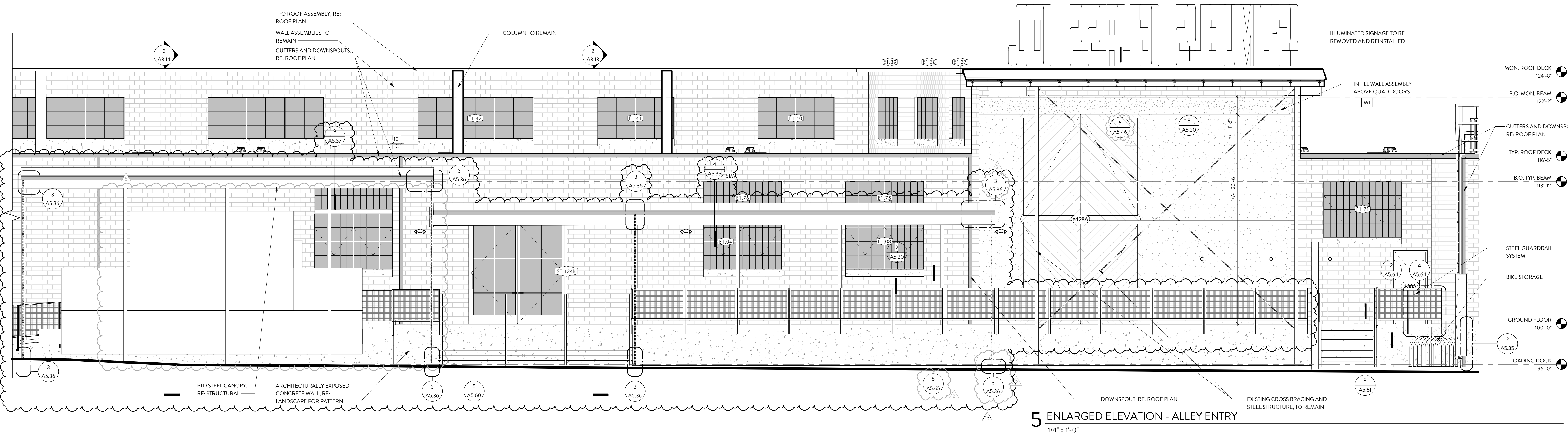
2 ENLARGED SECTION/ELEVATION - KARNES COURTYARD INTERIOR  
1/4" = 1'-0"





























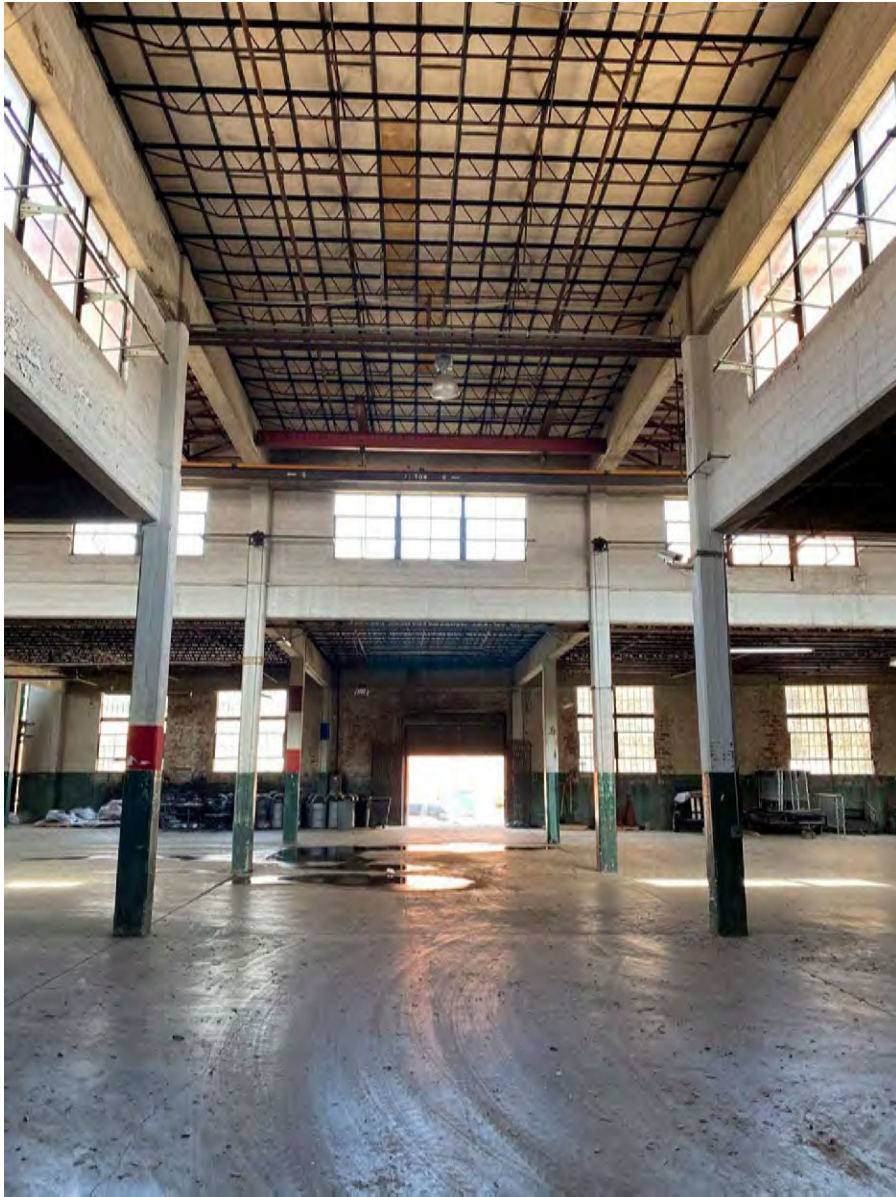












**CLAYTON KORTE** | INTERIOR, VIEW AT LIGHT MONITORS



**SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS**

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021





**CLAYTON  
KORTE** | INTERIOR, VIEW AT LIGHT MONITORS

**SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS**

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021





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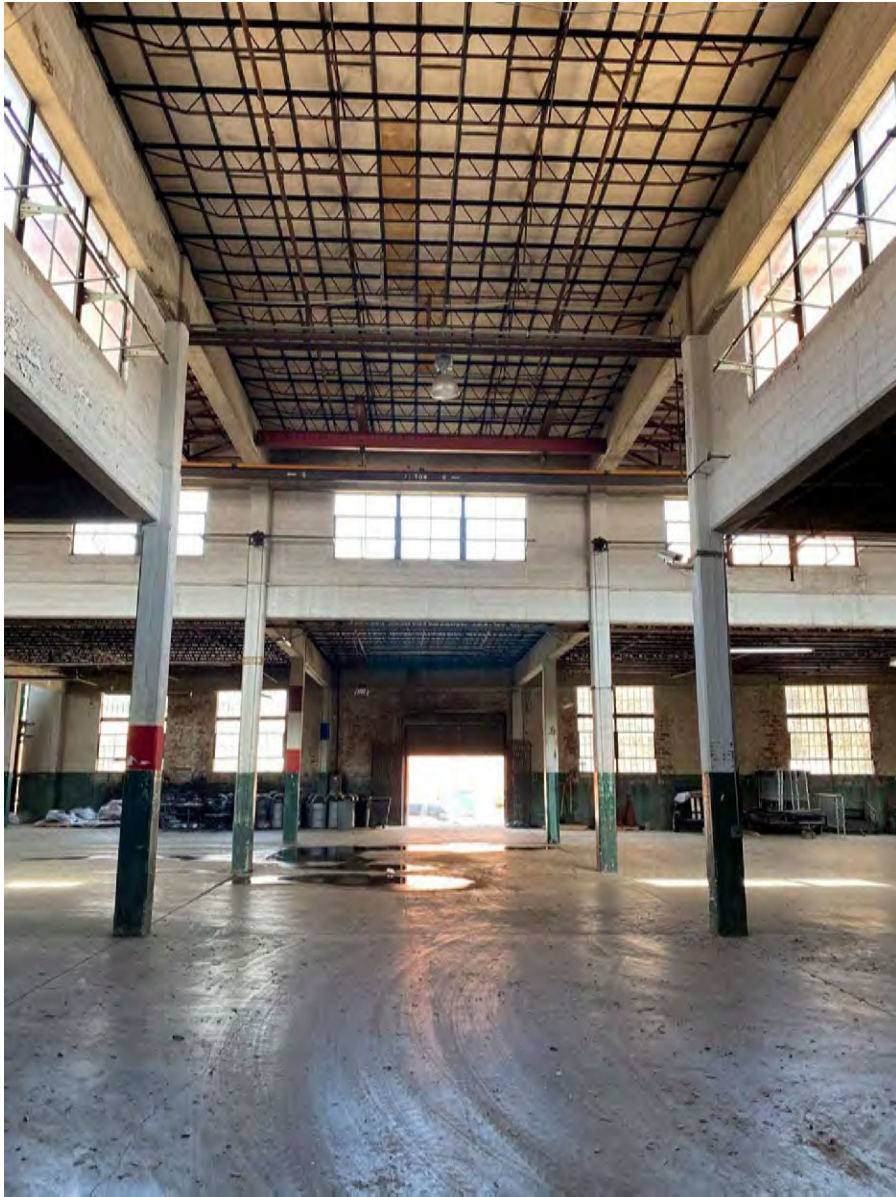












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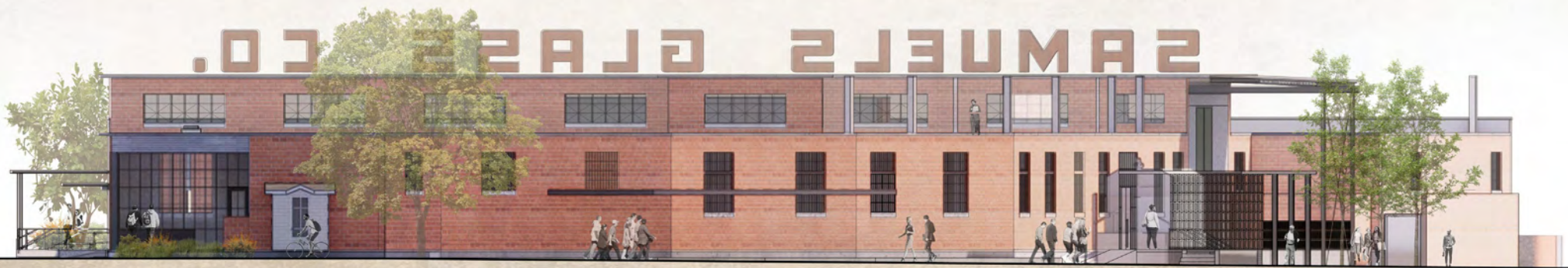




























**ALUMINUM STOREFRONT**

**Kawneer 451 or Similiar**

Center glazed w/ applied muntins to match finish and dark bronze divider bars within IGU to match layout on elevations.



**IGU**

**Solarban 60 with Acuity**

Clear, low iron glass with low-e coating.



**WELDED WIRE MESH**

**Guardrail Infill with Steel Angle Frame**

Painted.



**STEEL PROFILE**

**Angle, Level 1 Detail Make Model**

Painted.



**TERRACOTA BREEZE BLOCKS**

**D'Hanis or Similar**

Size and pattern TBD.



**GLAZED OVERHEAD DOOR**

**Overhead Door Company 521 Series**

Dark bronze with clear glass, spandrel, and translucent glass as noted on elevations.



**STUCCO**

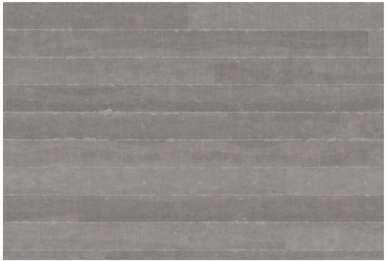
**Color, finish TBD**



**BLACK BEAUTY**

**Benjamin Moore**

To be applied at steel profiles and guardrails.



**BOARD FORM CONCRETE**

**Level 1 Detail Make Model**

Used at planters and terraces.





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

August 30, 2022

**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**PUBLIC PROPERTY:** No  
**LANDMARK:** Individual Landmark  
**RIVER IMPROVEMENT OVERLAY:** RIO-2  
**APPLICANT:** Michael Maddox/Clayton Korte - 2201 N Lamar Blvd  
**OWNER:** Mesha Millsap/RIO PERLA PROPERTIES LP - 200 East Grayson Street STE 203  
**TYPE OF WORK:** Exterior alterations

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness regarding exterior and fenestration modifications to the historic structure at 221 Newell. This request includes reduction in the scope of modifications to the south (Newell) facade; the repositioning of window and door openings on the east, north and west facades; the modification of ramps on the east, north and west facades; the installation of service ladders on the east and west facades and other minor adjustments in the location and placement of new window and door openings.

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

**DATE:** 8/30/2022 2:01:03 PM

**ADMINISTRATIVE APPROVAL TO:** Amend a previously issued Certificate of Appropriateness regarding exterior and fenestration modifications to the historic structure at 221 Newell. This request includes reduction in the scope of modifications to the south (Newell) facade; the repositioning of window and door openings on the east, north and west facades; the modification of ramps on the east, north and west facades; the installation of service ladders on the east and west facades and other minor adjustments in the location and placement of new window and door openings.

All stipulations of the original approval continue to apply and are not negated by this amended COA.

**APPROVED BY:** Edward Hall

**Shanon Shea Miller**  
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**

November 3, 2021

**HDRC CASE NO:** 2021-523  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**APPLICANT:** Thomas Brown/Clayton Korte - 429 North St. Mary's Street  
**OWNER:** RIO PERLA PROPERTIES LP - 303 PEARL PKWY STE 300  
**TYPE OF WORK:** Partial Demolition, Exterior alterations, Repair and Maintenance

#### REQUEST:

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

1. Perform rehabilitative scopes of work including roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry.
2. Replace any steel windows that are beyond repair with thermally broken aluminum windows.
3. Perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule.
4. Perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace.
5. Perform façade modifications to the northeast corner façade by removing the façade to create an open air entrance with a recessed glass storefront system.
6. Perform modifications to the west (alley) façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp.
7. Perform various streetscape enhancements to Karnes Street including the installation of brick paving to replace the existing asphalt paving.

#### FINDINGS:

- a. The one-story structure located at 221 Newell was constructed in 1948 as a warehouse and office building and is commonly known as the Samuel's Glass Building. The structure was design by Bartlett Cocke. The structure features existing modifications including a roof extension and modifications to the alley loading dock. At this time the structure is not a locally designated landmark; however, the applicant has submitted an application for historic designation. Designation of this structure as a locally designated landmark would make it eligible for local historic tax incentives.
- b. REHABILITATIVE WORK – The applicant has proposed rehabilitative scopes of work including roof repair, window and door repair, façade repair and repointing and resealing of exterior masonry. Additionally, the applicant has proposed to replace any existing steel windows that are damaged beyond repair with thermally broken aluminum windows. Staff finds the proposed rehabilitative scopes of work to be appropriate. If existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.
- c. FAÇADE MODIFICATIONS (South, Newell Façade) – The applicant has proposed to perform façade modifications to the south (Newell) façade by expanding the existing loading dock, replacing the existing overhead rolling doors, low wall and steel windows with new overhead doors and a new aluminum storefront system, and create a larger entry vestibule. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Generally, staff finds that the proposed modifications are consistent with Guidelines as they maintain the industrial nature of the structure. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.



d. FAÇADE MODIFICATIONS (East, Karnes Façade) – The applicant has proposed to perform façade modifications to the east (Karnes) façade by creating several new entrances, replace an existing window with a new entry into a raised dining terrace, the installation of various raised terraces and a new canopied terrace. The existing east façade features three overhead rolling doors and industrially sized steel windows. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new façade elements that alter or destroy the historic building character of a structure should not be introduced. Staff finds the proposed modifications to the east façade generally maintain the existing profile and form of the original façade, while incorporating new elements. Staff finds the proposed modifications to be appropriate and consistent with the Guidelines. Additionally, staff finds that all removed façade materials shall be salvaged for reuse.

e. FAÇADE MODIFICATIONS (Northeast Corner) – The applicant has proposed to perform façade modifications to the northeast corner of the structure by removing the façade to create an open air entrance with a recessed glass storefront system. This modifications would result in the removal of an existing overhead rolling door opening, one window and existing masonry façade materials. While the proposed modifications would result in original elements being removed, the location of the proposed modifications is in a non prominent location on the structure and do not impact a primary façade. Staff finds that all removed façade materials shall be salvaged for reuse.

f. FAÇADE MODIFICATIONS (West, Alley Façade) – The applicant has proposed to perform façade modifications to the west, alley façade by adding a patio terrace with breeze block guardrails, screen walls, and service ramp. Staff finds the proposed modifications to be appropriate as existing architectural features will be minimally impacted. Staff finds that any removed façade materials shall be salvaged for reuse.

g. STREET SCAPE (Karnes) – The applicant has proposed to perform various street scape modifications to Karnes Street including the installation of brick paving to replace the existing asphalt paving. Staff finds the proposed improvements to be appropriate; however, detailed landscaping plans should be submitted to OHP staff for review and approval.

#### **RECOMMENDATION:**

1. Staff recommends approval of item #1, rehabilitative scopes of work with the following stipulations:

i. That if existing steel windows are found to be beyond repair, product specifications of the replacement aluminum windows are to be submitted to OHP staff for review and approval. Window profiles, installation depths and colors are to match the original.

2. Staff recommends approval of item #2, façade modifications to the south façade based on finding c with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

3. Staff recommends approval of item #3, façade modifications to the east façade based on finding d with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

4. Staff recommends approval of item #4, façade modifications to the northeast corner based on finding e with the following stipulations:

i. That all removed façade materials shall be salvaged for reuse.

ii. That detailed product specifications for the proposed storefront system are submitted to OHP staff for review and approval.

5. Staff recommends approval of item #5, façade modifications to the west façade based on finding f with the following stipulation:

i. That all removed façade materials shall be salvaged for reuse.

6. Staff recommends approval of item #6, street scape modifications to Karnes Street with the following stipulation:

i. That detailed landscaping and site paving plans be submitted to OHP staff for review and approval.

#### **COMMISSION ACTION:**

Approved with staff's stipulations.



**Shanon Shea Miller**  
Historic Preservation Officer





# 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**

November 3, 2021

**HDCR CASE NO:** 2021-535  
**ADDRESS:** 221 NEWELL  
**LEGAL DESCRIPTION:** NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40  
**APPLICANT:** Scott Francis/Rio Perla Properties, LP - 303 Pearl Parkway Suite 300  
**OWNER:** Rio Perla Properties, LP - 303 Pearl Parkway Suite 300

#### REQUEST:

The applicant is requesting a finding of historic significance for the property located at 221 Newell.

#### FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 221 Newell St is a single-story Art Deco commercial structure built in 1948 and designed by Bartlett Cocke, Sr, for Samuel's Glass as the company's office and warehouse. It is located in the Tobin Hill neighborhood of City Council District 1. Rio Perla Properties, LP, currently owns the property. The south facing portion of the building is the office, and the warehouse portion occupies the other three-quarters of the building. Samuels Glass was founded in San Antonio in 1914 by Lawrence Samuels. It is still owned by the same family and continues to operate throughout south Texas. The office and warehouse building was designed by San Antonio architect Bartlett Cocke, Sr., FAIA, and the structural engineer was another San Antonian, W.E. Simpson, P.E. Both Cocke and Simpson were prolific design professionals; they designed and oversaw construction of numerous structures at the Pearl Brewery as well as throughout San Antonio and south Texas. The unusual, wedge-shaped building was built close to the San Antonio River and along the curving railroad tracks of the Texas Transportation Company, owned and operated from 1887 until 2001 by Pearl Brewery, located just north of the Samuels Glass building. The building's public entry and office area front on Newell Avenue, a major east-west street.
- c. **SITE CONTEXT:** The property is part of a collection of historic-age and modern structures renovated and constructed as part of the Historic Pearl. 221 Newell faces the south edge of a block bound by Newell Ave to the south, Avenue A to the east, E Grayson St to the north, and the San Antonio River to the west. The wedge-shaped plan of the building follows Karnes Street on the east, Newell Avenue on the south and the curved railroad tracks on the west for the Texas Transportation Company (TXTC). It is surrounded by individual landmarks and local historic districts, including the Old Lone Star Brewery, Tobin Hill Historic District, Brackenridge Park, and five individual landmarks in the Historic Pearl, among many others.
- d. **ARCHITECTURAL DESCRIPTION:** The south facing office portion, designed in a simplified Art Deco style is clad in light orange brick veneer. The public entry, facing Newell Avenue, has a prominent portal clad in structural glass surrounding an aluminum sash storefront separated by buff brick columns. The entry steps are flanked by planters with a contrasting brick veneer. The offices are located in the southeast corner of the building. A series of multi-lite steel sash hopper windows are organized beneath a cast-in-place concrete awning and separated by rusticated stucco columns. Similar windows and columns, along with two wood garage doors are located in the southwest corner of the building. A steel framed awning projects over these windows and garage doors. The warehouse portion is clad in orange clay tile. On the east side of the building, there are three oversized overhead steel garage doors. These doors lead to an internal loading dock and service ramp. The smaller two, north and south of the largest center door, align with roof monitors with clerestory windows that run east-west. The south monitor runs the entire width of the building. The north monitor runs approximately to the center of the building where it intersects with the north-south monitor. On the west side of the building, at the west end of the south roof monitor, there is an offset in the building to provide a loading dock. A pair of large wood doors provides access from the loading dock to the interior. A steel framed awning with corrugated steel roofing covers this loading dock. Around the entire perimeter of the warehouse, large multi-lite steel hopper windows punctuate the orange clay tile. These windows have cast stone sills. A cantilevered brow extends around the perimeter of the warehouse and the roof monitors and extends approximately two feet beyond the vertical plane of the walls.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was 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; Samuels Glass was founded in San Antonio in 1914 by Lawrence Samuels. It is still owned by the same family and continues to operate throughout south Texas.
4. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation; the building was designed by San Antonio architect Bartlett Cocke, Sr., FAIA, with structural engineer W.E. Simpson, P.E.; both were prolific design professionals who designed and oversaw construction of numerous structures at the Pearl Brewery as well as throughout San Antonio and south Texas.
6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures; Samuels Glass building was designed and constructed as a blend of two commercial activities: office and warehouse. Each of these portions is defined by the use of appropriate materials.
7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; the unusual, wedge-shaped building was built close to the San Antonio River and along the curving railroad tracks of the Texas Transportation Company, owned and operated from 1887 until 2001 by Pearl Brewery, located just north of the Samuels Glass building. Having been built in 1948 and having no major alterations, it has been in this originally industrial area just north of downtown San Antonio for over 70 years.
- 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 Finding of Historic Significance, 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. 35-453, 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 finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 221 Newell to the Zoning Commission and to the City Council based on findings a through e.

**COMMISSION ACTION:**

Approved as submitted.



**Shanon Shea Miller**  
**Historic Preservation Officer**