

HISTORIC AND DESIGN REVIEW COMMISSION

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
ZONING: IDZ
CITY COUNCIL DIST.: 1
APPLICANT: Scott Francis, Rio Perla Properties, LP
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Historic landmark designation
CASE MANAGER: Jessica Anderson

REQUEST:

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

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to

be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
 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;**
 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;**
 7. **Its unique location or singular physical characteristics that make it an established or familiar visual feature.**

FINDINGS:

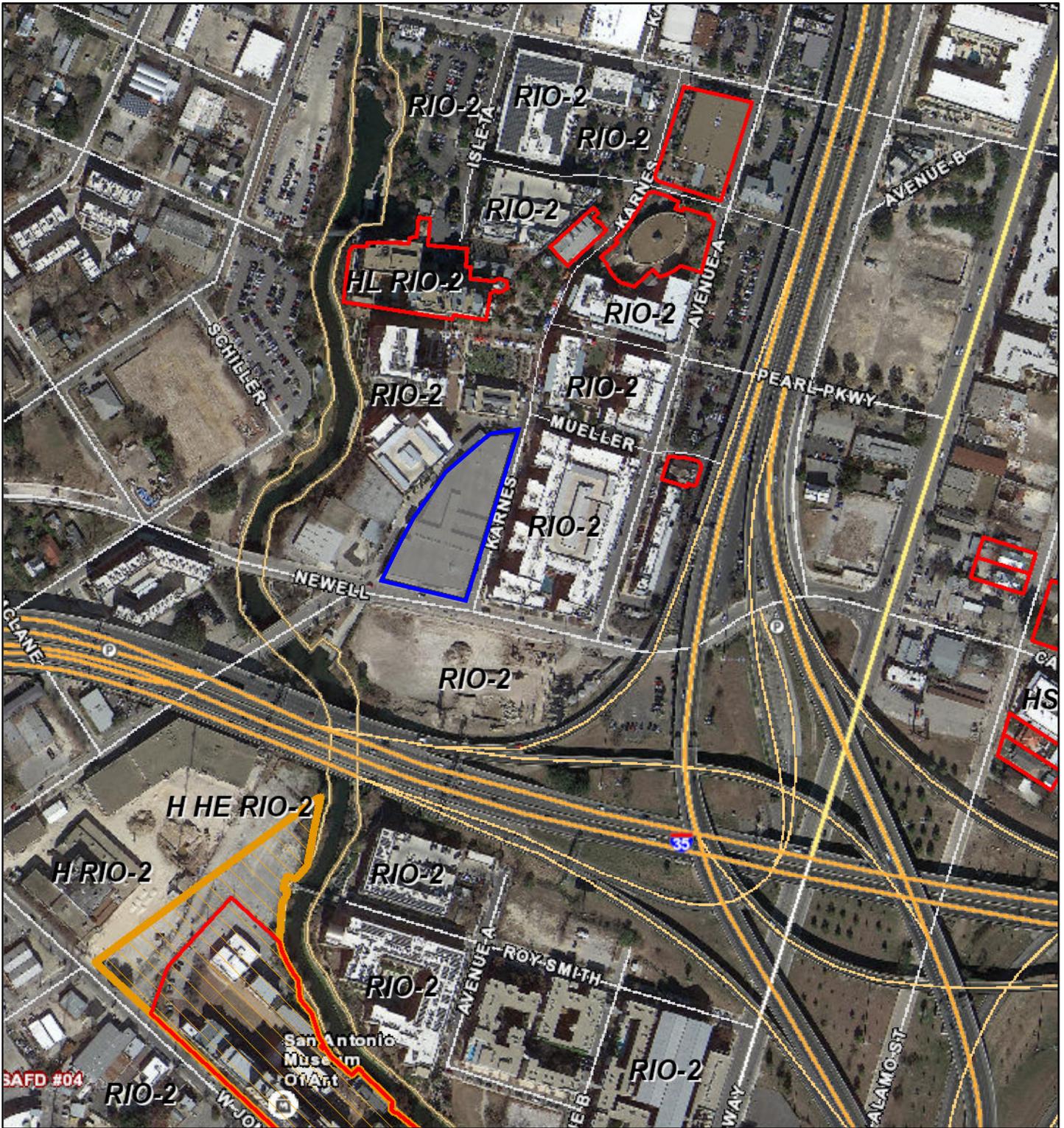
- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The property at 221 Newell St is a single-story Art Deco commercial structure built in 1948 and designed by Bartlett Cocke, Sr, for Samuel's Glass as the company's office and warehouse. It is located 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.

City of San Antonio One Stop



October 25, 2021

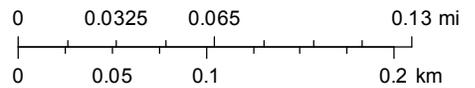
1:4,000

drawGraphics_poly

- User drawn polygons
- Historic Landmark Sites
- Historic Districts
- World Heritage Buffer

Zoning Overlay Label

- COSA City Limit Boundary



Bexar CAD

Property Search Results > 110709 RIO PERLA PROPERTIES LP for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	110709	Legal Description:	NCB 959 BLK LOT 25 THRU 32, S IRR PT OF LOT 33 THRU 39 & 40
Geographic ID:	00959-000-0250	Zoning:	IDZ
Type:	Real	Agent Code:	60001
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	221 NEWELL AVE SAN ANTONIO, TX 78215	Mapsco:	617A3
Neighborhood:	NBHD code10490	Map ID:	
Neighborhood CD:	10490		

Owner

Name:	RIO PERLA PROPERTIES LP	Owner ID:	76723
Mailing Address:	303 PEARL PKWY STE 300 SAN ANTONIO, TX 78215-1285	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: RIO PERLA PROPERTIES LP
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
SA031	San Antonio TIF #31 Midtown	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	50861.0 sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
320	STORAGE WAREHOUSE	C - A	BR	1950	45774.9
400	OFFICE	C - F	BR	1950	5086.1

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	1400.0

Improvement #3:	Commercial	State Code:	F1	Living Area:	sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LDK	Loading Dock	* - A		0	320.0

Improvement #4:	Commercial	State Code:	F1	Living Area:	sqft	Value: N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	2100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	MIX	Commercial Mixed Use	1.3930	60679.08	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$100	\$4,214,160	0	4,214,260	\$0	\$4,214,260
2020	\$100	\$4,214,160	0	4,214,260	\$0	\$4,214,260
2019	\$998	\$4,009,002	0	4,010,000	\$0	\$4,010,000
2018	\$1,000	\$3,822,780	0	3,823,780	\$0	\$3,823,780

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/9/2015	SWD	Special Warranty Deed	SAMUELS GLASS CO	RIO PERLA PROPERTIES LP	17176	0161	20150060885

2022 data current as of Oct 25 2021 1:18AM.

2021 and prior year data current as of Oct 8 2021 5:54AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Materials Submitted by Applicant

SAMUELS GLASS BUILDING – 221 Newell Avenue

City of San Antonio Historic Landmark Designation Application

DESIGNATION CRITERIA

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 (1). It is still owned by the same family and continues to operate throughout south Texas (2).

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 Office and Warehouse Building for Samuel's Glass Company was built in 1948. It was designed by San Antonio architect Bartlett Cocke, Sr., FAIA. Structural engineer was another San Antonian, W.E. Simpson, P.E. (3). Both Mr. Cocke (4) and Mr. Simpson (5) were prolific design professionals having designed and overseen 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.

The 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 weathered aluminum surrounding an aluminum (steel) 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 (pre-cast) 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, which occupies $\frac{3}{4}$ of the building, is clad in orange clay tile. On the east side of the building, there are three oversized overhead steel garage doors. 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 a north-south monitor that runs from the north side of the south monitor to 40 ft. beyond the north 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 for the Texas Transportation Company, an electric train owned and operated by the adjacent Pearl Brewery. A pair of large wood doors provide 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 hopper windows punctuate the orange clay tile. These windows have pre-cast concrete sills.

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. The building's public entry and office area front on Newell Avenue, a major east-west street. Having been built in 1948 and having no major alterations, it has been a landmark building in this originally industrial area just north of downtown San Antonio for over 70 years.

Sources:

1. 1920 and 1940 U.S. Census
2. Samuels Glass website – www.samuelsglass.com
3. Original construction documents for Office & Warehouse for Samuels Glass Co., dated 1948
4. The Handbook of Texas, Texas State Historical Association - <https://www.tshaonline.org/handbook/entries/cocke-bartlett>
5. Silo website - <https://silo.tips/download/willard-eastman-simpson-pe>

SAMUELS GLASS BUILDING – 221 Newell Avenue

City of San Antonio Historic Landmark Designation Application

ARCHITECTURAL DESCRIPTION

The Office and Warehouse Building for Samuel's Glass Company was built in 1948. The building was designed by San Antonio architect Bartlett Cocke, Sr., FAIA. Structural engineer was another San Antonian, W.E. Simpson, P.E.

The concrete frame 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. 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), an electric train owned and operated by the adjacent Pearl Brewery which ran between the brewery and the East side train yard.

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.

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The roof framing of the building consists of concrete beams and steel bar joists. The decking is gypsum planks. 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. The coal tar and gravel roof has had numerous patches of the life of the building.





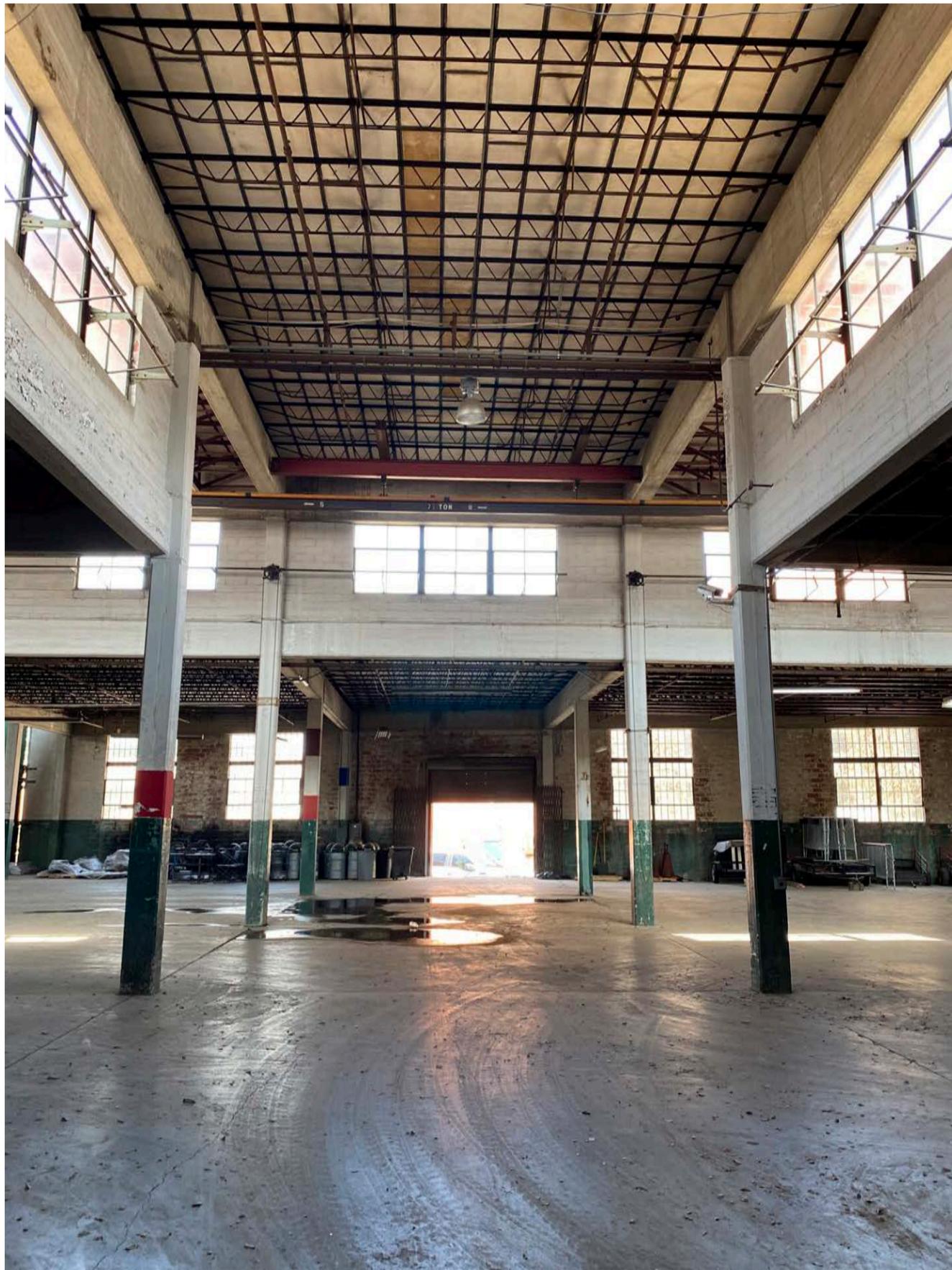












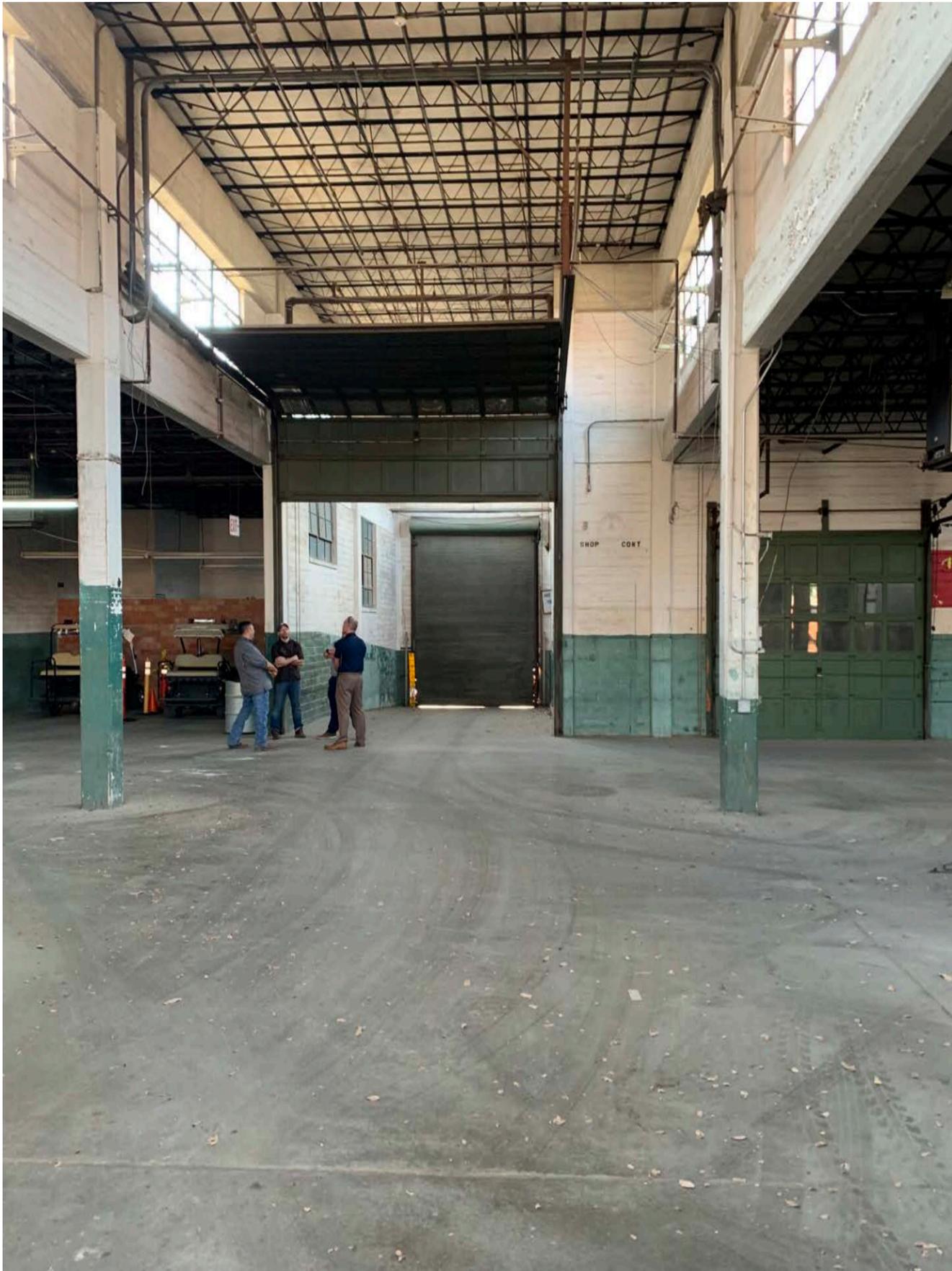
CLAYTON KORTE INTERIOR, VIEW AT LIGHT MONITORS



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









CLAYTON KORTE | INTERIOR, ADDITIONAL LOADING OFF OF KARNES STREET

SAMUELS GLASS BUILDING - EXISTING CONDITIONS PHOTOS

PRELIMINARY - NOT FOR CONSTRUCTION | OCTOBER 1, 2021







