



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 16, 2012

HDRC CASE NO: 2012-142

ADDRESS: 312 Pearl Parkway

LEGAL DESCRIPTION: NCB 14164 BLK 1 LOT N IRR 392.61' OF SE 827.25FT OF 1, NCB 959 LOT N IRR PT 25-27 & W IRR PT 33-40, P-100 (0.018) & P-101 (0.0048) & NCB 973 BLK 16 LOT 1 (0.164) TOTAL: 9.2882 AC

HISTORIC DISTRICT: RIO-2

APPLICANT: Jeffrey Fetzer, AIA 1138 E. Commerce

OWNER: Rio Perla Properties, LP

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Finding of Historic Significance for the Pearl Brewhouse.

RECOMMENDATION:

Staff recommends approval as submitted. The Pearl Brewhouse is an iconic and historic San Antonio structure and should be recognized as such as the area around the brewhouse is redeveloped and revitalized.

This recommendation is consistent with the criteria listed in UDC Section 35-607 Designation for Historic Districts and Landmarks:

COMMISSION ACTION:

Approved as submitted.

Shanon Peterson
Historic Preservation Officer

Z2014150

MEMORANDUM

Date 26 April 2012 Project Pearl Brewhouse

To CITY OF SAN ANTONIO OFFICE OF
HISTORIC PRESERVATION OFFICE

Project No. 78734
Reference
Historic Designation
Description

From Jeffrey Fetzer, AIA

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Pearl Brewhouse Historic Description

Pearl Brewery and its historic buildings have been a major architectural, industrial, and cultural part of San Antonio since 1883 when it was founded as the City Brewery on an 8 1/2 acre tract along the San Antonio River just west of River Avenue, today's Broadway.

The most significant building at the brewery was always the Brewhouse, as it currently stands as well as its smaller predecessor.

The Brewhouse at Pearl Brewery consists of six structures that were built over a span of 54 years and interconnected for brewing and fermenting beer. The facility was built on the banks of the San Antonio River and operated as a brewery until 1999.

The main Brewhouse, built in 1894 in the Second Empire style, was designed by Chicago architect August Maritzen to replace an earlier, smaller wood framed building built in 1883. It is constructed of load-bearing masonry walls, iron columns and beams, brick and concrete floors, and wood framed/decorative metal roofs. The yellow brick was pointed on the exterior with red mortar and plastered on the interior. The facades were highlighted by limestone arches and lintels at the doors and windows and a series of horizontal belt courses.

The Engine Room, built in 1895-96, housed the engines that operated the equipment throughout the Brewhouse. These engines were operated by the adjacent Boiler House, built in 1896. The Engine Room is organized in two sections. The section immediately adjacent to the Brewhouse on the north side is a two story structure constructed of load-bearing yellow brick/limestone walls, iron beams, brick and concrete floors, and a wood framed built-up roof. The exterior was detailed similarly to the Brewhouse with the red mortar and decorative limestone accents. The one story, double height section to the west of this is constructed of load-bearing brick walls and a wood framed built-up roof.

Cellar 6, built in 1896 immediately to the west of the main Brewhouse, was also designed in the Second Empire style by August Maritzen. It is constructed of load-bearing yellow brick/limestone walls, concrete columns, iron beams, brick and concrete floors, and wood framed/decorative metal roofs. Detailing of the south or main facade is reminiscent of the Brewhouse but much simpler with smaller openings, as it was basically a refrigerated building.

Cellars A, B, and C along with Filtration, Distribution and the Brewmaster's Office were built in 1939 at the west end of this complex adjacent to the River. The one story buildings have concrete frames with yellow brick and clay tile walls, large steel trusses spanned the buildings and supports a gypsum plank, built-up roof system. The facades have spare details

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1138 East Commerce Street
San Antonio, Texas 78205
210/226-1246
210/226-6482 (FAX)

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and minimal fenestration. The north walls of these nondescript additions are scheduled to be demolished as part of the redevelopment of the Brewhouse as the Pearl Hotel.

Cellar 7, built in 1948, was also designed by Leo M. J. Dielman. It replaced an earlier cellar that was between Cellar 6 and Cellars A,B,C and D. The form and detailing of this structure is much simpler than the Brewhouse and Cellar 6. Exterior details are minimal, as it was a refrigerated warehouse. The cast-in-place concrete frame supports multi-wythe brick and clay tile walls, cast in place board-formed concrete floors, and a concrete deck that supports a built-up roof.

Cellar 'J', built in 1948, was designed by San Antonio architect Leo M. J. Dielman. Located immediately to the north of Cellars A,B and C, the one story buildings has a concrete frame with brick and clay tile walls, large steel trusses spanned the buildings and supports a gypsum plank, built-up roof system. The facades have spare details and no fenestration. This nondescript addition is scheduled to be demolished as part of the redevelopment of the Brewhouse as the Pearl Hotel.

For additional historical and architectural information, refer to the Pearl Brewery Historic Buildings Preliminary Report, July 22, 2002. A copy of that report is submitted with this application.

cc: File

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