

HISTORIC AND DESIGN REVIEW COMMISSION

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
ZONING: I-1 IDZ, HL
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Rio Perla Properties, LP
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: June 3, 2023
60-DAY REVIEW: August 2, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

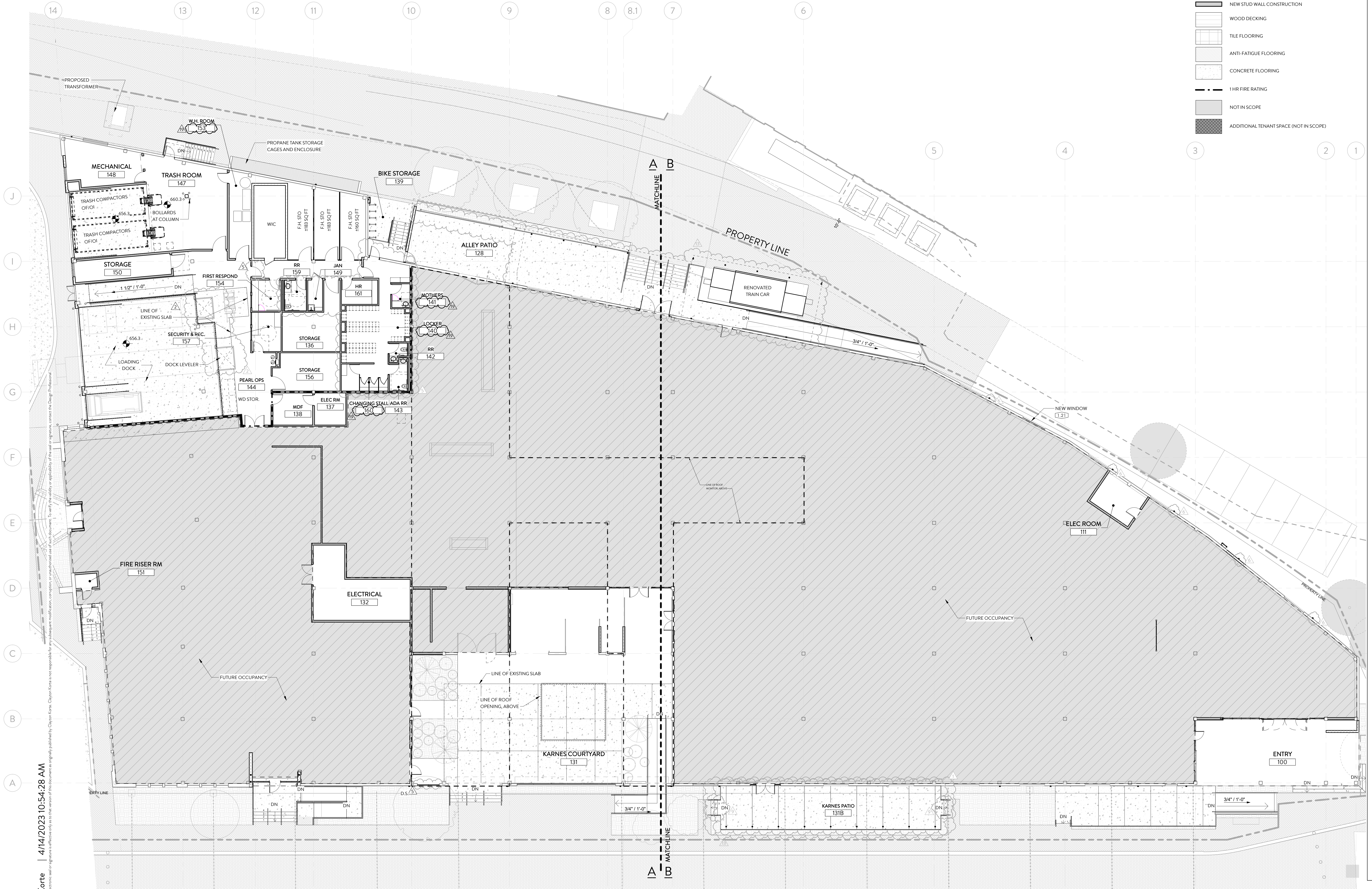
(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for 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 is requesting Historic Tax Certification.
- 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. Certificates of Appropriateness are required for all exterior scopes of work.
- c. 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.

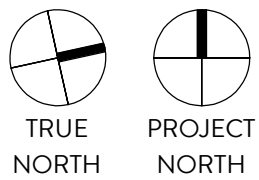


GENERAL NOTES - OVERALL PLAN

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)

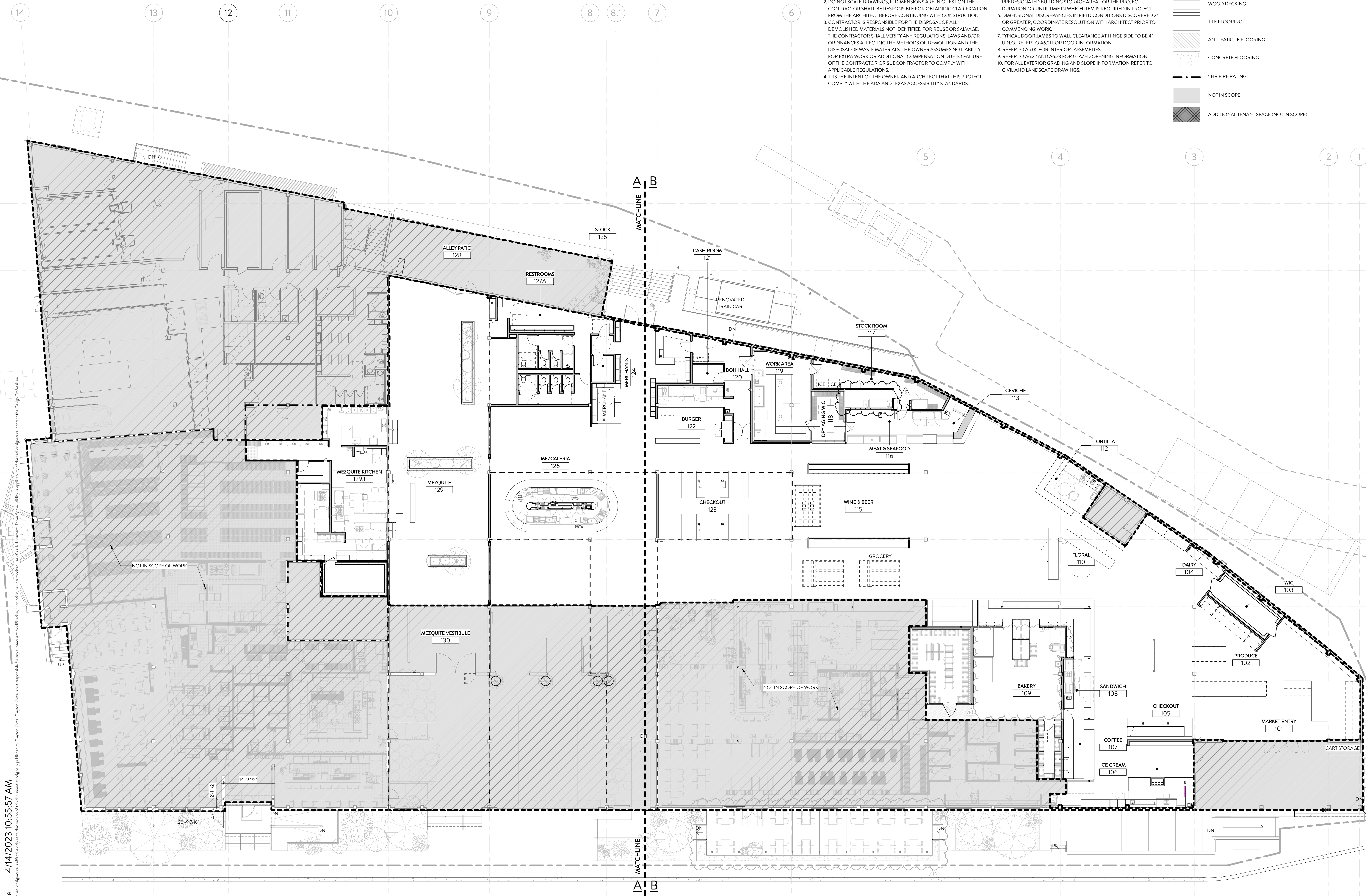


1 CORE & SHELL - OVERALL FLOOR PLAN
3/32" = 1'-0"



ISSUED DATE 4/14/2023
PROJECT NUMBER 21010

ASI-3 R2

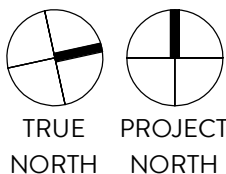


GENERAL NOTES - FLOOR PLAN

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. OR GREATER, COORDINATE RESOLUTION WITH ARCHITECT PRIOR TO COMMENCING WORK.
6. DIMENSIONAL DISCREPANCIES IN FIELD CONDITIONS DISCOVERED 2" OR GREATER, TYPICAL DOOR JAMBS TO WALL CLEARANCE AT HINGE SIDE TO BE 4" U.N.O. REFER TO A6.21 FOR DOOR INFORMATION.
7. U.N.O. REFER TO A5.05 FOR INTERIOR ASSEMBLIES.
8. REFER TO A6.22 AND A6.23 FOR GLAZED OPENING INFORMATION.
9. FOR ALL EXTERIOR GRADING AND SLOPE INFORMATION REFER TO CIVIL AND LANDSCAPE DRAWINGS.

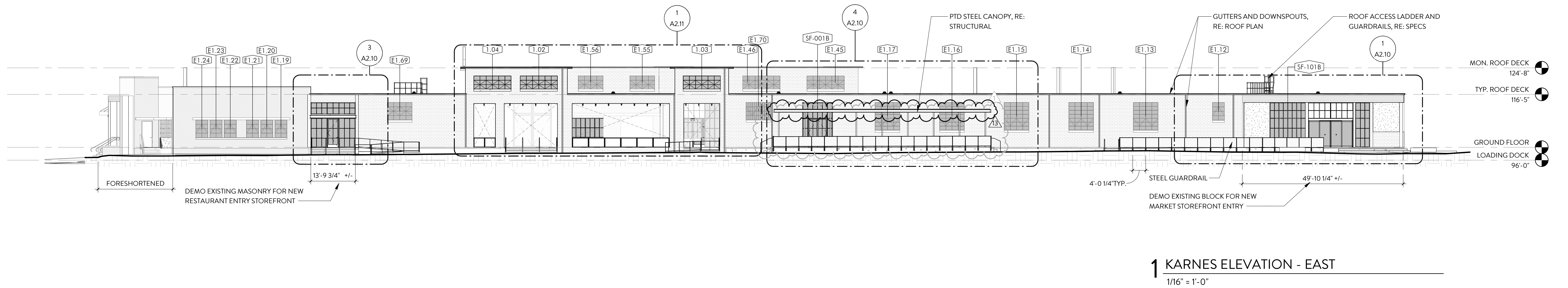
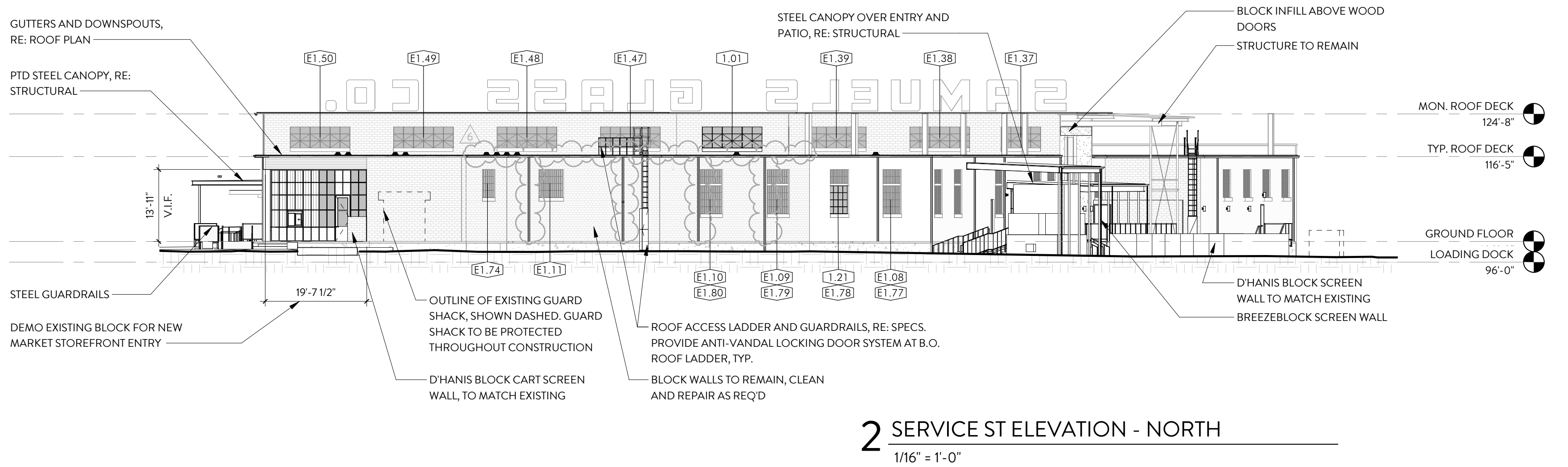
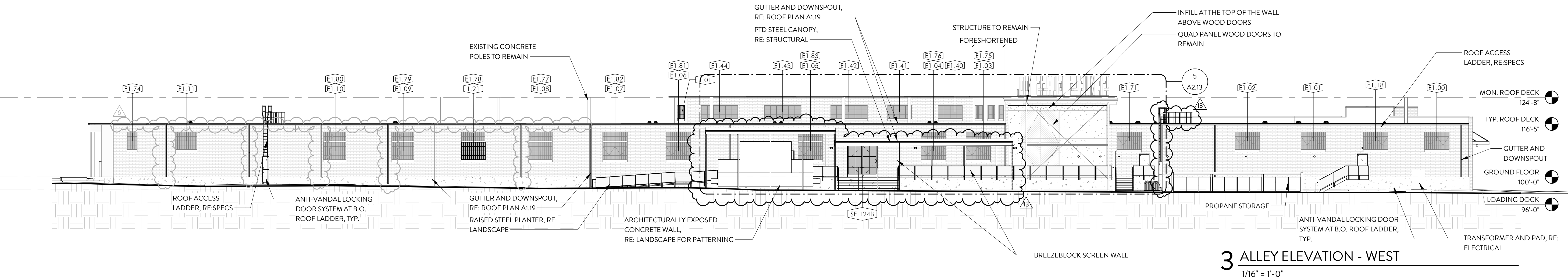
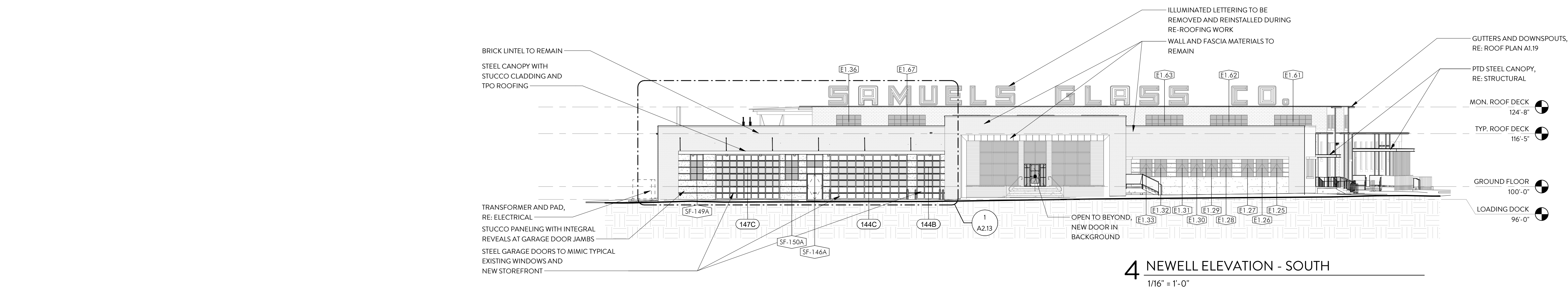
PLAN LEGEND

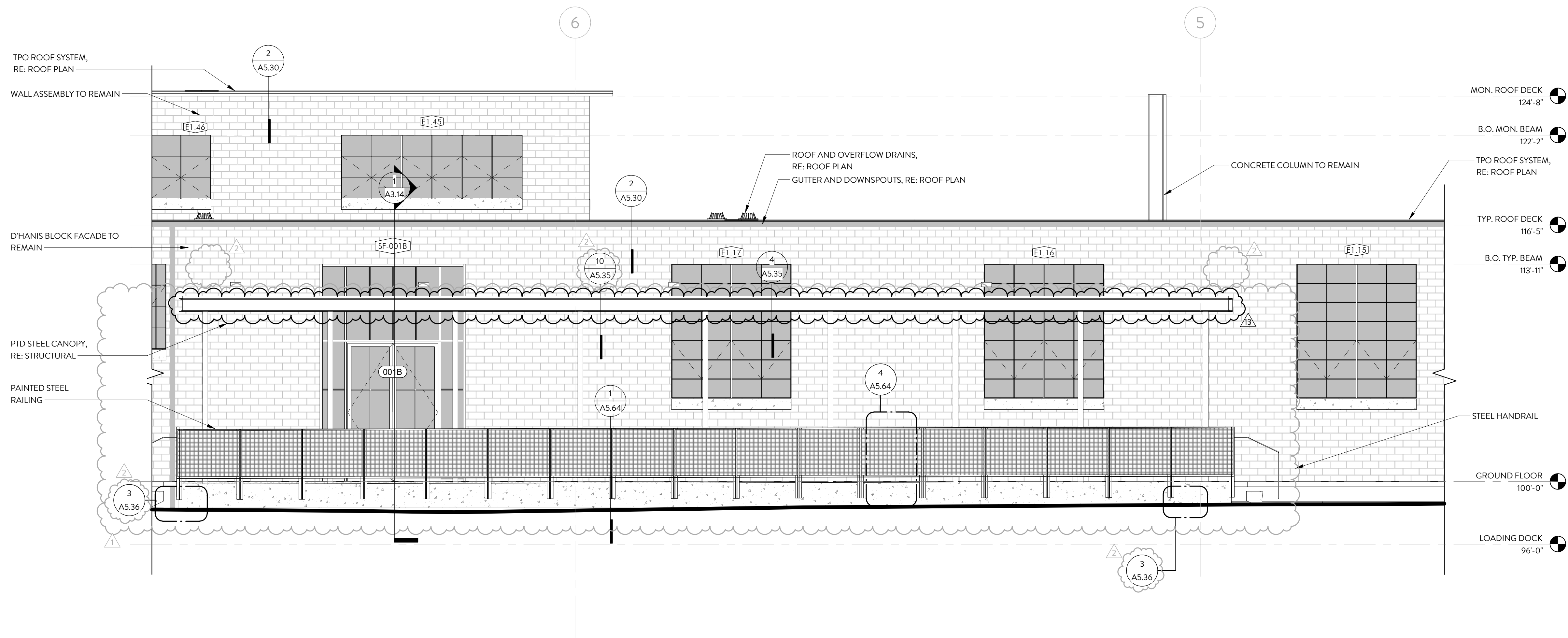
- EXISTING CONSTRUCTION
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- CONCRETE FLOORING
- 1 HR FIRE RATING
- NOT IN SCOPE
- ADDITIONAL TENANT SPACE (NOT IN SCOPE)



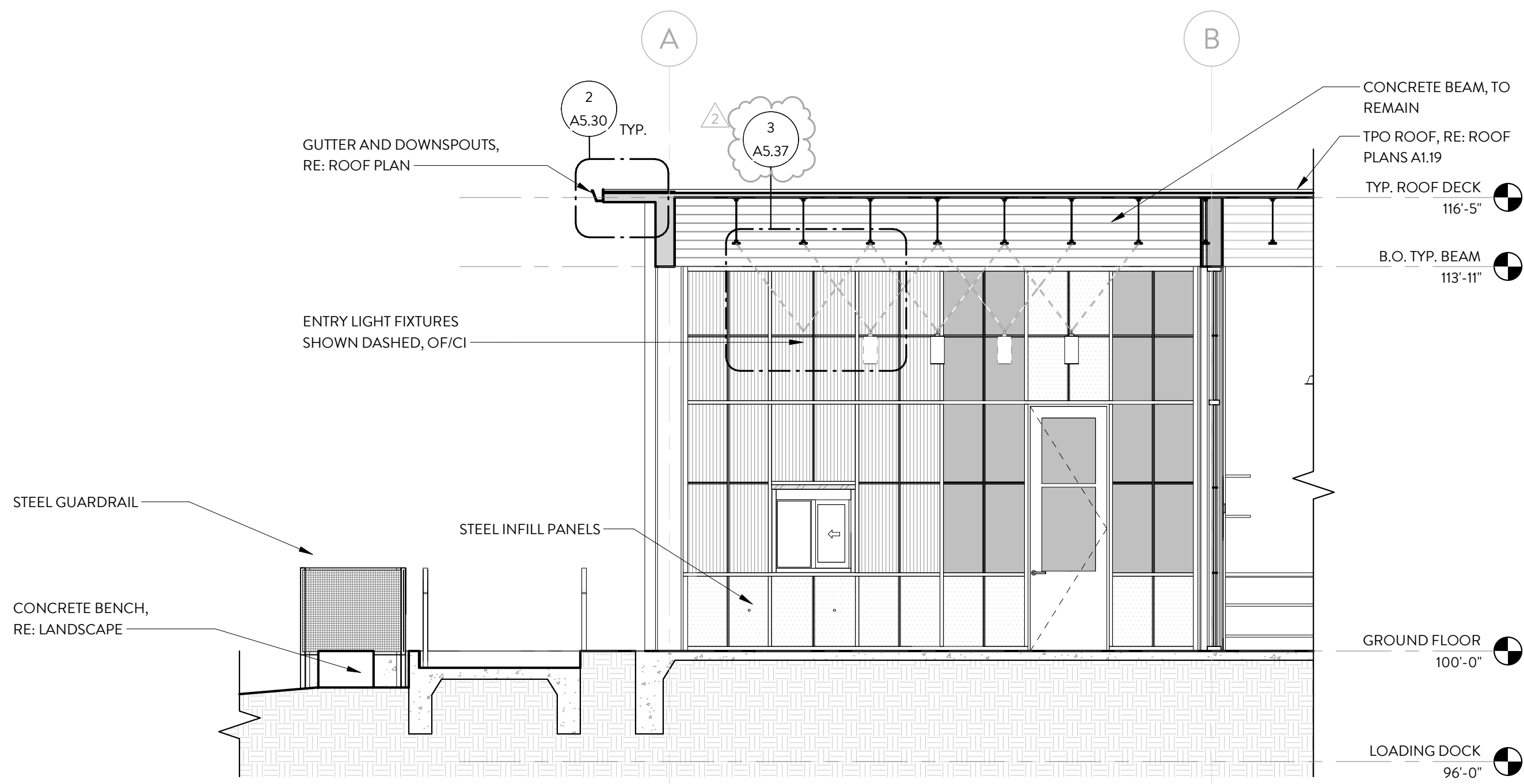
1 OVERALL FLOOR PLAN
3/32" = 1'-0"



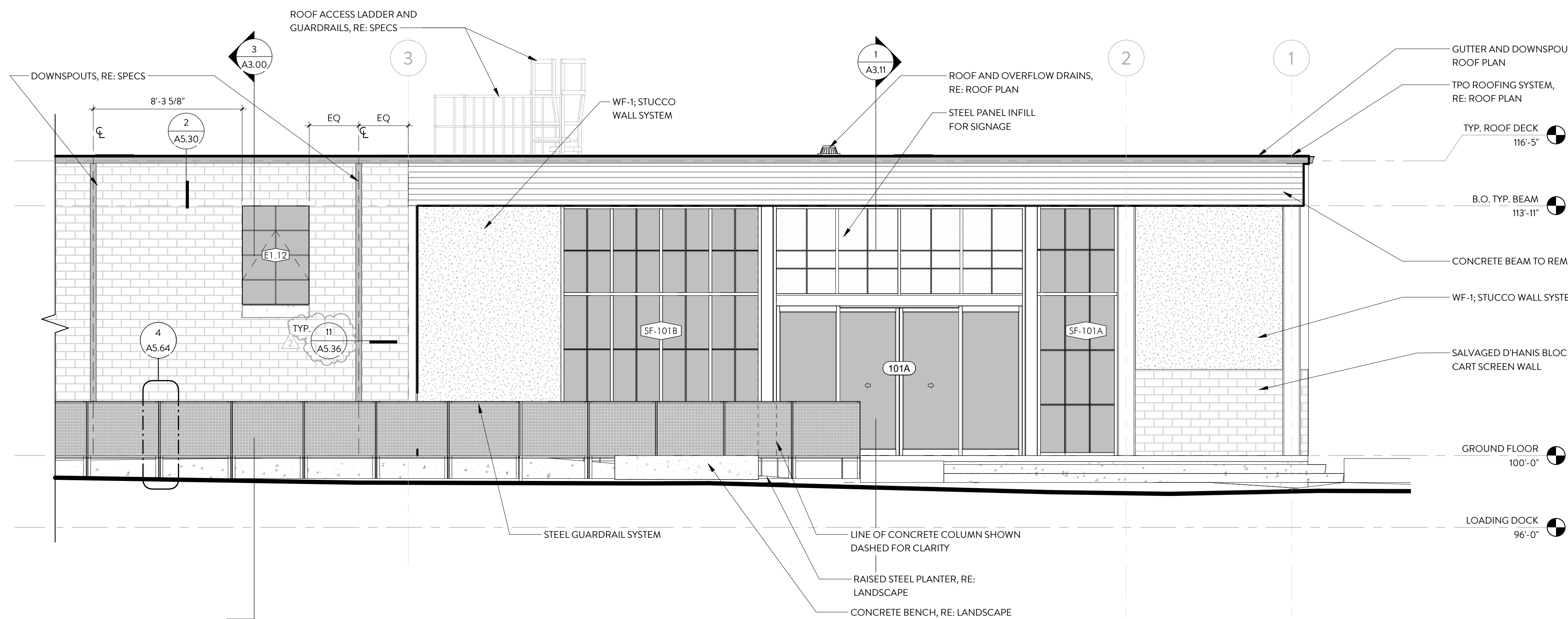




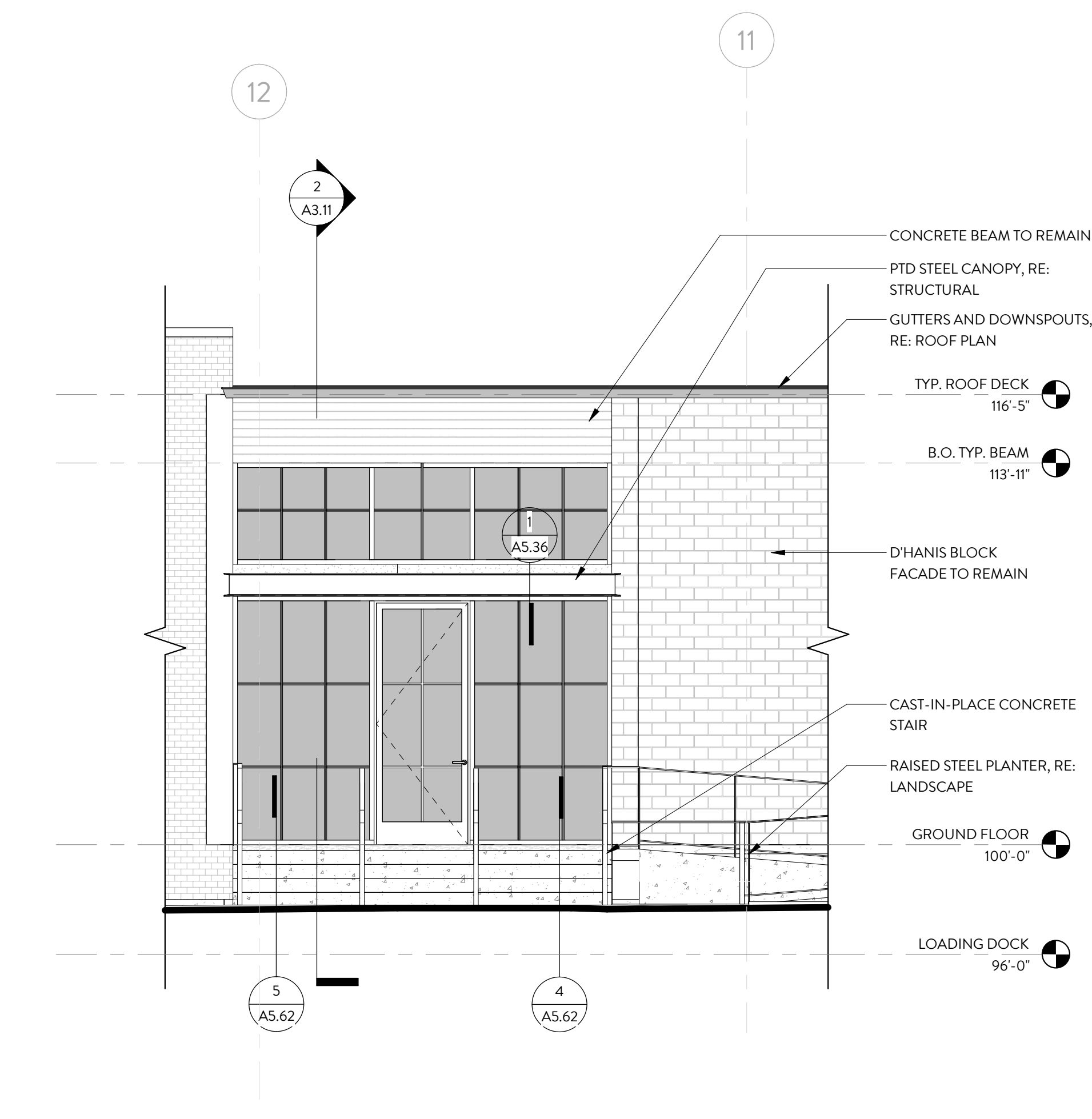
4 ENLARGED ELEVATION - KARNE'S PATIO
1/4" = 1'-0"



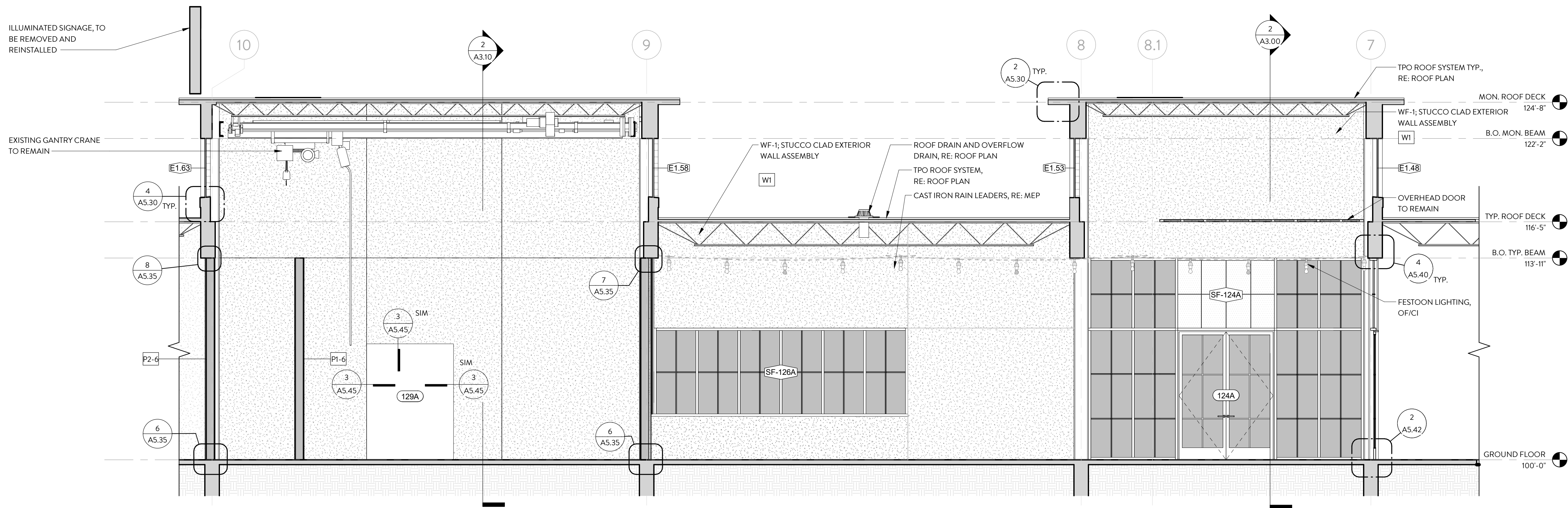
2 ENLARGED SECTION / ELEVATION - MAIN ENTRY - WEST
1/4" = 1'-0"



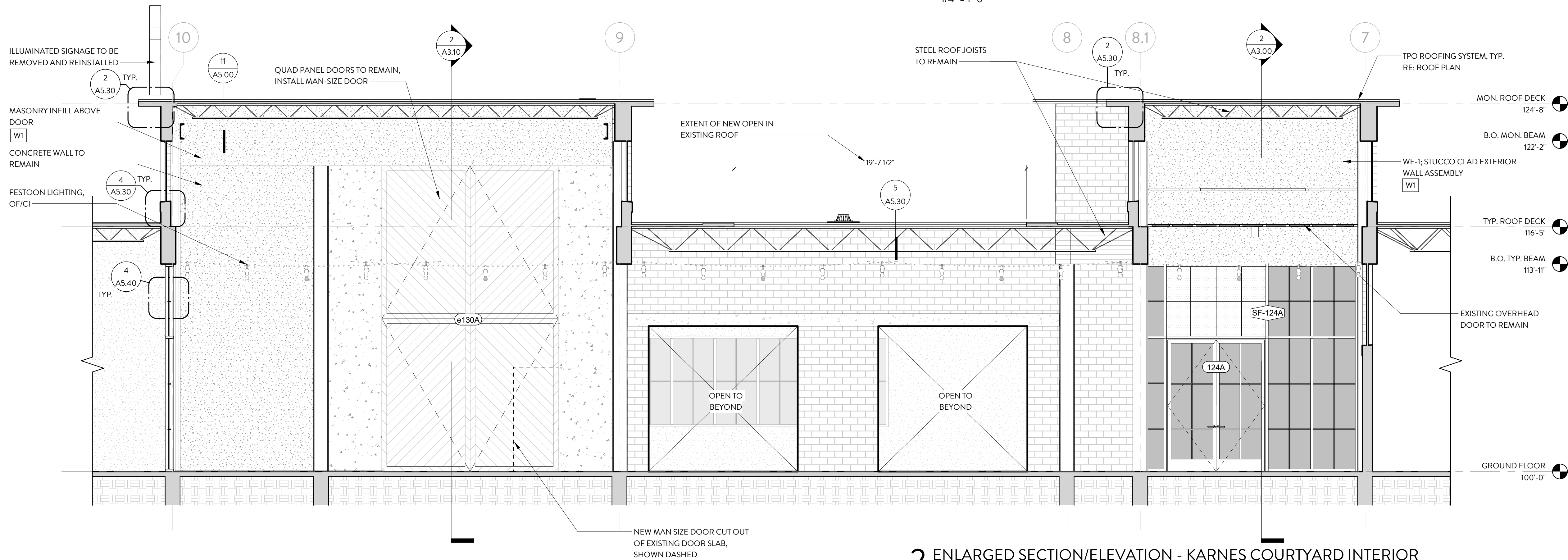
1 ENLARGED ELEVATION - KARNES MAIN ENTRY
1/4" = 1'-0"



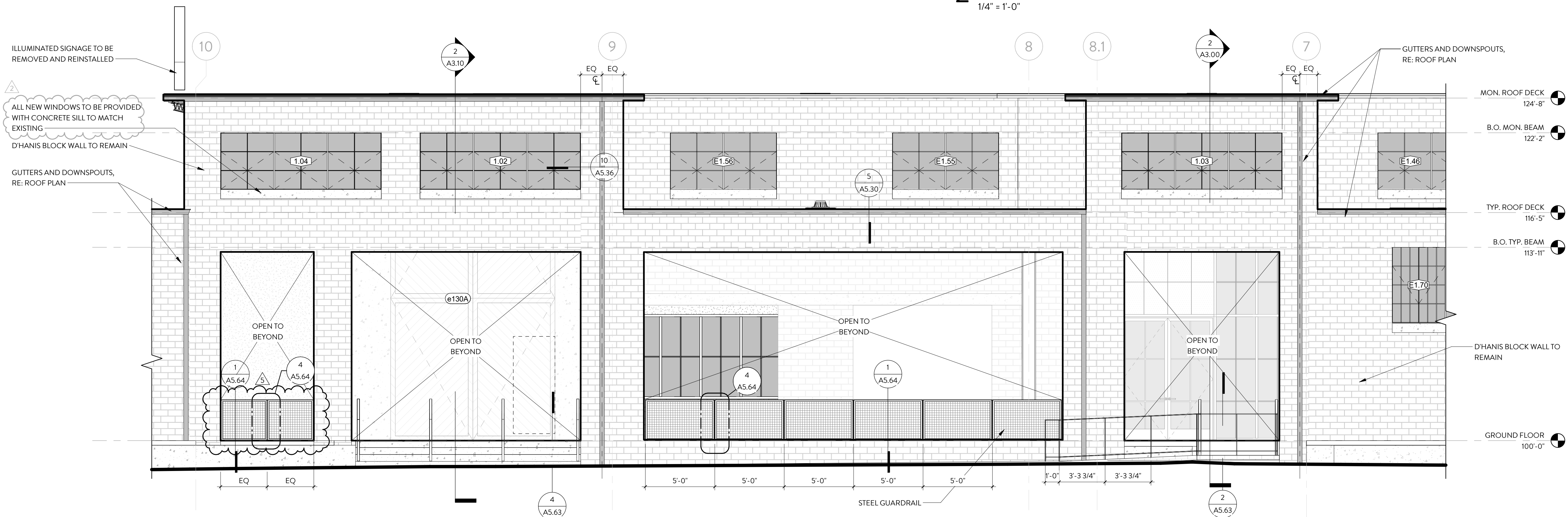
3 ENLARGED ELEVATION - RESTAURANT ENTRANCE
1/4" = 1'-0"

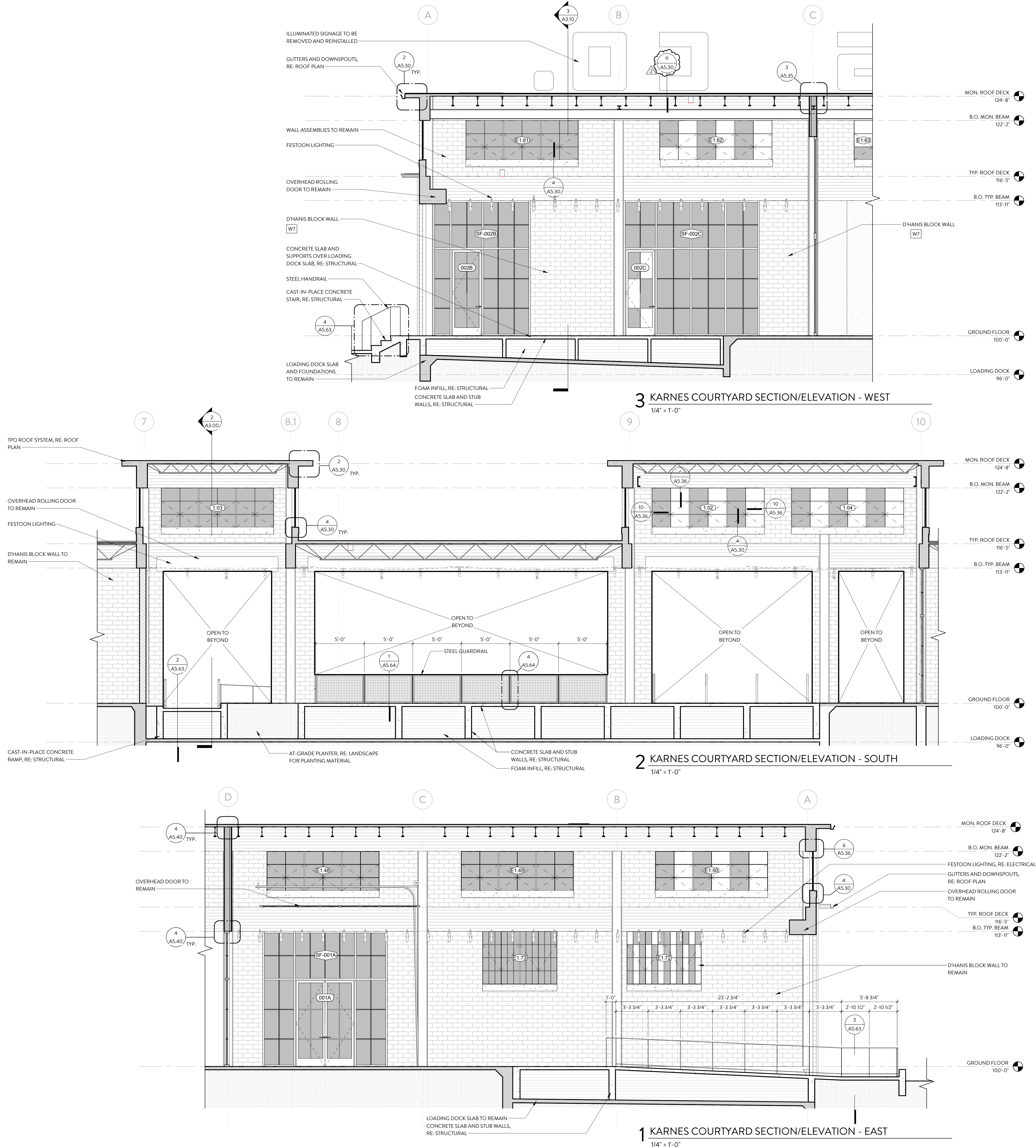


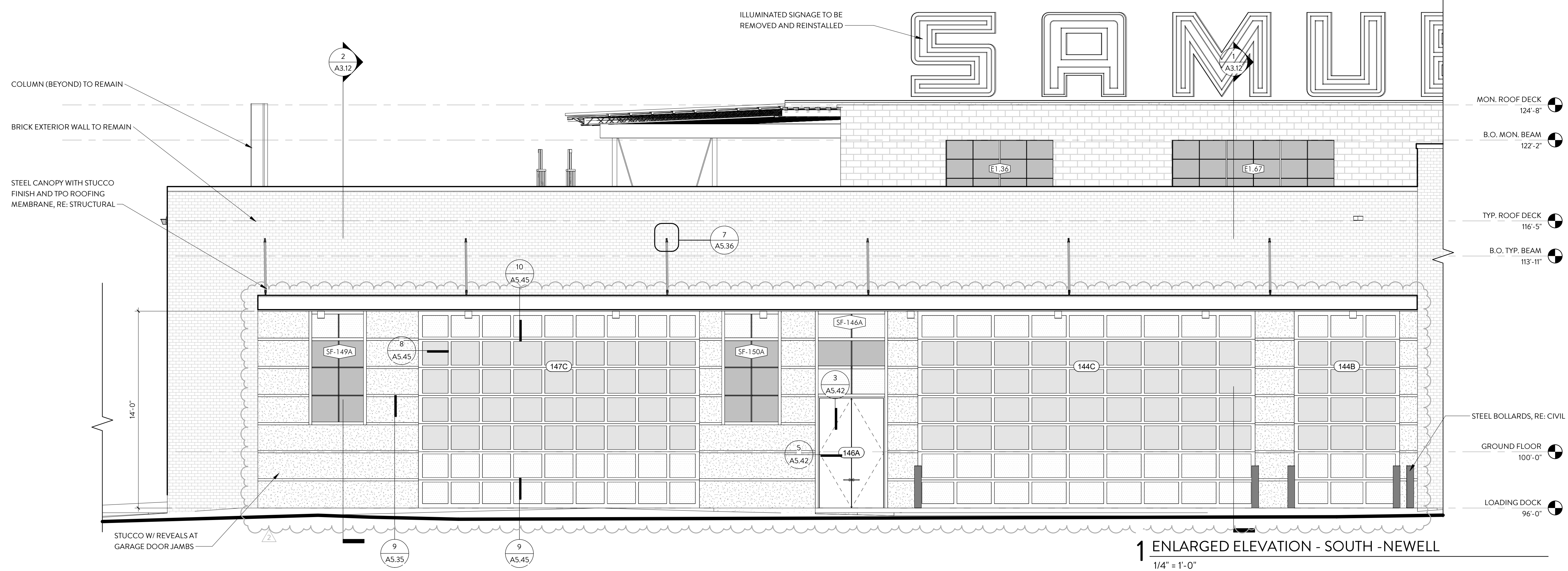
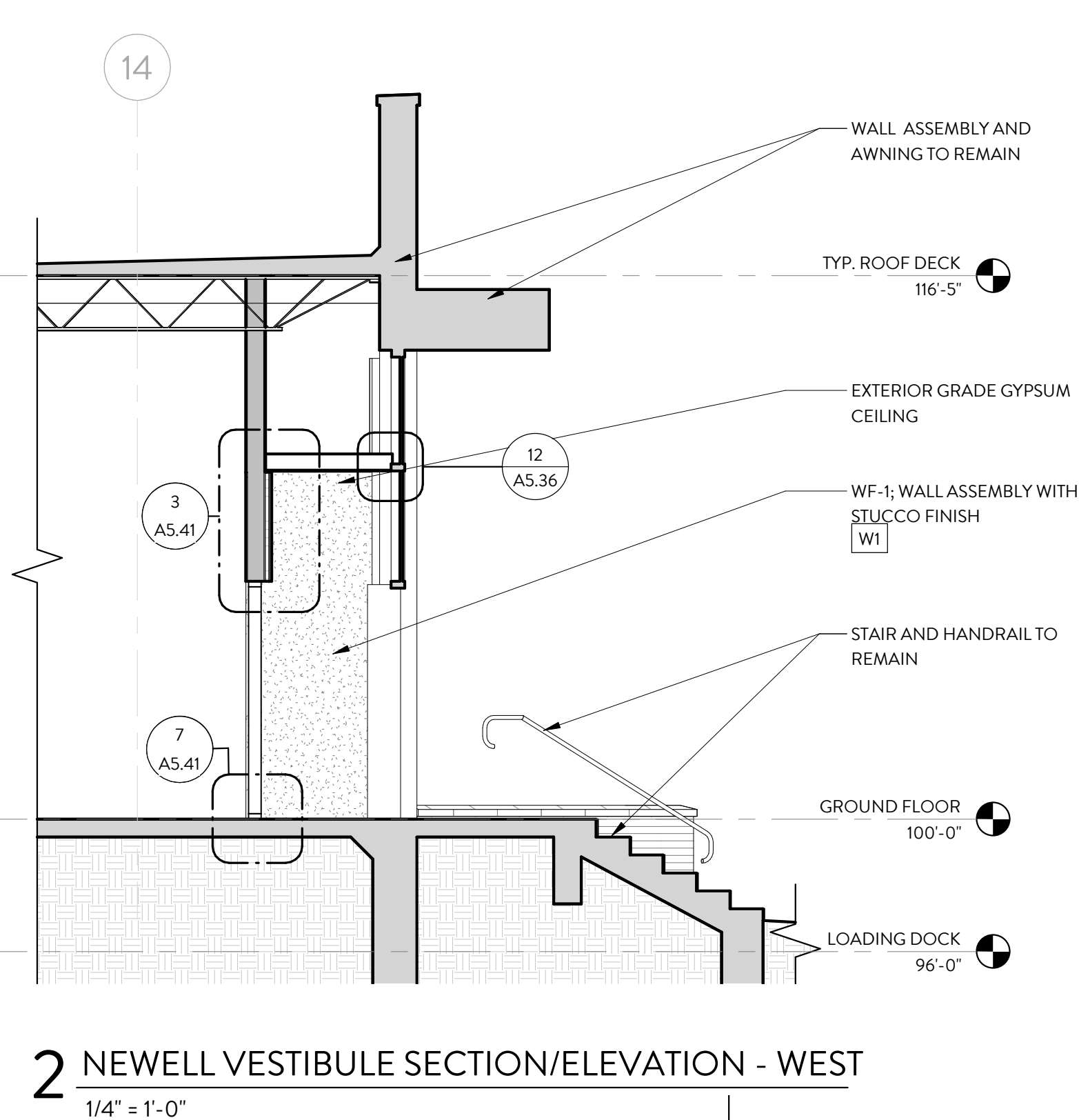
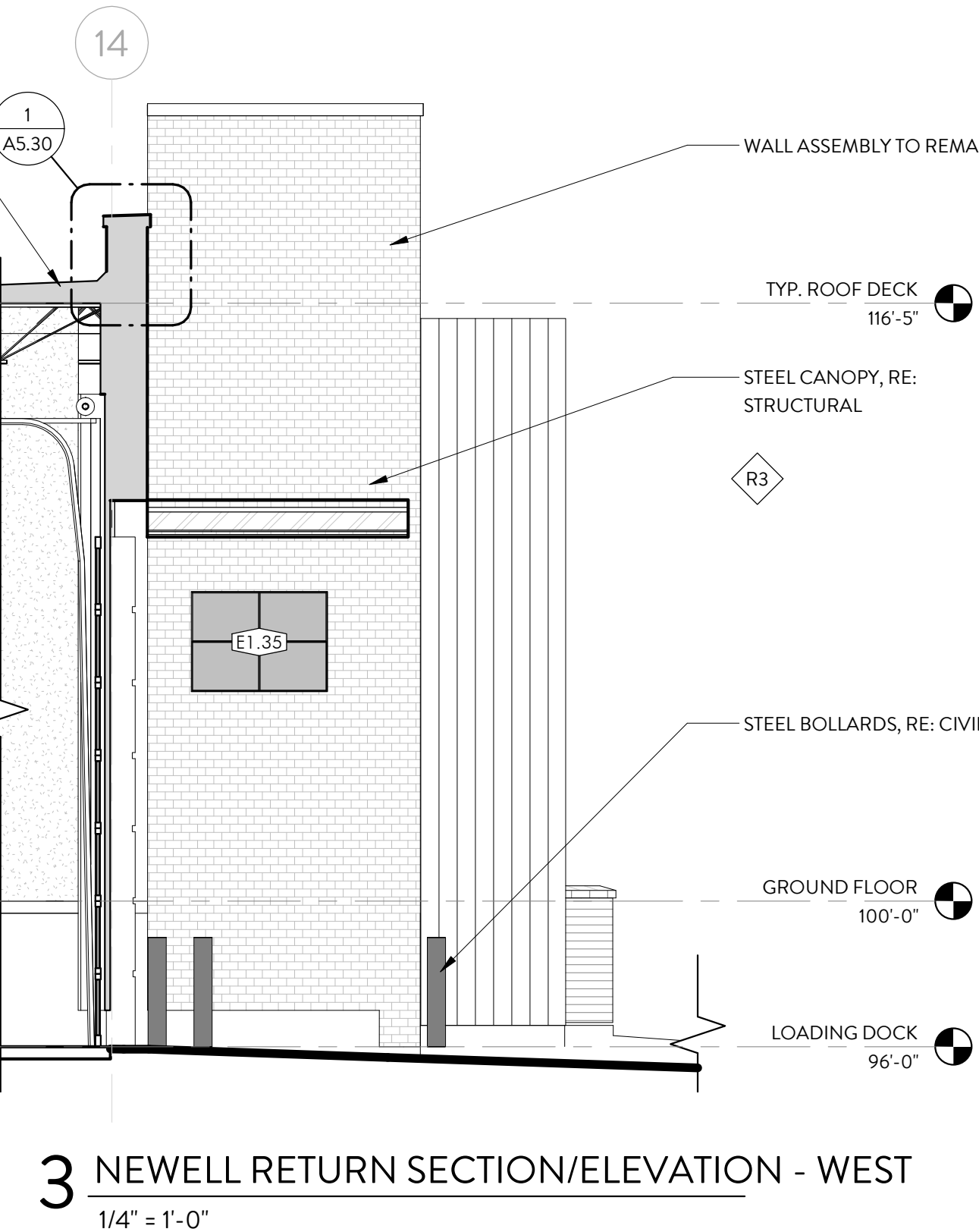
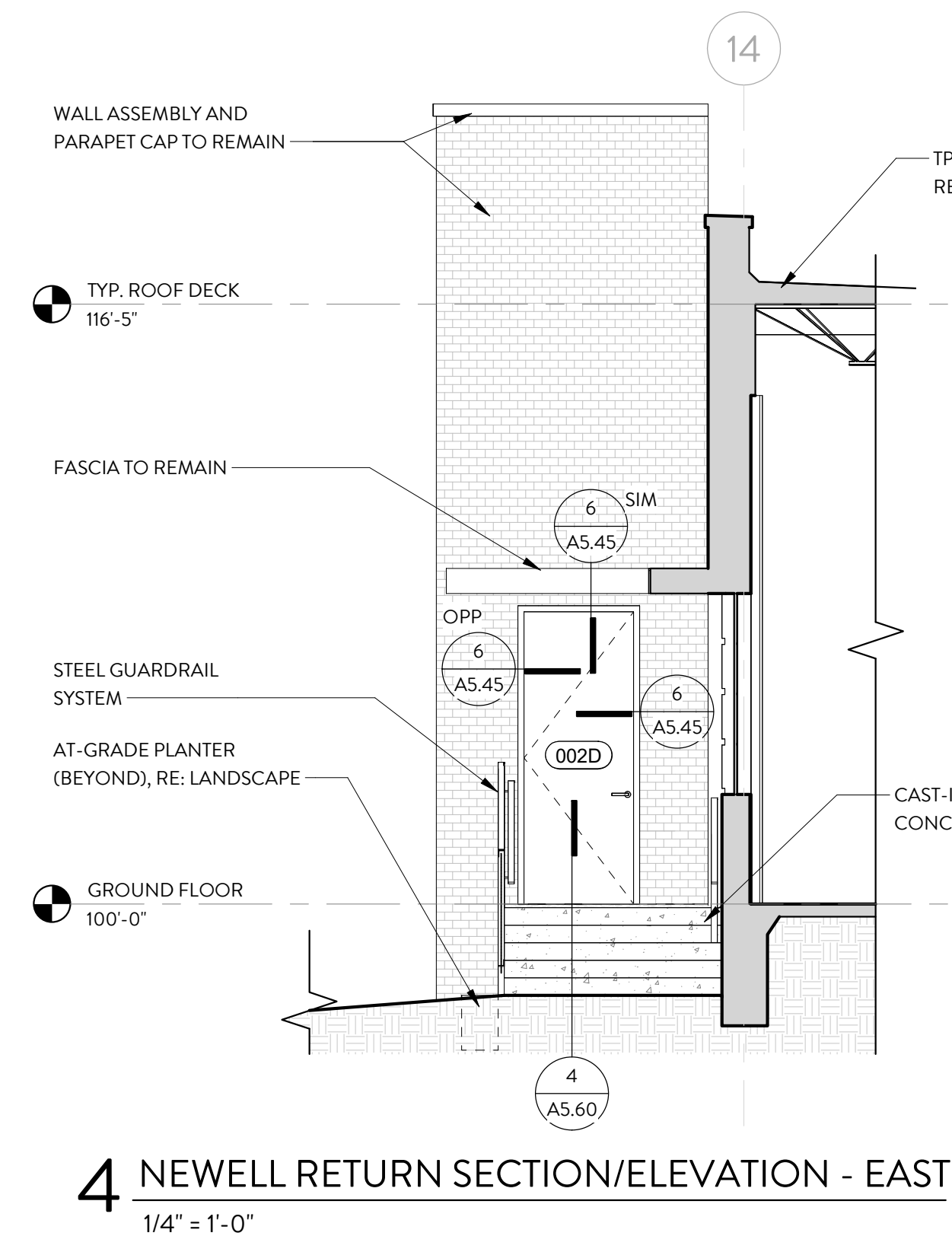
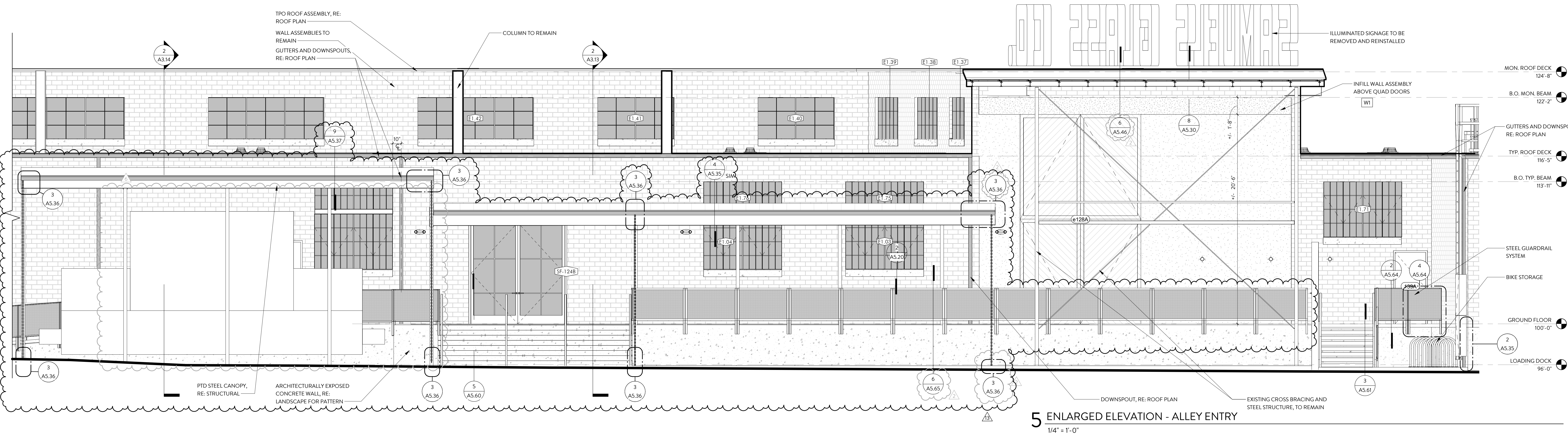
3 ENLARGED SECTION/ELEVATION - KARNES COURTYARD ENTRY
1/4" = 1'-0"



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











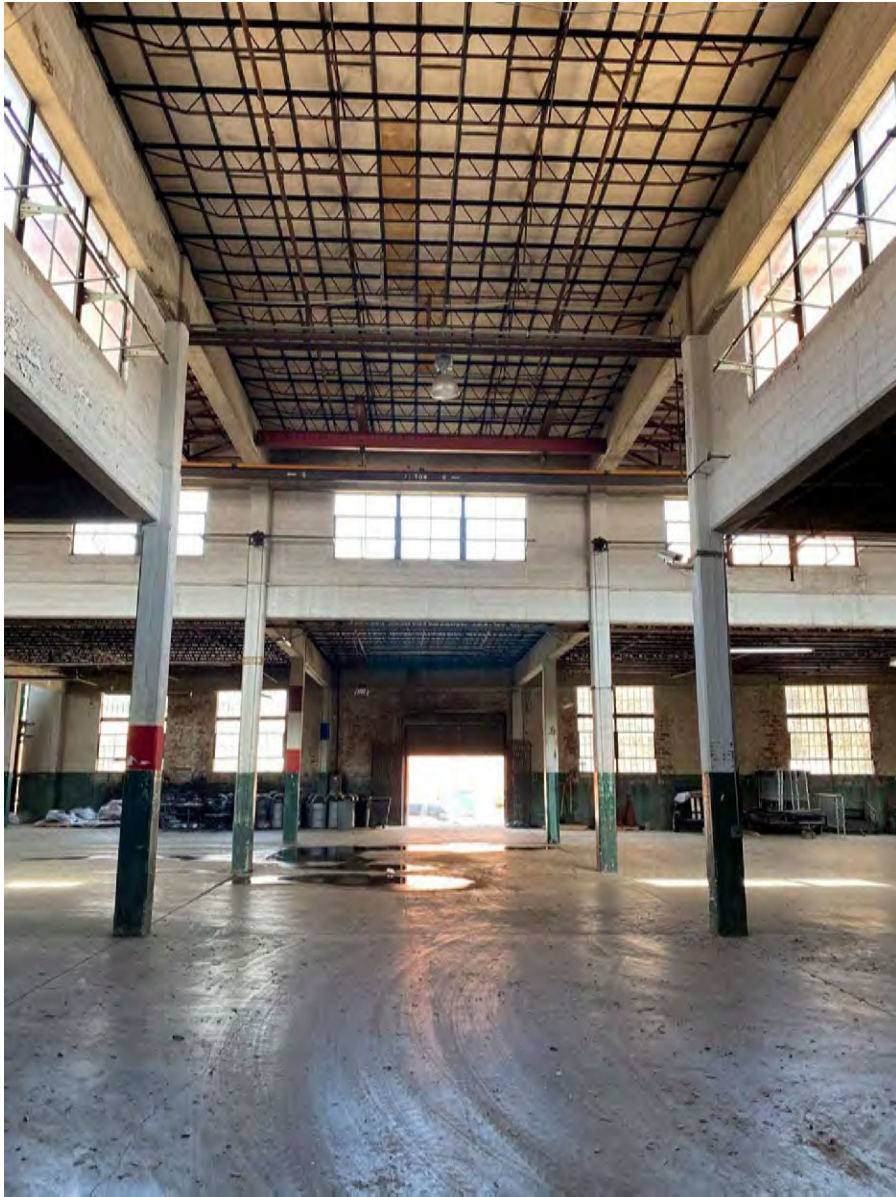












CLAYTON KORTE | INTERIOR, VIEW AT LIGHT MONITORS



SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021



CLAYTON KORTE | INTERIOR, VIEW AT LIGHT MONITORS

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SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

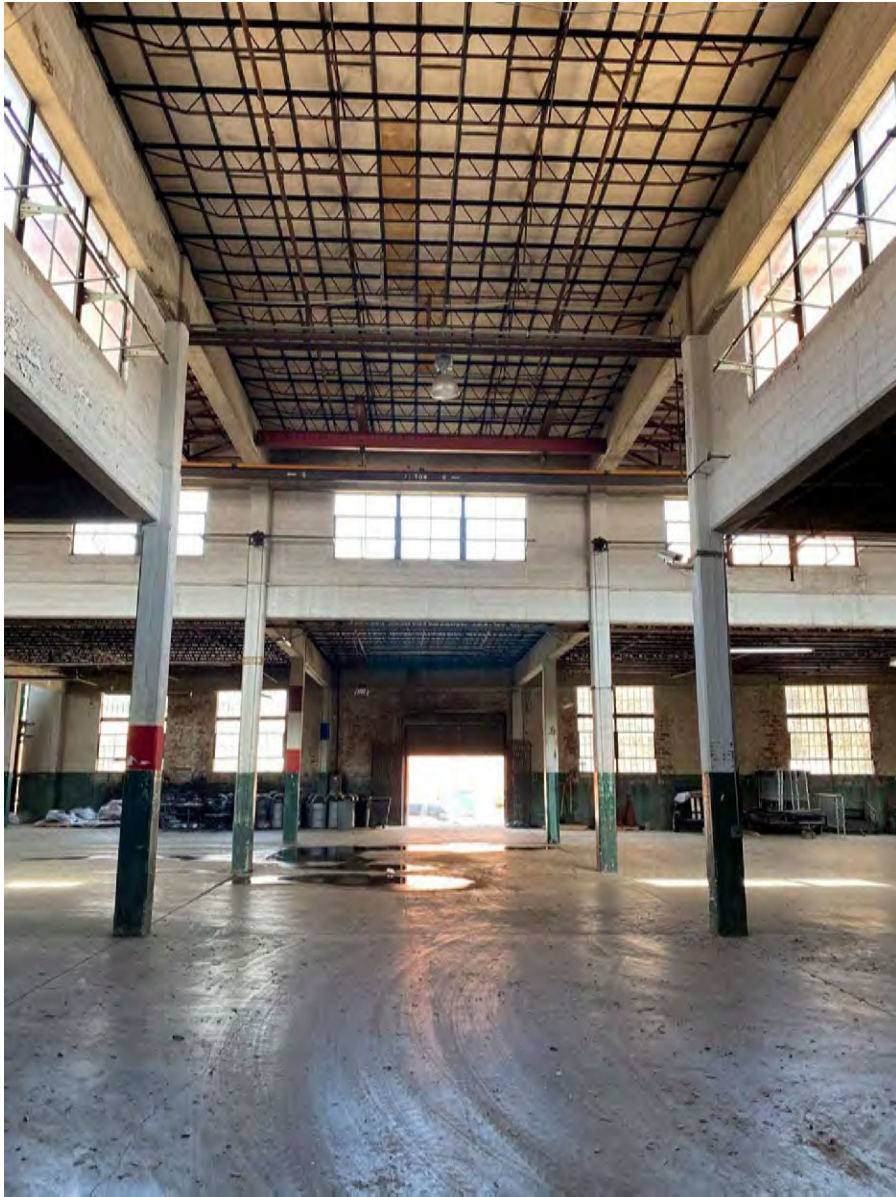
PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021











CLAYTON KORTE | INTERIOR, VIEW AT LIGHT MONITORS



SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021



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

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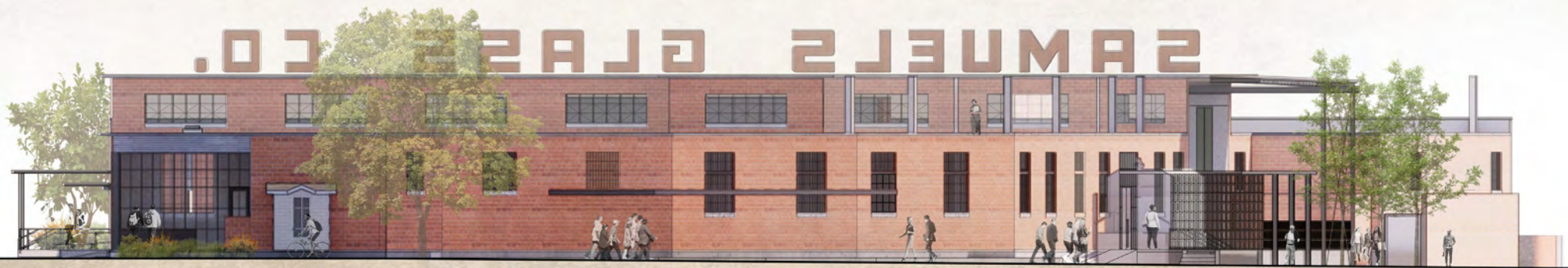




















ALUMINUM STOREFRONT

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

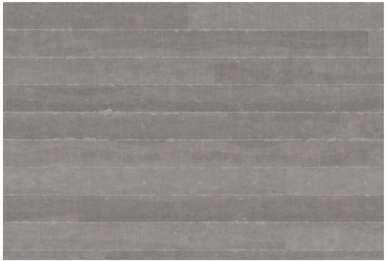
Color, finish TBD



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

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