HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 10

HDRC CASE NO:	**2016-204**
ADDRESS:	136 E GRAYSON ST (Formerly 312 Pearl Parkway)
LEGAL DESCRIPTION:	NCB 14164 (PEARL BREWERY DEV UT-2), BLOCK 1 LOT 15
ZONING:	IDZ HL RIO-2
CITY COUNCIL DIST.:	1
LANDMARK:	Null
APPLICANT:	Jeffrey Fetzer, AIA
OWNER:	Pearl BH Hospitality, LLC
TYPE OF WORK:	Historic Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 136 E Grayson (formerly 312 Pearl Parkway).

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications
(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:

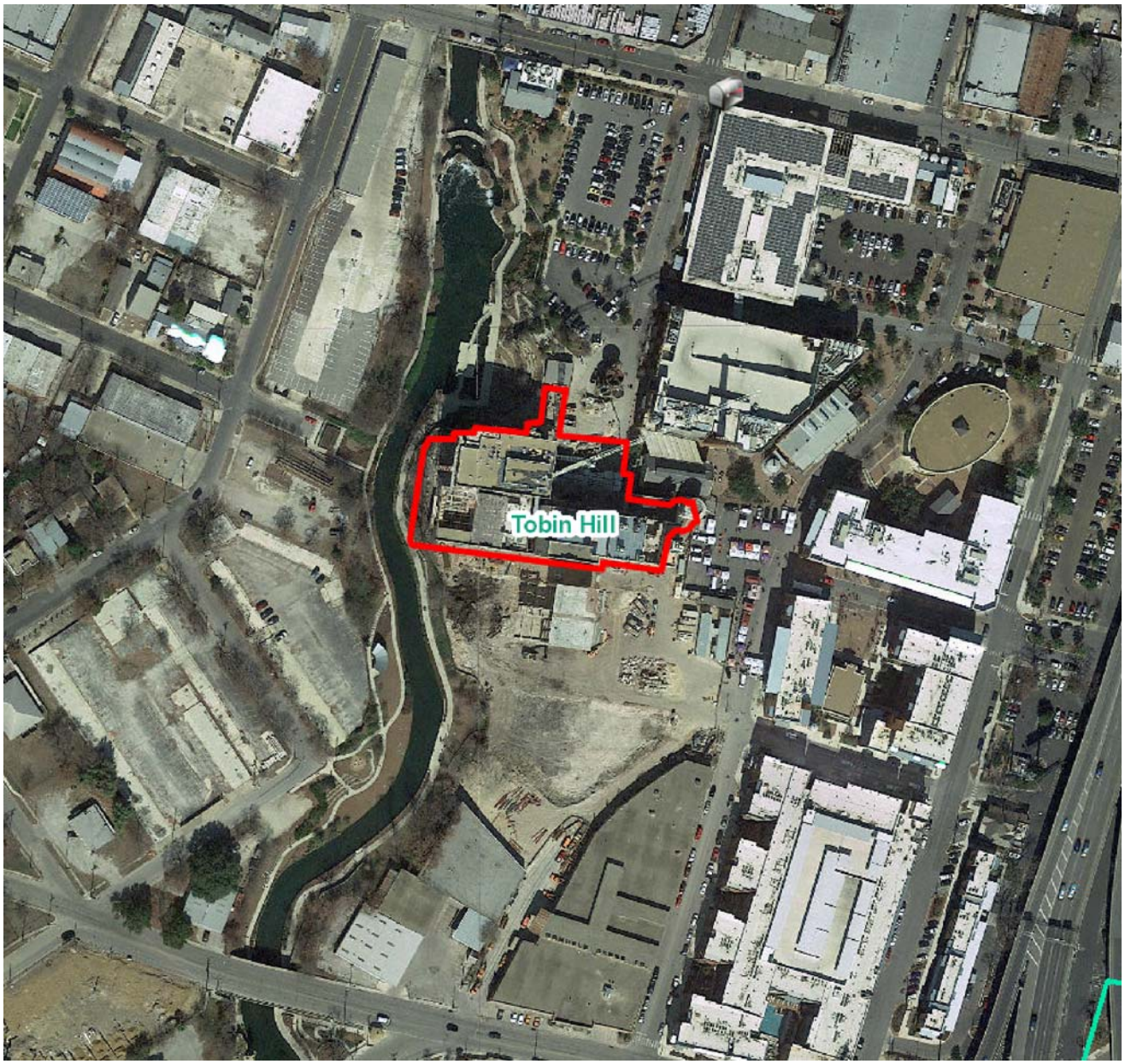
a. This property received Historic Tax Certification on August 15, 2012.
b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



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Flex Viewer

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Printed:Jun 02, 2016

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E Grayson St
E Locust St
E Euclid Ave
E Elmira St
E Myrtle St
Green Vegetarian Cuisine
Emma Koehler
Emma Koehler
136 E Grayson St
Pearl Brewery
Bakery Lorraine
Pearl Pkwy
Cured
Schiller St
Avenue A
Mueller St
The Granary
'Cue & Brew

Office of Historic Preservation - Tax Certification Form

City of San Antonio

Pearl Brew House Submittal – July 2012

Documentation Required:

1. One set of complete plans for restoration and rehabilitation
    a. See attached

2. Statement of Expected costs of improvements
    a. 2012 Lot 1 / Block 1 BCAD Valuation (Account # 14164-001-0010)

Land Value of Lot 1 / Block 1	= $5,664,320
Area of Lot 1, Block 1	= 404,594 sf
Land Value per square foot	= $14.00
Area of Subject Property (to be replatted)	= 55,539 sf
Land Value per square foot	= $14
Land Value of Subject Property	= $777,546
Improvement Value of Subject Property	= $1,000

Restoration Cost of 30% of Improved Value:

Restoration	Expense
Exterior Masonry Work of Subject Property	$234,000

3. The projected time schedule for restoration/rehabilitation

Construction Start:	Fall 2012
Construction Duration:	20 months
Construction Completion:	Spring 2014

HOTEL
EMMA