

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-418
ADDRESS: 600 LONE STAR BLVD
LEGAL DESCRIPTION: NCB A-17 BLK LOT E IRR 942.92 FT OF 17
ZONING: IDZ H RIO-4
CITY COUNCIL DIST.: 5
DISTRICT: Mission Historic District
APPLICANT: Adam Schneider/Aqualand Development
OWNER: Lone Star Brewery Development, Inc.
TYPE OF WORK: Conceptual approval of the redevelopment of the Lone Star Brewery
REQUEST:

The applicant is requesting conceptual approval for the redevelopment of the Lone Star Brewery located at 600 Lone Star Boulevard. At this time, the applicant is requesting conceptual approval to:

1. Demolish portions of the Cannery Building including non-historic warehouse space and office space.
2. Demolish portions of the Brewery Building including truck storage, the garage and loading dock area, noted as Buildings 7, 31 and 32 in the demolition exhibits.
3. Demolish six smaller accessory structures.
4. Rehabilitate and redevelop the Brewery Building.
5. Rehabilitate and redevelop the Cannery Building.
6. Perform modifications to the existing lake, pool and bleacher building.
7. Reconstruct the truck storage building.
8. Construct five parking structures.
9. Construct a cinema, three multi-family residential structures, a hotel and restaurant space.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement

windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.

ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

i. Character-defining features—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal facade of the original structure in terms of their scale and mass.

v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop

additions to no more than 40 percent of the height of original structure.

ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

- Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the

new structure.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

UDC Sec. 35-673. - Site Design Standards. (c) Topography and Drainage. (4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

UDC Sec. 35-680. - Demolition of Historic Features in the Riverwalk Overlay Districts. (c) Topography and Drainage. (a) Other Items of Historic or Archaeological Interest. No certificate shall be issued for demolition of such historic and archaeological features dating from Spanish Colonial times including but not limited to acequias, dams, aqueducts, old mills, trailways, and other river related features or similar items.

FINDINGS:

- a. The applicant has proposed to redevelop the Lone Star Brewery through the rehabilitation and reuse of both the Brewery and Cannery Buildings. Within the proposed redevelopment, the applicant has proposed partial demolition, reconstruction, new construction and the rehabilitation of many of the structures on site. At this time, the applicant is requesting conceptual approval of the listed scope of work.
- b. In an October 2011, recommendation, Office of Historic Preservation staff found that buildings 1,3,4,5,6,17,18,20,21,32,35,38, the entrance drive tree canopy and the railspur should be retained or incorporated into a proposed redevelopment in some way. This recommendation and related exhibits are included in this recommendation.
- c. The current proposed redevelopment was originally heard by the Design Review Committee on August 11, 2015. At that meeting, committee members asked questions regarding the preservation of the existing lake/pool and provided recommendations regarding materials and the overall design and branding of the proposed new structures.
- d. This request was reviewed a second time by the Design Review Committee on July 12, 2016, where committee members asked questions regarding the proposed use for each existing structure, how parking would be organized, screening of the parking garages and the existing collection tanks. Committee members also commented on the creation of new window openings being appropriate and that the juxtaposition of the historic and proposed new construction was appropriate.
- e. **PARTIAL DEMOLITION** – At this time, the applicant has proposed to partially demolish portions of the Cannery Building, located west of the Brewery Building. Along the west property line, the applicant has proposed to demolish a portion of the warehouse constructed circa 1970 to facilitate vehicular access to the rear of the site. Along Lone Star Boulevard, the applicant has proposed to demolish the one story office structure that is located between the surface parking lot adjacent to Lone Star Boulevard and the two story portion of the Canner Building. Both of these structures were constructed in the 1970's and do not hold historic significance that relates to the Brewery. Staff finds the proposed demolition of both of these structures appropriate.
- f. **PARTIAL DEMOLITION** – In addition to partial demolition at the Cannery Building, the applicant has also proposed to partially demolish portions of the Brewery Building including truck storage, an existing garage and loading docks. These structures are located at the rear of the Brewery Building with the exception of building 7, which is located along Lone Star Boulevard. Building 31 was constructed circa 1965, exhibits low architectural

integrity and is eligible for demolition. Staff finds the applicant's request to demolish buildings 7 and 31 appropriate.

- g. **PARTIAL DEMOLITION** – Regarding the demolition of structure 32, elements of significance include an interior mural which depicts many architectural and cultural icons of San Antonio in the form of a timeline. The addition itself was constructed circa 1950. Modifications to this structure have occurred in the past including the removal of the west wall and modification to the mural including the majority of it being painted over. Staff finds the demolition of this structure appropriate.
- h. **BREWERY BUILDING** – The applicant has proposed many rehabilitative scopes of work to the existing Brewery Building. The proposed work includes the replacement of existing metal windows with new metal windows, the installation of roll down doors on the west façade, the restoration of the existing, historic signage, the addition shade canopies on the west façade, the creation of new façade openings and the installation of new storefront systems on the north façade, the creation of new window openings on the east and west facades, the installation of metal screening, the repair of existing façade materials, painting, the installation of reclaimed brick for new exterior walls, the repair of the existing pedestrian bridge. Staff finds that the proposed scope of work is complementary to the industrial architecture that is original to the historic structure. Additionally, the creation of new façade openings is in keeping with the architectural character of the structures and does not present a negative design element. The applicant has proposed to retain and rehabilitate the existing silos.
- i. **CANNERY BUILDING** – Similar to the Brewery Building, the applicant has proposed to perform rehabilitative efforts to the Cannery Building. Within this scope of work, the applicant has proposed to maintain and restore the existing conveyor bridge for pedestrian traffic, maintain the existing loading dock canopy, repair the existing sidewalk and repair the existing façade materials. The applicant has proposed to create new façade openings for windows and storefront systems, install painted building signage, install steel canopies with mesh panels and install a grand entry stair. Staff finds that the applicant's proposed modifications are in keeping with the industrial character of the Cannery Building and are appropriate.
- j. **LAKE** – To the east of the Brewery Building, the applicant has proposed to repurpose the existing lake. The general shape of the lake will be maintained; however, the applicant will modify the area of the lake which holds water as well as modify the lake's depth. The applicant has proposed to incorporate plantings that are native to San Antonio. Staff finds the applicant's proposal appropriate; however, staff recommends the applicant install a design feature which clearly shows the lake's original shape.
- k. **POOL** – The applicant has proposed to remove the existing swimming pool to the east of the lake and repurpose this location as a grand lawn that will serve as seating for an amphitheater. The applicant has proposed to maintain the existing shape and dimensions of the pool. Staff finds this proposal appropriate.
- l. **BLEACHER BUILDING** – The applicant has proposed to restore the existing bleacher building to serve as an entrance point into the brewery from the Mission Reach of the San Antonio River Walk.
- m. **PARKING STRUCTURES** – The applicant has proposed to located five parking structures throughout the development. The applicant has noted that each parking structure will be wrapped with residential or retail space to some extent. At this time the applicant has not provided detailed elevations of the parking structures; however, staff recommends the applicant incorporate appropriate architectural screening methods for any portions of the proposed parking structures that will not be wrapped by retail or residential space. Each structure will need to be reviewed by Office of Historic Preservation staff and approved by the Historic and Design Review Commission prior to the issuance of a foundation or building permit. The proposed new construction is to comply with all Unified Development Code design standards.
- n. **SURFACE PARKING** – The applicant has noted that to the south of the location of the proposed future hotel, a surface parking lot will be constructed to accommodate 136 vehicles. While the final design for this parking lot nor associated landscaping elements has not been provided, staff recommends the applicant buffer the proposed parking lot with landscaping appropriate landscaping elements.
- o. **NEW CONSTRUCTION** – The applicant has noted the locations of various new structures including a cinema, three multi-family residential structures, a hotel and a restaurant. Staff finds the proposed locations of each structure appropriate. Each structure will need to be reviewed by Office of Historic Preservation staff and approved by the Historic and Design Review Commission prior to the issuance of a foundation or building permit. The proposed new construction is to comply with all Unified Development Code design standards.
- p. **SIGNAGE MASTER PLAN** – Given the amount of retail and residential space proposed, the applicant should develop a master signage plan to be reviewed by the Office of Historic Preservation and approved by the Historic and Design Review Commission prior to the installation of signage.
- q. **SAN ANTONIO RIVER AUTHORITY COORDINATION** – Per the UDC Section 35-673 (c)(8), this proposed development and associated new construction shall coordinate with the San Antonio River Authority regarding

landscaping and maintenance boundaries and storm water control measures as required in sections 35-672, 35-673, and 35-678.

- r. **ARCHAEOLOGY** – The property is within the River Improvement Overlay District, the local Mission Historic District, and the Mission Parkway National Register of Historic Places District. In addition, the property is traversed by the Principal or San Pedro Acequia. Furthermore, previously recorded archaeological 41BX1665 and 41BX278 are in close proximity to the property, as well. Therefore, archaeological investigations shall be required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning the archaeological investigation.

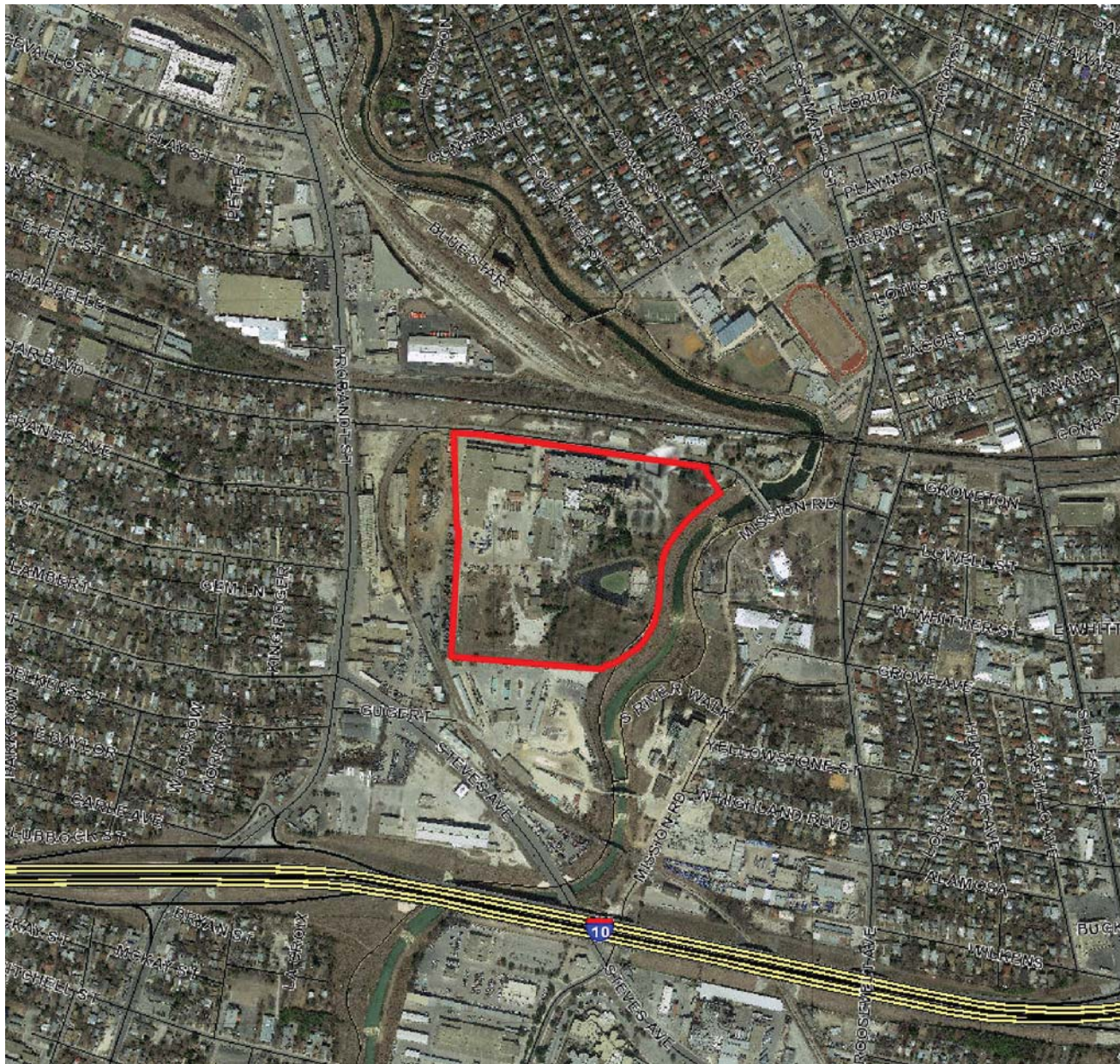
RECOMMENDATION:

Staff recommends conceptual approval with the following stipulations:

- i. That the applicant incorporate a design feature into the proposed new lake design which clearly shows the lake's original shape.
- ii. That the applicant coordinate with the San Antonio River Authority regarding landscaping and maintenance boundaries and storm water control measures.
- iii. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Office of Historic Preservation Staff Recommendations
Lone Star Brewery
October 2011

Background:

The earliest buildings of the brewery complex were constructed in 1933 for the Sabinas Brewing Company, Inc. In 1939 the company changed hands and reopened as the Champion Brewing Company. The complex changed ownership again in late 1939 and reopened as the Lone Star Brewing Company in 1940. Over the next three decades as the Lone Star Brewery the complex expanded rapidly. The complex remained in operation as the Lone Star Brewery until a series of acquisitions by other brewing companies in the late 1970s, '80s, and '90s. In 1996 operations at the site began to be phased out. Further research is needed for a complete timeline of the site and is beyond the scope of this report.

The Lone Star Brewery Site Survey conducted by Office of Historic Preservation staff in October 2011 focused on photo-documenting the existing buildings and making recommendations on the contributing status of the individual structures to the integrity of the historic complex. As a former industrial site, the Lone Star Brewery complex remains an established visual feature along the San Antonio River and Lone Star Boulevard. Both the vertical height and massing of the industrial structures are significant and reflect both the development of the complex over time and the former industrial functions of the buildings when they served as the Lone Star Brewery. Removal of certain buildings within the complex (those not recommended by OHP staff to be retained) would not adversely affect the integrity of the complex. The buildings listed below are the integral components of the complex that have retained integrity, reflect the timeline of development of the site, and if retained, would continue to convey the history and industrial association of the property.

Buildings recommended by OHP staff to be retained or incorporated in some way:

Building 1
Building 3
Building 4
Building 5
Building 6 (the four earlier silos)
Building 17
Building 18
Building 20
Building 21
Building 32 (mural)
Building 35 (smokestack)
Building 38 (lake/pool)
Entrance drive of trees/grounds
Railspur

Summary:

Buildings 1, 3, 4, 5, 17, and 18 create a wall of buildings along the rail spur location that nicely documents the development of the brewery over time. This is important to the history of the site

and should be retained along with some incorporation or interpretation of the rail spur itself. Some of the building that are completely enclosed with other buildings except the façade such as 17 and 18 could be altered or reconfigured as only the façades are visible. The earliest original core buildings should be retained and rehabilitated. The silos and stack should also be retained.

Buildings 20 and 21 should be considered for incorporation and reuse. They contribute to the overall history of the site and are large spaces that can be easily adapted for other use.

Every effort should be made to retain the mural Building 32. The building itself is not particularly significant but the mural should be incorporated.

The entrance drive trees should be retained as possible to enhance the site and its interpretation.

Staff understands that retaining the lake feature is infeasible given its size and location but recommends that interpretation be done to demonstrate in the site design the location of the lake (through a change in hardscape or landscape or some other method to be worked out later). Consideration should also be given to incorporating the pool and related features or portions thereof as the project further develops.

Building 1:

- part of original Sabinas Brewery complex of 1933
- retains integrity of design, materials and workmanship
 - chevron details at top of pilasters
 - brick cladding on first floor exterior
- fifth floor addition added prior to 1953 (ca. 1949) with simplified version of original detailing
- significant as one of the core buildings of the original brewing complex and for its architectural detail

Building 3:

- part of the original Sabinas Brewery complex of 1933
- retains integrity of design, materials and workmanship:
 - original Art Deco chevron elements and pilasters
 - brick cladding on first floor exterior
 - blue and yellow chevron pattern below windows (possibly tile)
 - many original steel awning windows intact
 - decorative brick detailing over windows
- significant as one of the core buildings of the original brewing complex and for its architectural detail

Building 4:

- an early addition to the original Sabinas Brewery complex constructed in 1949
- retains integrity of design, materials and workmanship (consistent and in keeping with design of original 1933 brewery building (Building 3)
 - Art Deco chevron elements and pilaster

- brick detailing on first floor exterior
- many steel awning windows intact
- significant as an early addition to the core buildings of the original complex

Building 5:

- an early addition constructed in 1949 and integrally connected to Building 4 by an upper-story hyphen
- minimal stepped parapet detailing at roofline
- not as architecturally significant as the earlier Buildings 1, 3, and 4, but reflects the utilitarian industrial nature of the complex
- significant for its contribution to the overall vertical massing of the earliest part of the site and reflects the linear development pattern of the complex

Building 6: (grouping of four earlier silos)

- grouping of four silos constructed after 1951 (excluding the other two towers that were added later)
- significant as lasting vestiges of the former industrial nature of the complex
- contributes to the overall vertical massing of the earliest part of the site and reflects the linear development pattern of the complex

Building 17 (façade):

- an early Lone Star Brewery addition constructed by 1940
- retains integrity of design, materials, and workmanship
 - retains second-story steel awning windows on north elevation
 - original brick cladding on first floor exterior
 - second floor addition added sometime after 1953
 - reflects the linear development pattern of the brewery as it expanded in the mid 20th century

Building 18 (facades/corner):

- an addition to the Lone Star Brewery complex constructed ca. 1951
- streamlined utilitarian exterior with single course brick detail at parapet and structural pilasters reflects industrial nature of complex
- third floor added after 1963
- retains integrity of design, materials, and workmanship
- provides an anchor at the west end of the complex for the linear development of site

Building 20:

- single-story garage/loading dock formerly constructed in 1949
- originally detached from other buildings on complex but has been connected through a later addition
- retains integrity of design, materials, and workmanship
 - metal clerestory windows in roof
 - brick water table on façade

- significant as a low-scale outbuilding within the brewery complex that originally served a separate function from the heavier industrial operations of the primary brewery buildings

Building 21:

- single-story garage/loading dock formerly constructed in 1949
- retains integrity of design, materials, and workmanship
 - steel awning window frames largely intact (much glass broken)
 - wooden garage doors
 - minimal stepped parapet
- significant (with Building 20) as a low-scale outbuilding within the brewery complex that originally served a separate function from the heavier industrial operations of the primary brewery buildings

Building 32: (recommend retention of mural along exterior wall only)

- mural is an artistic reflection of the history of San Antonio
- significant for its association with the former Hall of Horns complex

Building 35: (smokestack)

- an integral part of the complex constructed by 1951
- represents a highly visible “landmark” identifying the site
- significant for its association with the former industrial use of the complex

Building 38: (lake/pool)

- an integral part of the landscape of the complex since the late 1940s
- lake was constructed as early as 1949 based on historic photos
- swimming pool was incorporated into lake prior to 1952
- according to newspaper article and historic photos pool featured “Aquacade” (synchronized swimming) performances from 1952-56; and swimming and diving competitions
- significant for its lengthy association with the Lone Star Brewing Company complex and its function as a community social/recreation site

Entrance drive of trees/grounds and rail spur:

- corridor of trees is significant as part of the natural landscape of the site and lined the public entrance to the parking lot and Hall of Horns
- rail spur at east side of complex is a significant representation of the site’s former association with the brewing industry and transportation (distribution)

Building 7

One-story white stucco office structure.

Part of most recent additions to complex. Building does not appear on Sanborns. Does not appear in photo dated 1963.

Perforated CMU screen wall on north and south elevations.

Stepped parapet detail (wider version).

Painted Lone Star Brewery signage on east elevation.



Building 7 north elevation looking southeast



Building 7 north elevation looking south with Buildings 6, 5, 4, 3, and 1 in rear



Building 7 east elevation looking northwest



Building 7 south elevation looking northwest



Building 7 west elevation looking northeast below atrium connector of Building 8
(mosaic and planter along wall of Bldg 7)

Building 31

Open air covered walkway between buildings.

Appears to be relatively recent construction. Does not appear on 1963 photo.

Part of Hall of Horns complex.

Provides shelter for timeline mural.

Rustic design

Constructed of wood.



Building 31 (porch) with second story of Building 33 behind it and mural below on wall of Building 32



Building 31 east elevation looking northwest with mural below



Building 31 east elevation looking west



Building 31 (porch) east elevation looking west with Building 29 in background



Interior of Building 31 (porch) looking southwest



Building 31 interior looking south (Building 30 on left, Building 29 on right)

Building 32 (possibly ca. 1949)

One-story white stucco building.

Building appears to be located in area occupied by Pump House documented on 1951 Sanborn. Pump House constructed in 1949 per 1951 Sanborn. Square Pump House documented in c1953 and 1963 photo.

Square form with narrow extension located between Building 33 and wooden covered walkway. Extension contains restrooms and may have been added later.

Stepped parapet detail (narrow version).

Timeline mural painted on exterior walls.

West wall appears to have been removed.



Building 32 east elevation looking northwest



Building 32 south elevation with mural below porch (Building 31) looking northwest



Building 32 interior



Building 32 mural



Building 32 mural



Building 32 mural

Current Building 32 Photo



Current Building 32 Photo



Current Building 32 Photo



LONE ★ STAR

BREWERY DISTRICT

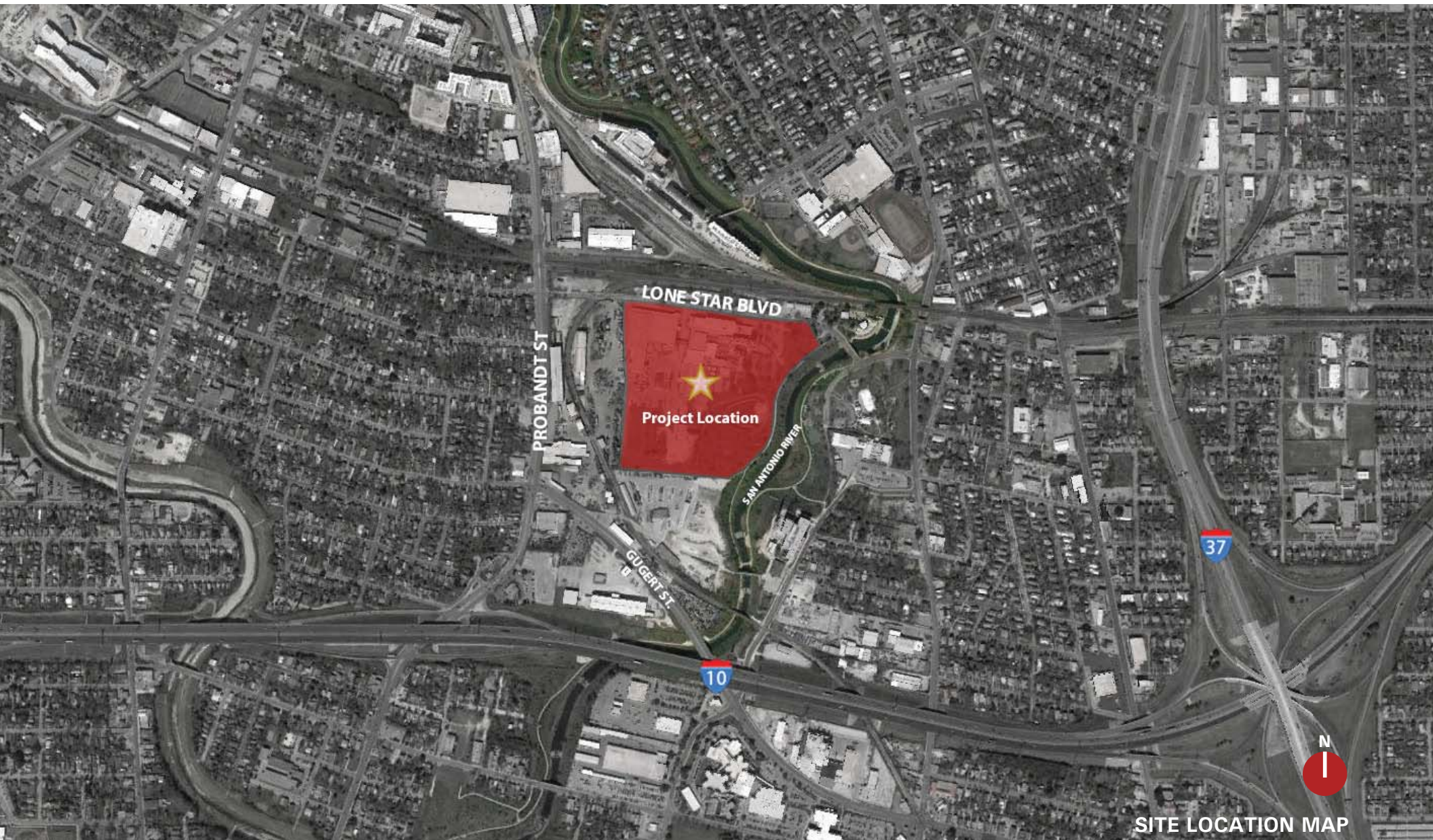
HDRC REVIEW



CBL

600 Lone Star Blvd | San Antonio, Texas

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS



SITE LOCATION MAP

HDRC Design Concept Narrative

This project is a redevelopment of the historic Lone Star Brewery buildings and site located at 600 Lone Star Boulevard in the Southtown neighborhood of central San Antonio. The original building, built as the Salinas Brewing Company, was opened in 1933. In 1940 the Salinas Brewing company was purchased by the Muchlenbach Brewing Company and became the Lone Star Brewery. The original building was expanded in an almost constant process until 1996 when the Stroh Brewing Company bought the brand and moved the brewing operations to Longview, Texas.

The buildings have been vacant since the Lone Star Brewing Company was closed and moved in 1996. After the brewing operations ceased, the property was sold and the new owners of the property extracted most of the artifacts associated with the brewing process. During that salvage process, several portions of the building were damaged. In the redevelopment, the damaged areas will have to be removed and rebuilt. Additionally, many areas of the property have been vandalized and “tagged” by graffiti artists.

Aqualand Development Company in partnership with Chattanooga, Tennessee based CBL Properties are proposing to repurpose the existing brewery into a mixed-use development containing residential, retail, office, entertainment and restaurant uses.

Of the numerous buildings on the site, the Brewery Building with its multiple “cellars” is the portion of the project with the most historical significance, having been built and expanded thru the late 1950’s. The Cannery Building was a later addition to the site and was constructed as a series of precast concrete warehouses in the 1970’s.

The redevelopment proposes to convert the ground level of the Brewery building into multi-tenant entertainment, retail and restaurant space, maintaining the spatial qualities of the building while providing additional exterior window openings for natural light and storefront openings required by the retail users. The upper levels of the Brewery building will be converted to multi-tenant office space and will require additional windows and vertical transportation elements to meet code required exiting and accessibility requirements. New parking structures will be constructed on the site

to facilitate the required parking necessary for the new tenants of the office space and customers for the retail and restaurant uses.

The design concept for the renovation of the Brewery building maintains the overall nature of the building, recognizing existing elements as originally constructed, and adding new elements required by the new uses in a manner that will differentiate new from old. The undamaged structure of the majority of the building will remain largely un-altered. By replacing an existing non-functioning skylight in the East Gallery with a larger skylight, natural light will be increased in the existing hall.

The exterior finishes on the building are in fair to poor condition and are proposed to be repaired and made “as-new”. Due to energy code requirements, the majority of the existing windows that are to remain will be replaced with new, energy efficient units. All buildings will receive new insulation and roofing and existing exterior doors that are scheduled to remain will be replaced with new, functioning doors of a similar style to meet energy requirements.

Other spaces inside of the buildings will require the stabilization of environmentally hazardous materials, removal on non-code compliant stairs and a structurally un-sound catwalk and bridge. The interiors of the building are proposed to be left in their inherent state, exposing the structure and revealing the age of the spaces by the stabilization of multiple layers of paint and other finishes such that they present no hazard to the users. New materials, including windows, storefronts, doors, etc. will suggest that they are not original through their different finish type and quality.

The loading dock area of the building will be converted into an outdoor seating area. The dock edge railings will be removed and new wood decks added at varying elevations to create additional space in a manner that will show the original dock layout and edges. Dock lifts located in the ground will be brought to a level condition and permanently fixed in place.

The truck storage, garage and loading dock building “Market Exchange”, built in 1943, has fallen into a serious state of disrepair and decay. This building will be re-constructed using similar materials and details. Again, the new materials will not be made to look old but

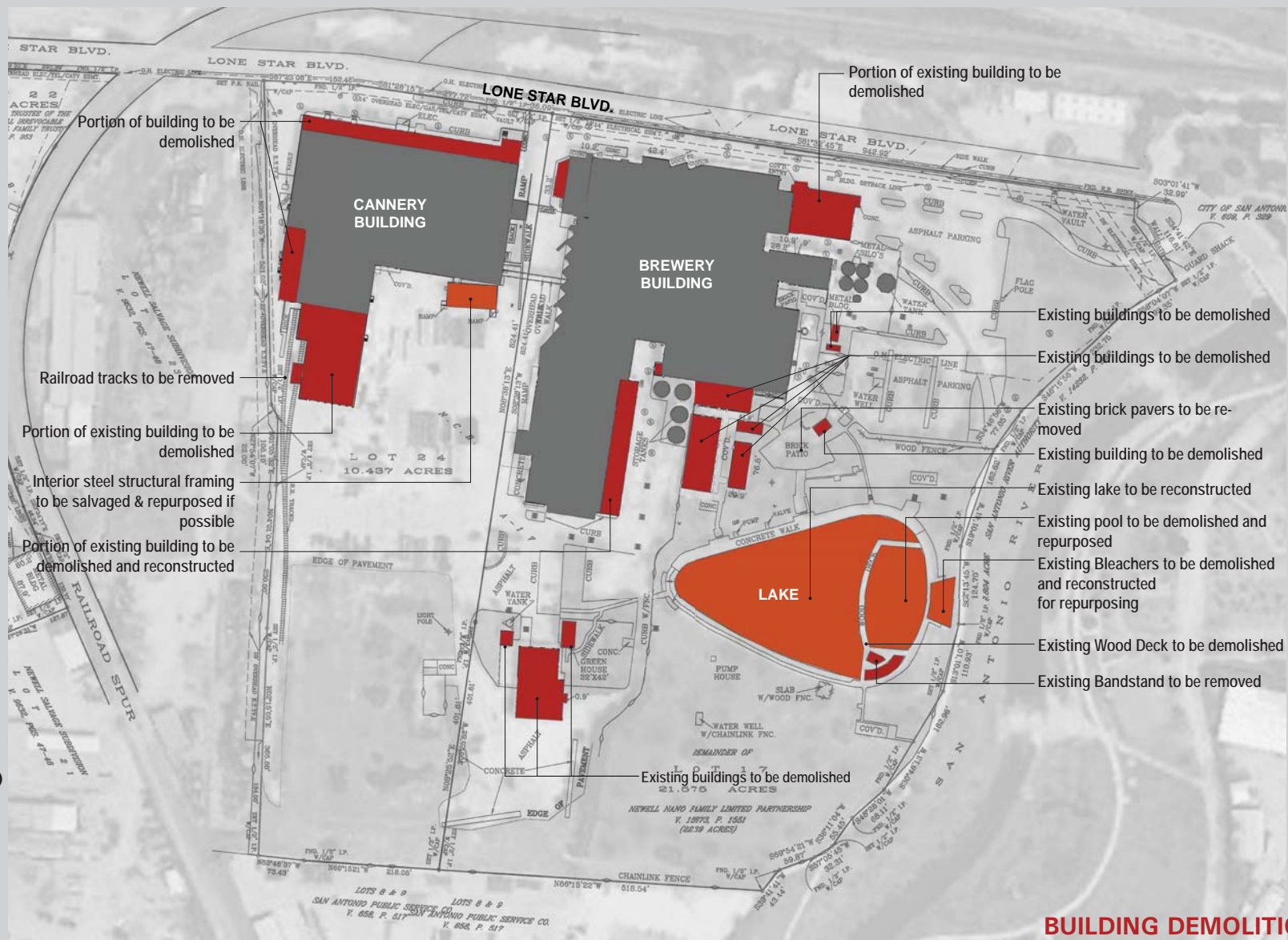
rather will be finished as to be distinguishable from existing. Additional square footage being added to the Truck Storage building will have a new appearance as to complement the existing buildings but not attempt to appear original.

The second building on the site, the Cannery Building, is located west of the existing Brewery building. The building consists of multiple expansions of the precast structure. These expansions were constructed during the 1970’s. The historic significance of this building lies in it being a part of the overall Brewery complex rather than the actual age of the building.

In the Cannery building, two portions of the structure are planned for demolition. Along the west property line a portion of the warehouse is being removed to provide access to the south end of the site and to facilitate a new parking structure. This portion of the building is not visible from Lone Star Boulevard and was the last structure to be constructed at the Cannery building.

The second portion of the Cannery building that is to be demolished is the one-story office section along Lone Star Boulevard. The removal of this low portion of the building will facilitate the widening of Lone Star Boulevard and the maintenance of a fire lane in front of the building with landscaping and parking. With the removal of the offices, a new entrance into the Cannery building and an outdoor patio are planned. This entry will be flanked by new storefront windows into retail tenant spaces. As presented in the Brewery building, the existing exterior of the building will be cleaned, repaired as necessary and re-painted to match its original appearance. New construction and infill areas will utilize materials that are industrial in nature, durable and period appropriate. New materials will be easily distinguishable as not original to the project by their finish, texture and color.

HDRC DESIGN CONCEPT NARRATIVE



CBL

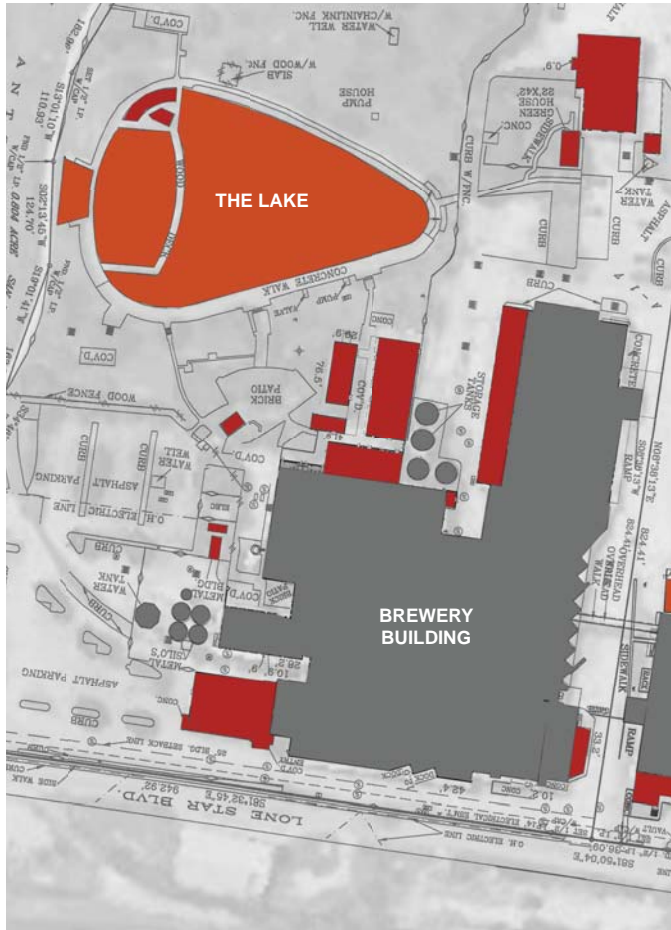
CBL & ASSOCIATES PROPERTIES, INC.

LONE STAR
BREWERY DISTRICT

600 Lone Star Blvd | San Antonio, Texas

CALLISOR TKL
A DESIGN CONSULTANCY OF ARCADIS

10.14.2016



DEMOLITION PLAN



LONE STAR SITE MAP "BREWERY BUILDING" WITH BUILDING NUMBERS



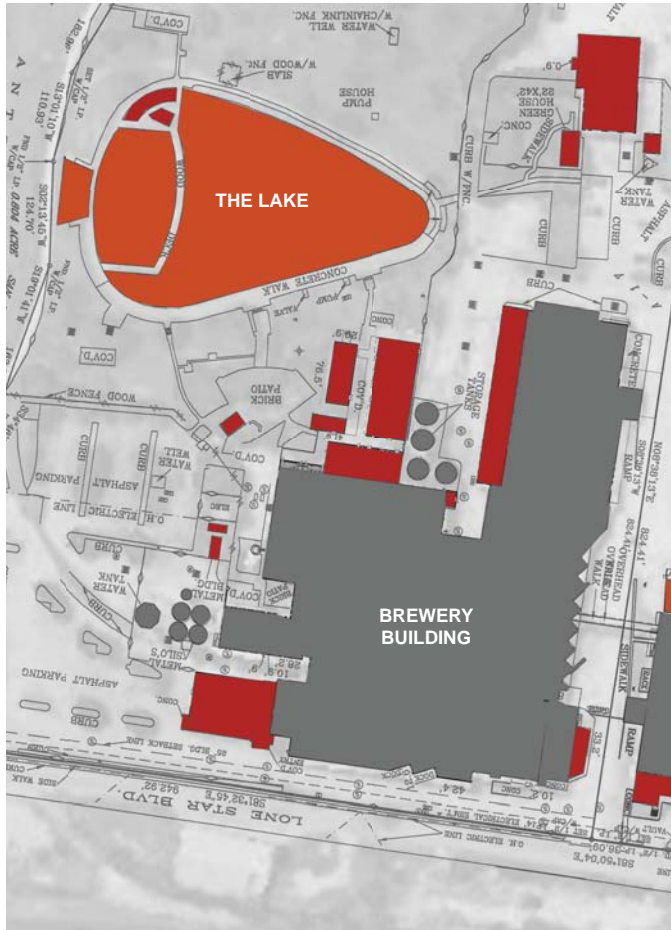
Site photo - Interior roof of Building 31



Site photo - Interior of Building 32



Site photo - Exterior Building 31



DEMOLITION PLAN



LONE STAR SITE MAP "BREWERY BUILDING" WITH BUILDING NUMBERS



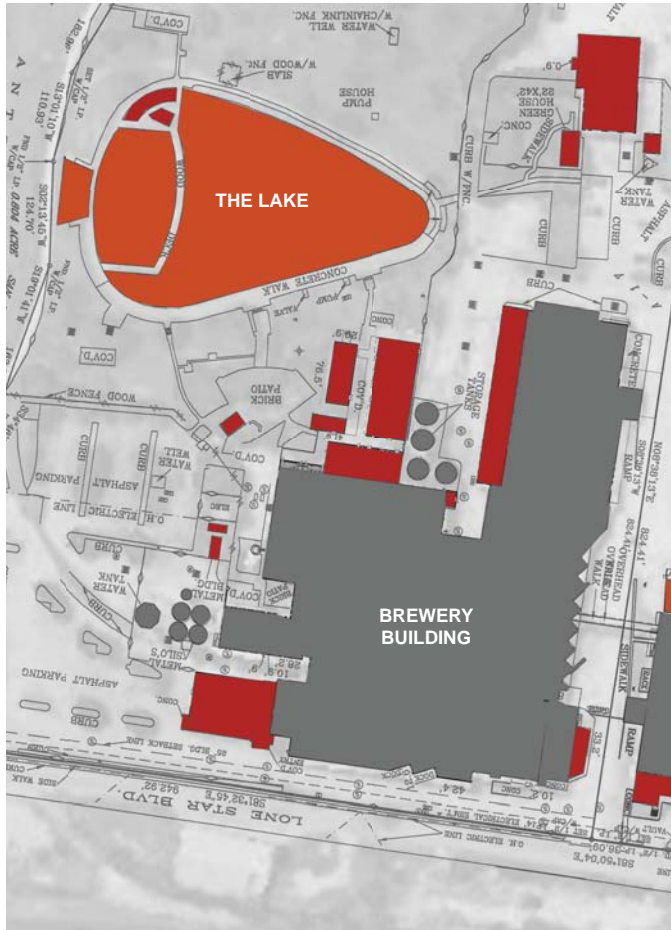
Site photo - Interior roof of Building 21



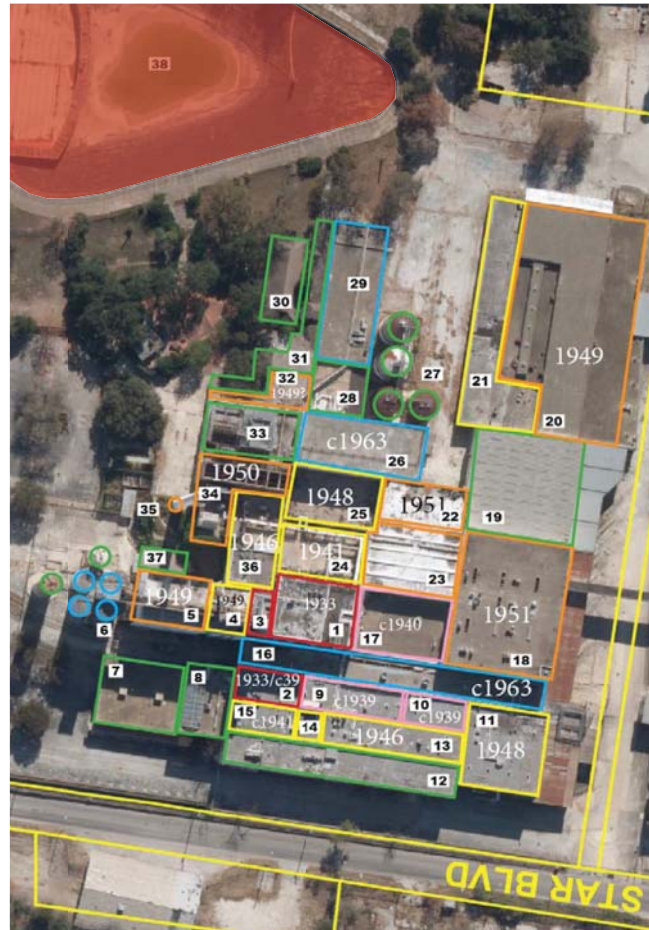
Site photo - Interior of Building 21



Site photo - Exterior Building 7



DEMOLITION PLAN



LONE STAR SITE MAP "BREWERY BUILDING" WITH BUILDING NUMBERS



Site photo - Existing lake - Building 38



Site photo - Existing pool



Site photo of Bandstand adjacent to the pool.



ILLUSTRATIVE SITE PLAN



CBL

CBL & ASSOCIATES PROPERTIES, INC.

LONE ★ STAR

— BREWERY DISTRICT —

600 Lone Star Blvd | San Antonio, Texas

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10.14.2016



AERIAL PERSPECTIVE

BUILDING DATA

THE BREWERY DISTRICT:	
RETAIL	36,280 SF
RESTAURANT	31,176 SF
ENTERTAINMENT	24,787 SF
TOTAL GLA:	92,243 SF
OFFICE (Rentable)	
LEVEL 2	71,513 SF
LEVEL 3	41,363 SF
LEVEL 4	11,289 SF
TOTAL RENTABLE:	124,165 SF

THE CANNERY DISTRICT:	
RETAIL	50,884 SF
ENTERTAINMENT	15,272 SF
TOTAL GLA:	66,156 SF
OFFICE (Rentable)	
LEVEL 2	32,375 SF
TOTAL RENTABLE:	32,375 SF

THE MARKET	
FOOD TENANT	10,734 SF
RESTAURANT	11,787 SF
TOTAL GLA:	22,521 SF

CINEMA:	
ENTERTAINMENT	34,645 SF
TOTAL GLA:	34,645 SF

LAKE DISTRICT:	
RESTAURANT	15,658 SF
RESTAURANT/RETAIL	22,569 SF
TOTAL GLA:	38,227 SF

TOTAL GLA:	410,373 SF
------------	------------

TOTAL GLA

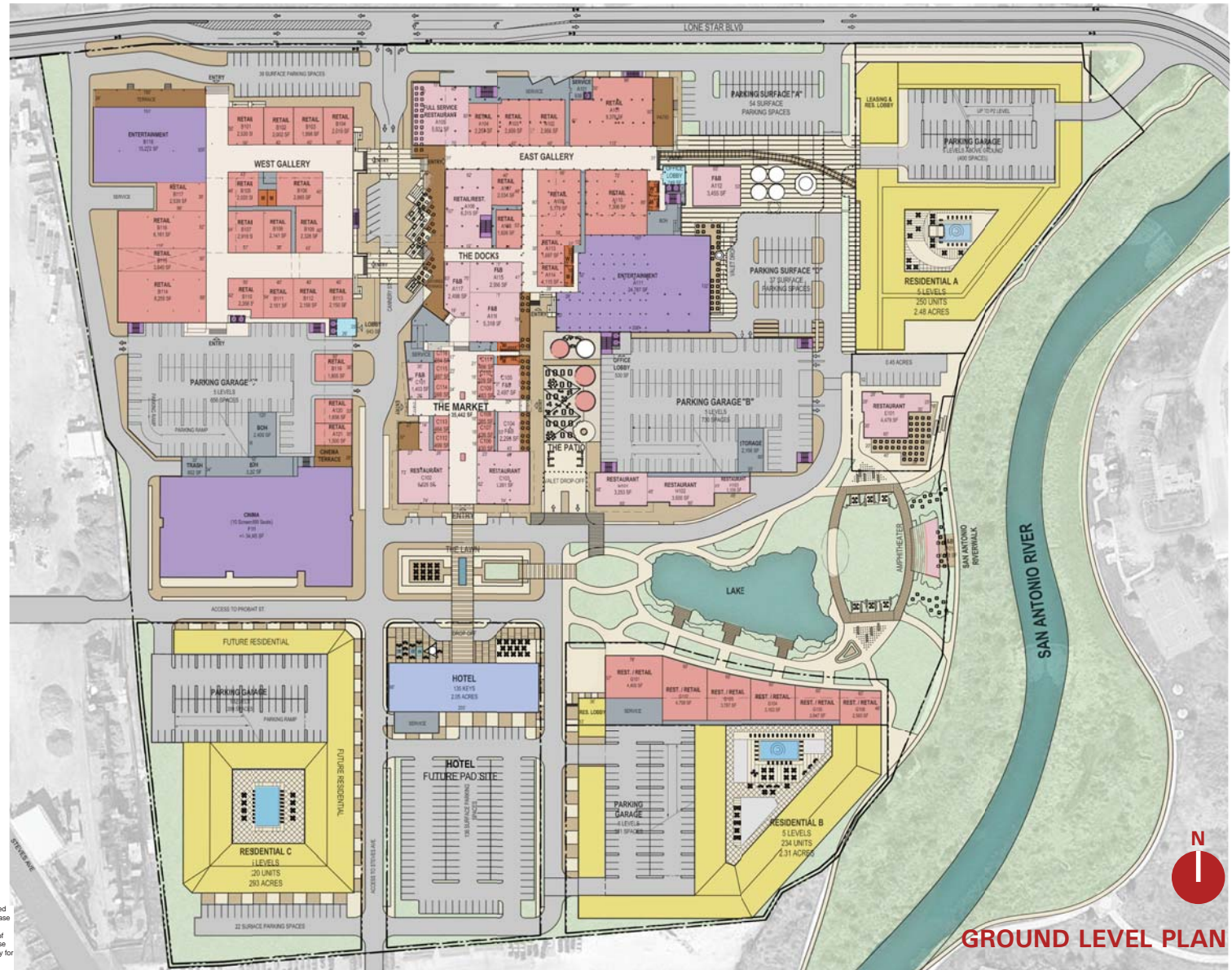
RETAIL:	87,164 SF
RESTAURANT:	46,834 SF
RESTAURANT/RETAIL:	22,569 SF
THE MARKET:	22,521 SF
ENTERTAINMENT:	74,704 SF
OFFICE (Rentable)	156,540 SF
HOTEL KEYS:	135

PARKING DATA

STRUCTURED PARKING:	
GARAGE B	730 spaces
GARAGE C	656 spaces
SURFACE PARKING:	
	155 spaces
TOTAL PARKING:	1,541 spaces

NOTE: This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The tenant is to verify all dimensions and actual locations of walls, columns, lease lines, and utilities before commencing design. Dimensions shown for the leased premises are measured from the exterior face of all perimeter walls and to the centerline of any adjacent lease space wall. All alcoves, vestibules, and corridors which exist for the use of one space only will be included in the leased premises. The sender assumes no liability for errors, omissions, or any future use of this document by others.

PROBANDT ST



GROUND LEVEL PLAN



CBL

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LONE STAR
BREWERY DISTRICT

600 Lone Star Blvd | San Antonio, Texas

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10.14.2016

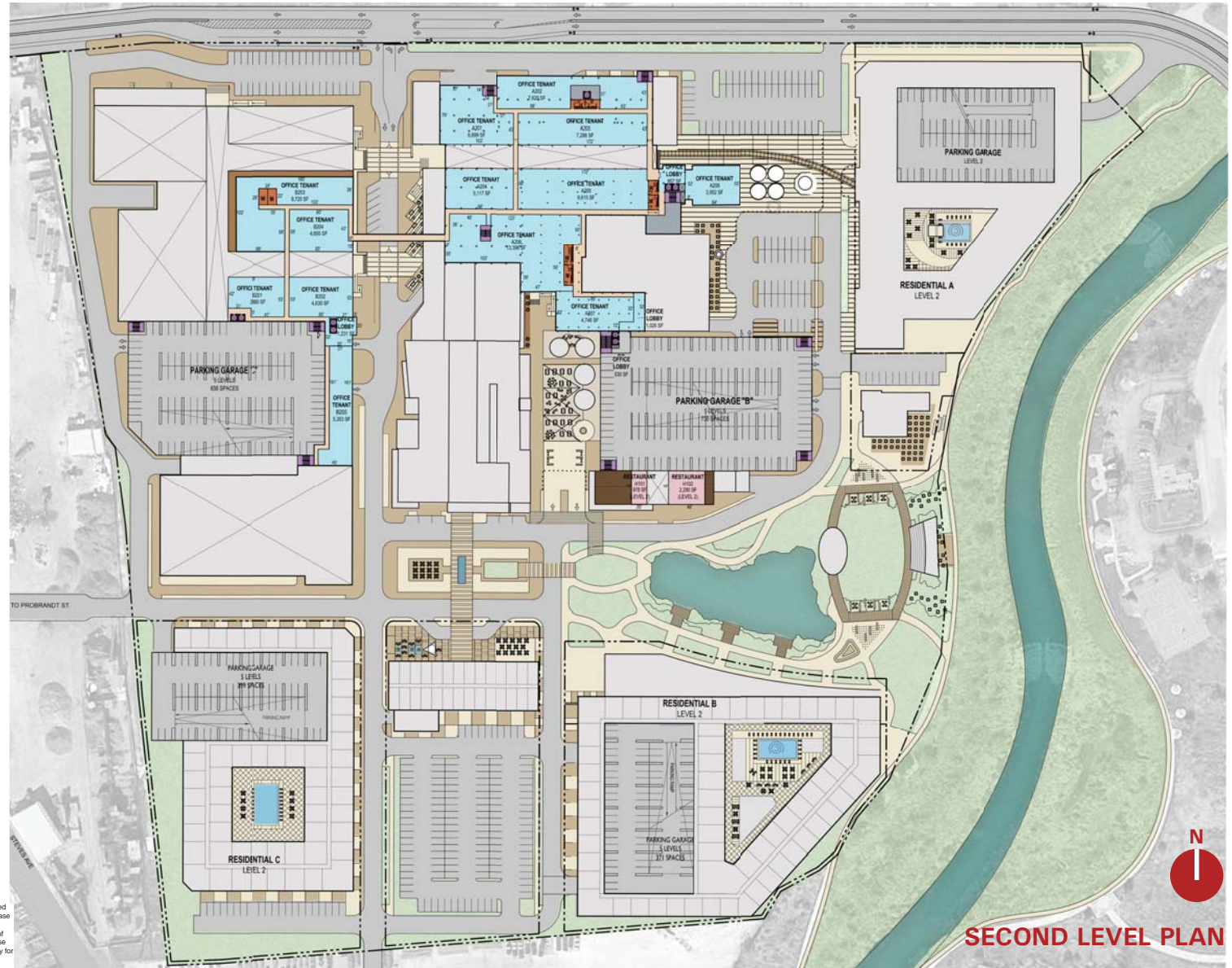
THE LAKE DISTRICT:	
RESTAURANT	3,268 SF
TOTAL GLA:	3,268 SF

THE LAKE DISTRICT:	
RESTAURANT	3,268 SF
TOTAL GLA:	3,268 SF
OFFICE	
LEVEL 2 (Rentable)	71,513 SF

THE CANNERY DISTRICT:	
OFFICE	
LEVEL 2 (Rentable)	32,375 SF
TOTAL GLA:	107,156 SF

PROBANDT ST

NOTE: This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The tenant is to verify all dimensions and actual locations of walls, columns, lease lines, and utilities before commencing design. Dimensions shown for the leased premises are measured from the exterior face of all perimeter walls and to the centerline of any adjacent lease space wall. All alcoves, vestibules, and corridors which exist for the use of one space only will be included in the leased premises. The sender assumes no liability for errors, omissions, or any future use of this document by others.



SECOND LEVEL PLAN



CBL®

CBL & ASSOCIATES PROPERTIES, INC.

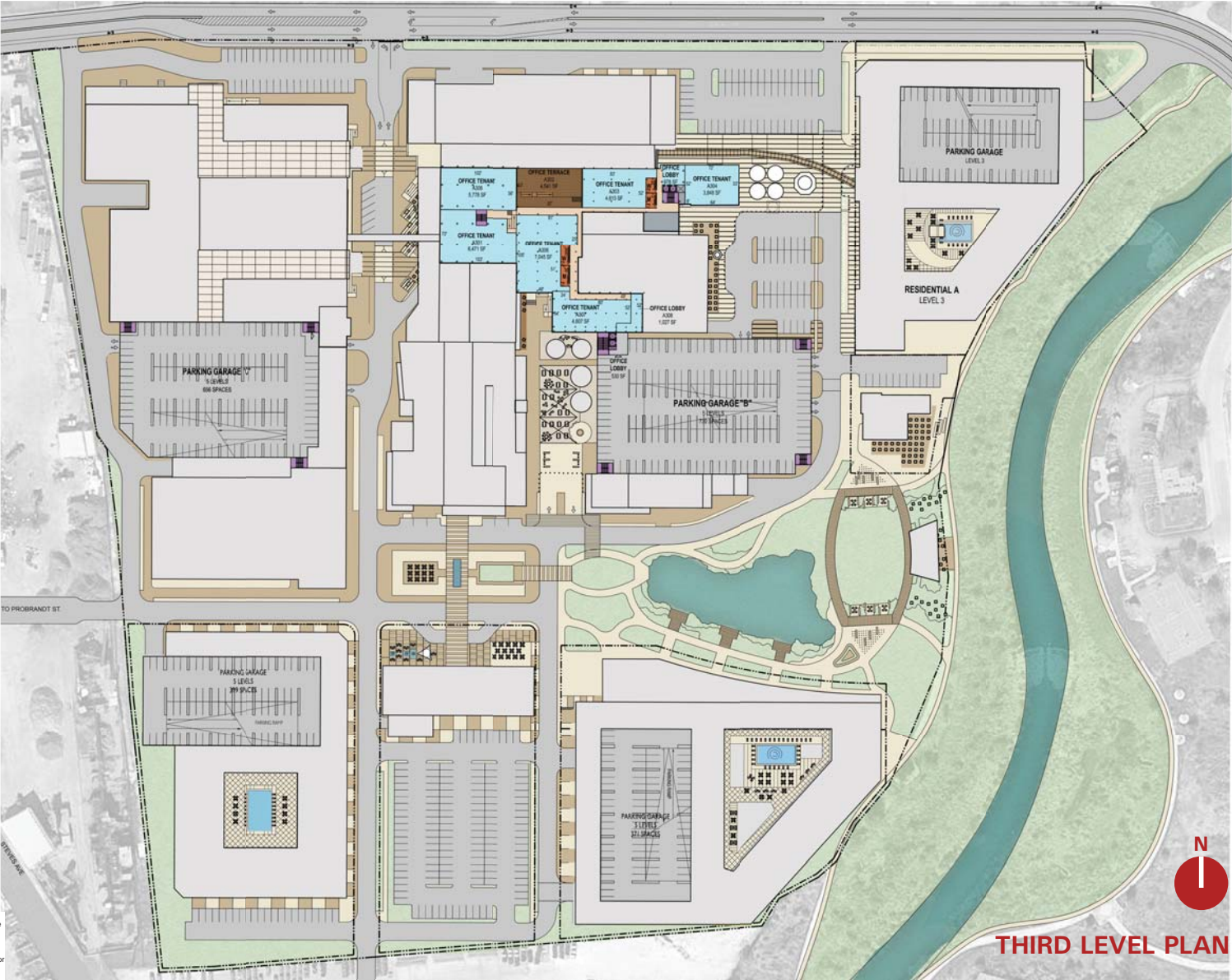
LONE ★ STAR
BREWERY DISTRICT

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10.14.2016

BUILDING DATA		
THE BREWERY DISTRICT:		
OFFICE		
LEVEL 3 (Rentable)	41,363 SF	
TOTAL GLA: (Useable)	41,363 SF	

PROBANDT ST



NOTE: This plan is diagrammatic and intended only for the purpose of depicting the leased premises. The tenant is to verify all dimensions and actual locations of walls, columns, lease lines, and utilities before commencing design. Dimensions shown for the leased premises are measured from the exterior face of all perimeter walls and to the centerline of any adjacent lease space wall. All alcoves, vestibules, and corridors which exist for the use of one space only will be included in the leased premises. The sender assumes no liability for errors, omissions, or any future use of this document by others.

THE BREWERY - EXISTING SITE IMAGES



Site Photo - Aerial Northeast Brewery Building



Site Photo - Northeast Facade Brewery Building

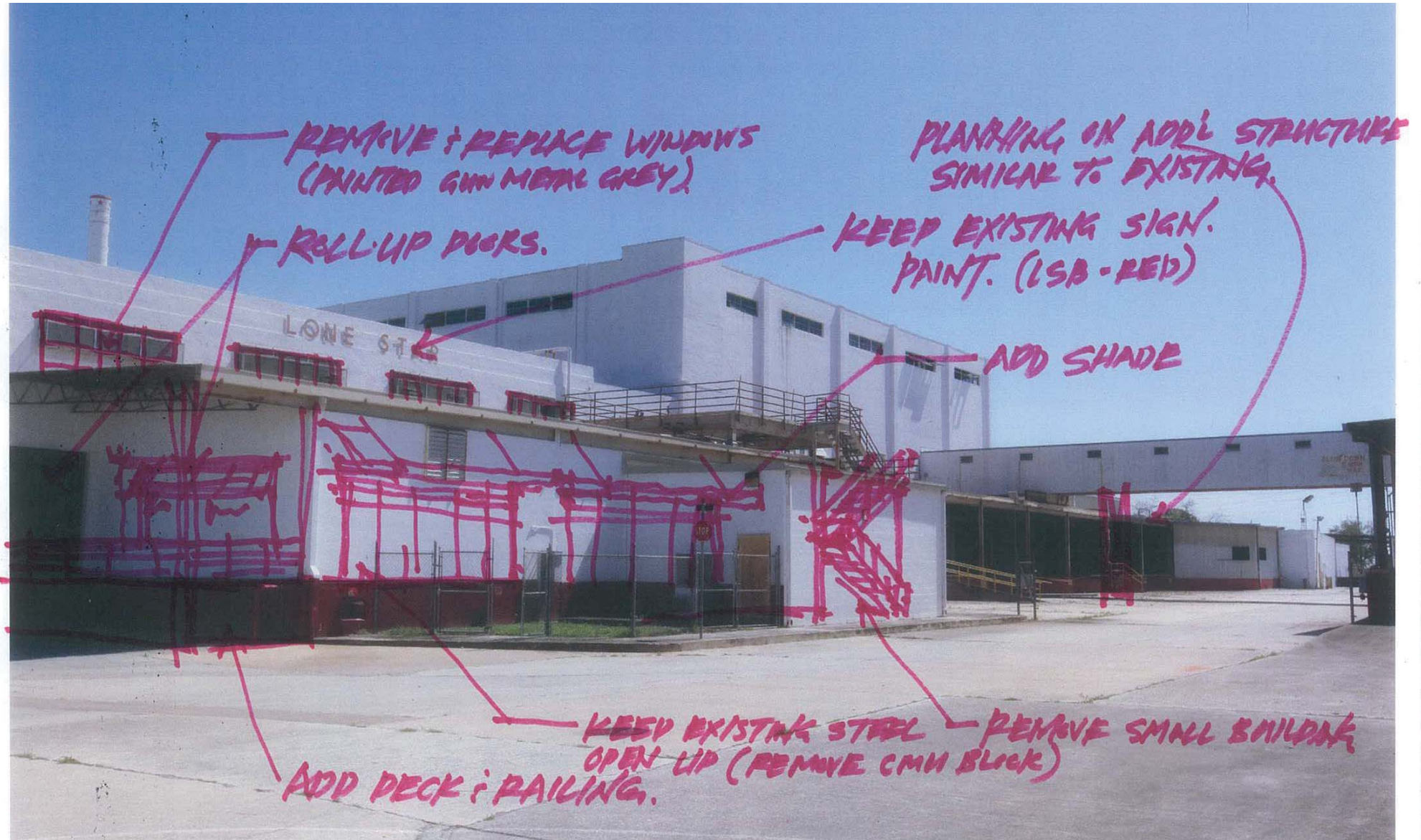


Site Photo - Northwest Facade Brewery Building



Site Photo - North Facade Brewery Building

OVERLAY SKETCH ON EXISTING CONDITION PHOTOGRAPH



THE BREWERY BUILDING - VIEW FROM CANNERY ROAD



THE BREWERY BUILDING - MATERIAL PALETTE



DISTRESSED STEEL STRUCTURE



WEATHER STEEL MESH



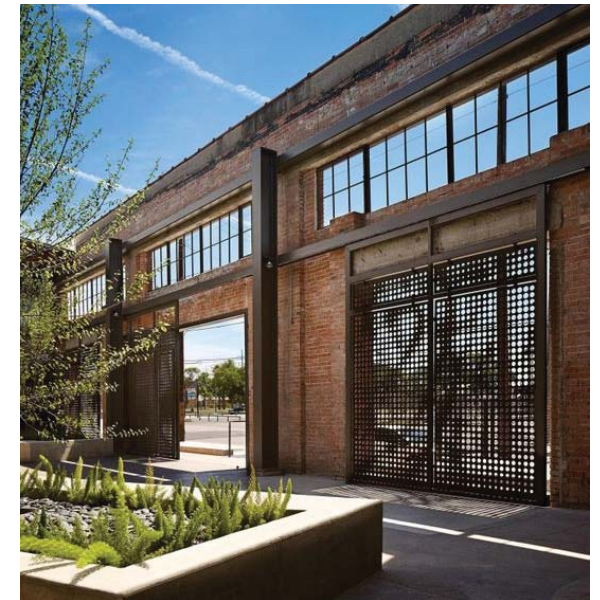
INDUSTRIAL WINDOWS



INDUSTRIAL EXPOSED STEEL SHADE STRUCTURE



STREET VIEW



EXPOSED STRUCTURAL STEEL PAINTED

MATERIAL APPLICATION | THE BREWERY - CANNERY CORNER



BREWERY ELEVATION EE



1. New storefront. Gun-metal grey frame.



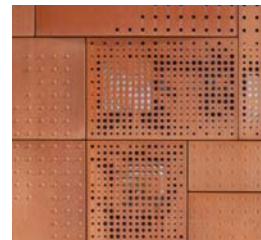
2. Glazed entrance screen with fully openable doors.



3. Existing white material power washed, repaired and re-painted white.



4. New window. Gun-metal grey frame.



5. Copper toned perforated metal screen.

MATERIAL APPLICATION

THE BREWERY - WEST ELEVATION



BREWERY ELEVATION BB



1. New storefront. Gun-metal grey frame.



2. Glazed entrance screen with fully open-able doors



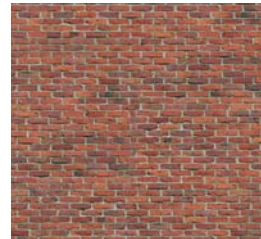
3. Existing white material power washed, repaired and re-painted white.



4. New window. Gun-metal grey frame.

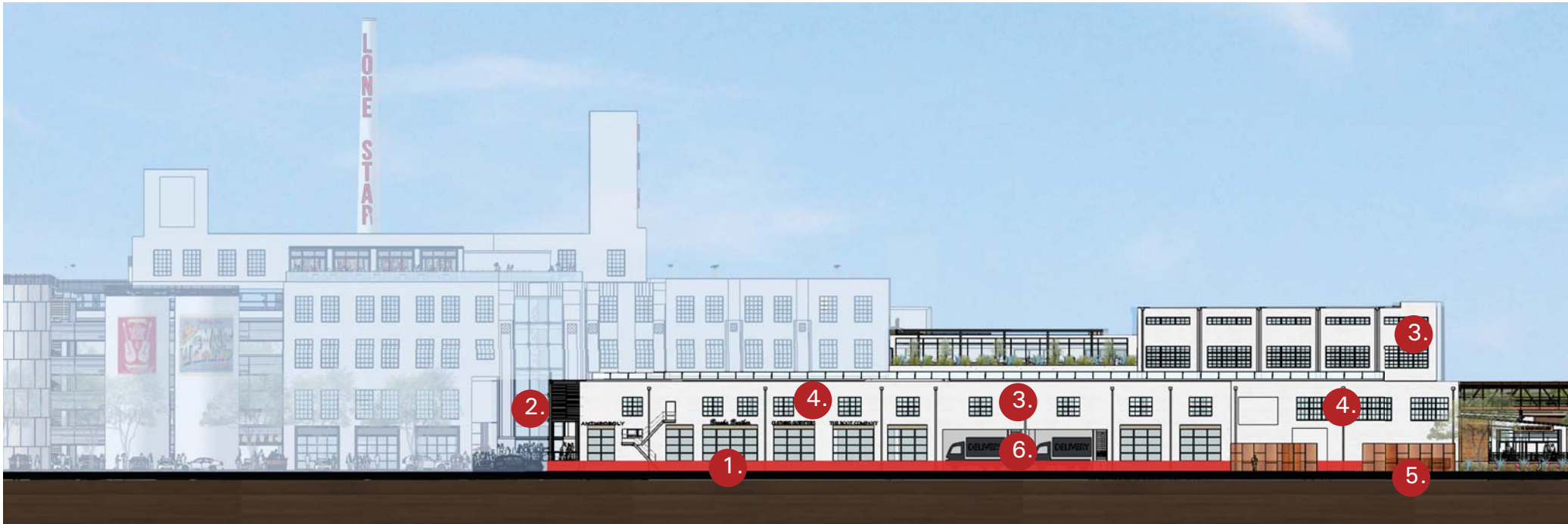


5. Existing bridge structure and patina finish retained and clear coated.



6. Reclaimed / distressed red brick for new construction walls.

MATERIAL APPLICATION | THE BREWERY - NORTH ELEVATION



BREWERY ELEVATION AA



1. New storefront. Gun-metal grey frame.



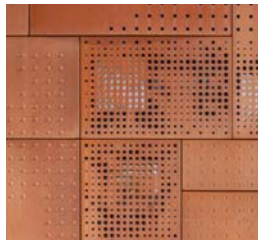
2. Architectural metal screen



3. Existing White material power washed, repaired and re-painted white.



4. New window. Gun-metal grey frame.



5. Copper toned perforated metal screen.



6. Painted graphic signage.

THE BREWERY BUILDING - EXISTING SITE IMAGES



Site Photo - Aerial Northwest Brewery Building



Site Photo - East Facade Brewery Building

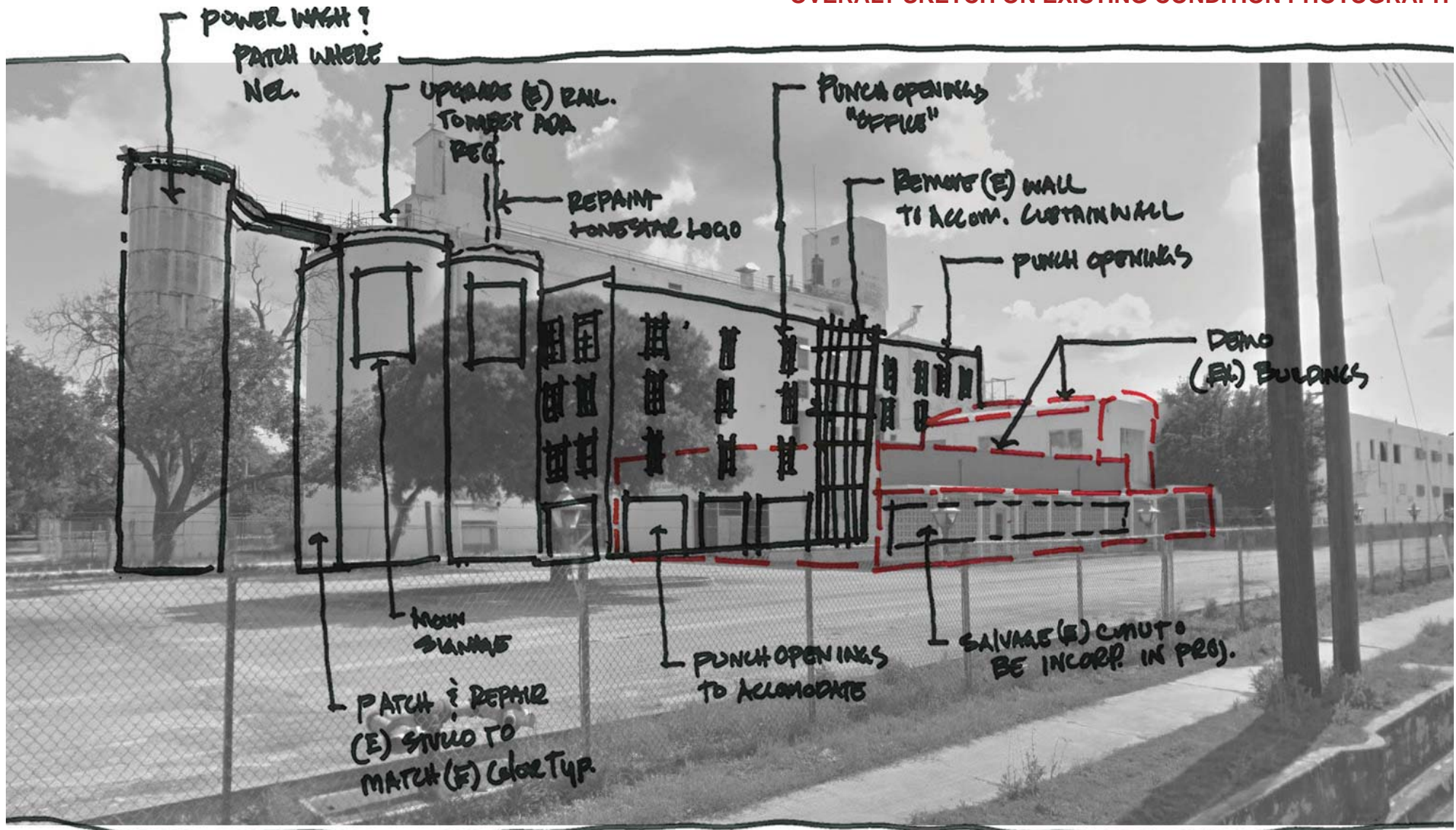


Site Photo - North Facade on Lone Star Blvd.



Site Photo - East Entry Brewery Building

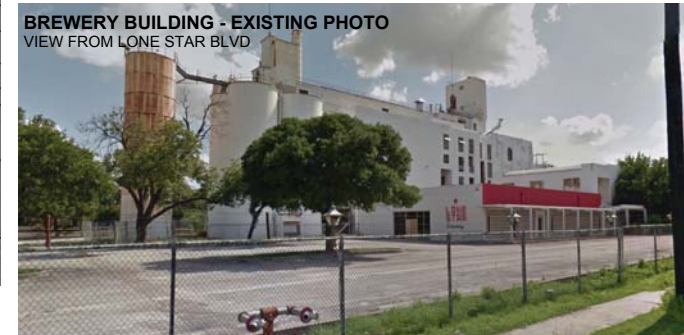
OVERLAY SKETCH ON EXISTING CONDITION PHOTOGRAPH



THE BREWERY BUILDING - VIEW FROM EAST ENTRY



BREWERY BUILDING - EXISTING PHOTO
VIEW FROM LONE STAR BLVD



THE BREWERY BUILDING - MATERIAL PALETTE



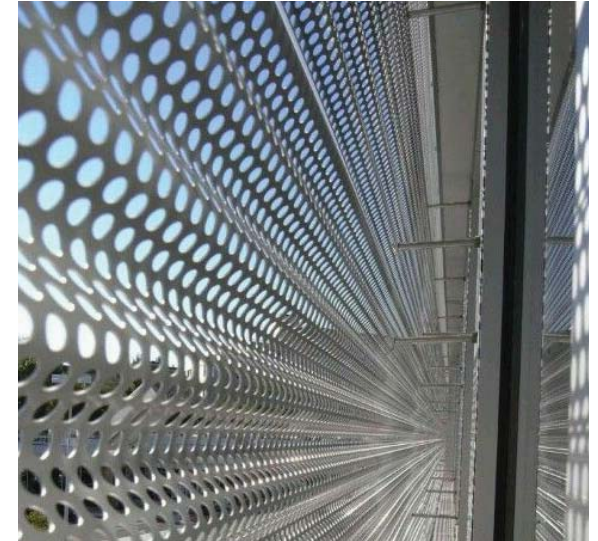
DISTRESSED STEEL STRUCTURE



REPURPOSED SITE ARTIFACTS



INDUSTRIAL WINDOWS



ARCHITECTURAL METAL SCREEN

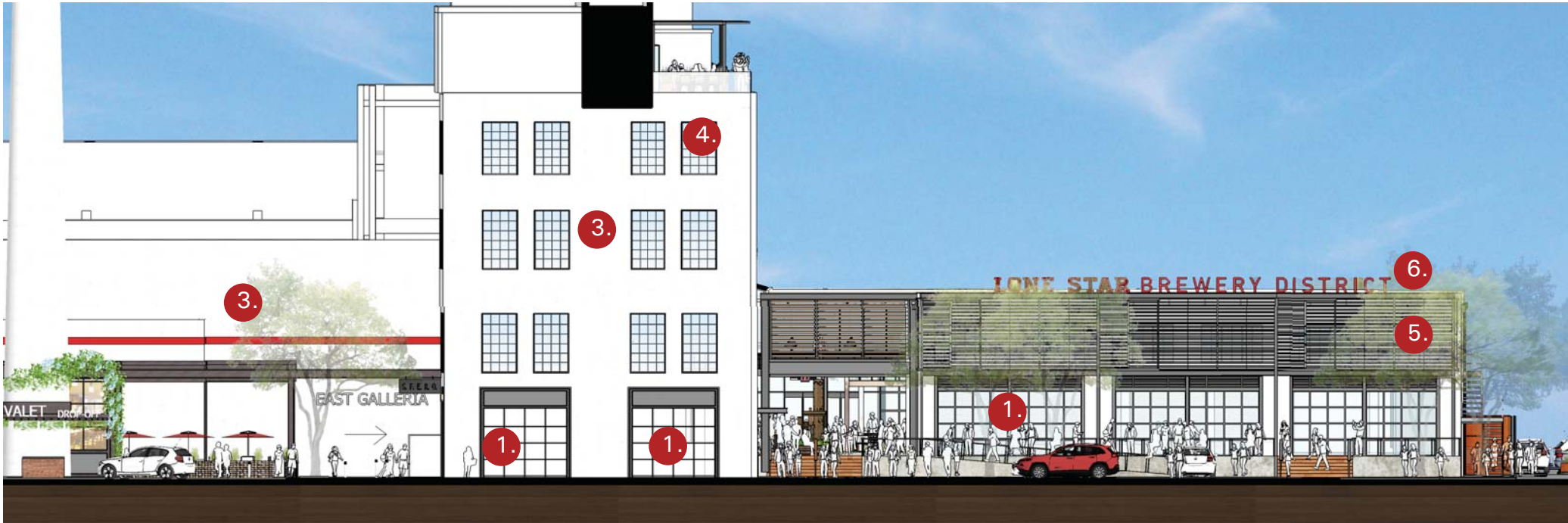


STREET VIEW



EXPOSED STRUCTURAL STEEL PAINTED

MATERIAL APPLICATION | THE BREWERY - EAST ELEVATION



BREWERY ELEVATION FF



1. New storefront. Gun-metal grey frame.



2. Existing weathered metal retained. Clear coat finish over patina.



3. Existing white material power washed, repaired and re-painted white.



4. New window. Gun-metal grey frame.



5. Architectural mesh screen



6. Free standing building graphic signage.

THE LAKE - EXISTING SITE IMAGES



Site Photo - West Side of Lake



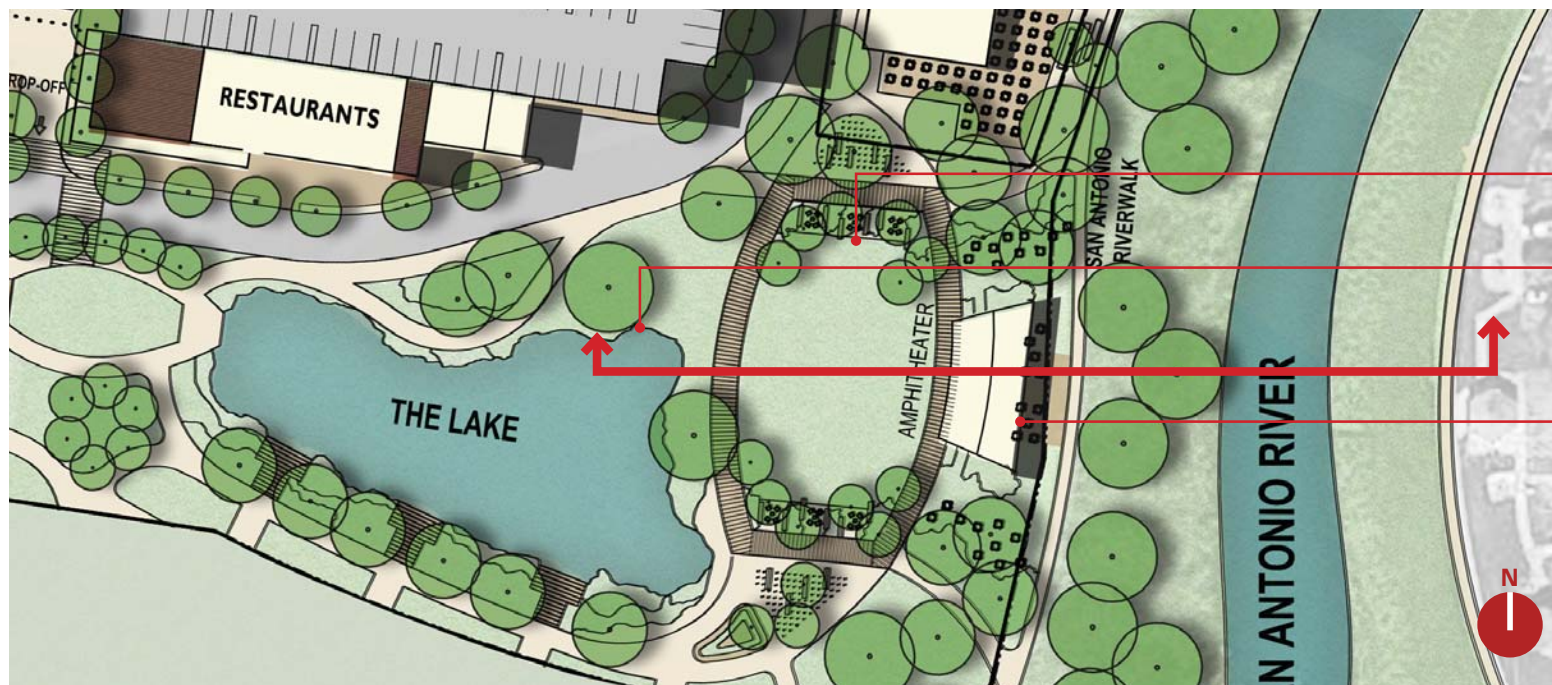
Site Photo - North Side of the Pool



Site Photo - North Side of Existing Pool Building



Site Photo - South Side of Existing Bleacher Building

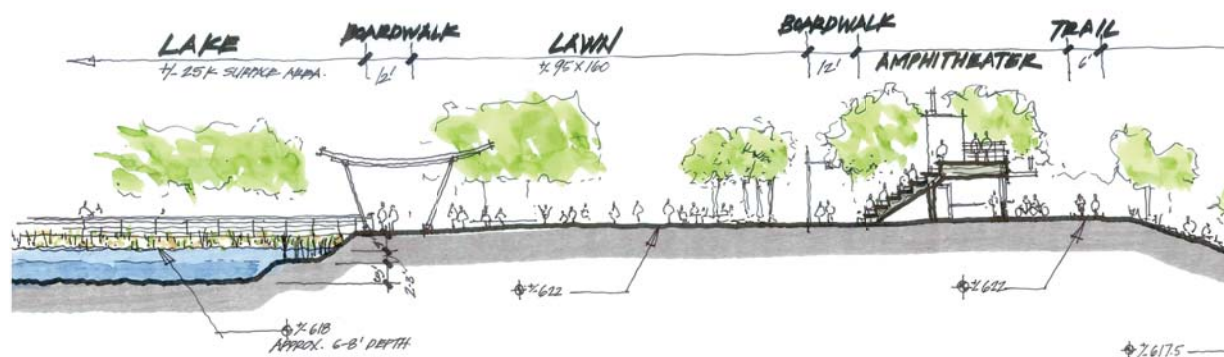


The Lawn location, shape and dimensions are derived from the pre-existing historical pool footprint.

The Lake will be reshaped and the depth will be reduced promoting local vegetation species and drought tolerances.

The Existing Bleacher Building will be restored and utilized as a trail head into the development for those pedestrian users utilizing the San Antonio River Trail

THE LAKE - ENLARGED PLAN VIEW (NTS)



THE LAKE - SITE SECTION

THE LAKE - AERIAL VIEW FROM SAN ANTONIO TRAIL



THE LAKE- EXISTING PHOTO
AERIAL VIEW FROM SAN ANTONIO RIVER



VIEW FROM SAN ANTONIO TRAIL



THE CANNERY BUILDING - EXISTING SITE IMAGES



Site Photo - Aerial View Cannery Building



Site Photo - Southwest corner Cannery Building



Site Photo - South Facade Cannery Building



Site Photo - Southeast corner Cannery Building

THE CANNERY BUILDING - EXISTING SITE IMAGES



Site Photo - South East Facade Cannery Building



Site Photo - East Facade Cannery Building

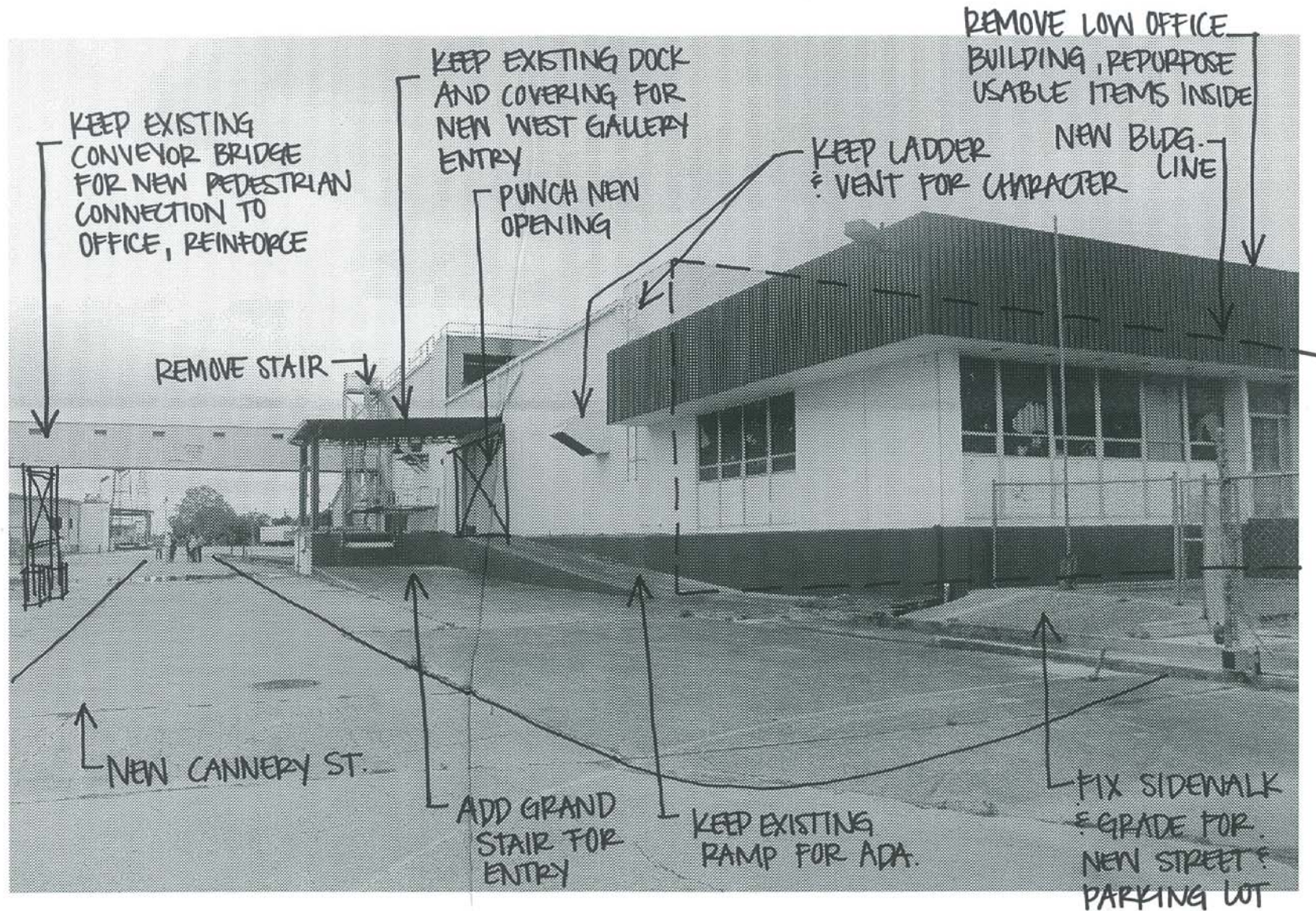


Site Photo - East Facade Cannery Building



Site Photo - Southeast corner Cannery Building

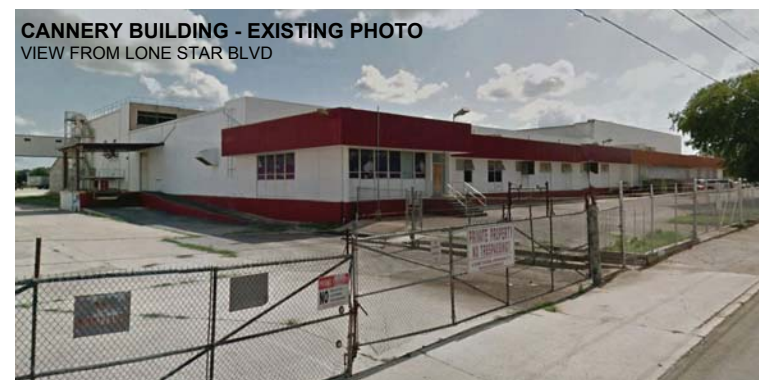
OVERLAY SKETCH ON EXISTING CONDITION PHOTOGRAPH



THE CANNERY BUILDING - STREET VIEW FROM CANNERY ROAD



CANNERY BUILDING - EXISTING PHOTO
VIEW FROM LONE STAR BLVD





PAINTED BUILDING GRAPHIC SIGNAGE



STEEL AWNINGS PAINTED



STEEL CANOPY WITH MESH PANELS



INDUSTRIAL STOREFRONT



INDUSTRIAL WINDOWS



VIEW FROM CANNERY ROAD



STEEL SHADE STRUCTURE



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 8/11/2015

HDRC Case# _____

ADDRESS: LONE STAR COMPLEX

Meeting Location: PELAN ROOM - 1401 SALADO

APPLICANT: AAAM SCHNEIDER / AQUALANA DEVELOPMENT

DRC Members present: TIM LONE, MICHAEL CONNOR, JOHN LAFFOON, BETTY FELDMAN

Staff present: EDWARD HALL, JOHN STEVENS, CORY EDWARDS

Others present: ANNE MCGLONE, AURORA PERKINS

REQUEST: REHABILITATION + REDEVELOPMENT OF THE LONE STAR
COMPLEX

COMMENTS/CONCERNS: BE: QUESTIONS OVER THE EXISTING POOL/POND.

MC: WONDERFUL IDEAS, REVISIT PROPOSED LIGHT FIXTURES,

RELATE ALL PROPOSED NEW STRUCTURES - DESIGNS + BRANDING.

ADAPTIVE REUSE AND INCLUSION OF NEW WINDOWS ISNT AN

ISSUE - CHECK WITH THE MC QUESTIONS OVER USE AND

FREQUENCY OF TRAINS. TC: "FRONT DOOR" IS EXTREMELY IMPORTANT.

MC - TIE INTO URBAN FABRIC.

COMMITTEE RECOMMENDATION:

APPROVE WITH COMMENTS/STIPULATIONS:

APPROVE []

DISAPPROVE []

NO ACTION

Committee Chair Signature (or representative)

11/AUG/2015
Date



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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JULY 12, 2016

HDRC Case#

ADDRESS: 600 LONE STAR BLVD

Meeting Location: BOI SALADO

APPLICANT: ADAM SCHNEIDER, AQUALANA DEVELOPMENT

DRC Members present: TIM CONE, MICHAEL GUARINO

Staff present: EDUARDO HALL, KATHY RODRIGUEZ, ROGELIO MUNOZ (LMO), JOSEPH DEGENZO

Others present: JENNIFER GREER, DAVID NEUHOFF, JOSHUA PITTMAN, CHARLES ADASON

REQUEST: REHABILITATION AND REDEVELOPMENT OF THE LONE STAR BREWERY

COMMENTS/CONCERNS: IL: WHAT IS THE AGE OF THE CANNERY BUILDING? (L. 1975)

MG: WHAT WILL BE THE MIX OF USES? (RESIDENTIAL, COMMERCIAL, RETAIL,

HOSPITALITY, ETC.) HOW WILL PARKING BE ORGANIZED? IL: OVERALL HEIGHT OF

THE PROPOSED PARKING STRUCTURES? (5 LEVELS). MG: SCREENING OF PARKING

GARAGE FACADE AT/NEAR DIVER IS CRITICAL; FACADE NEEDS TO BE ACTIVATED/

ANIMATED. AVOID DOOFTOP LIGHT POLES ON TOP LEVEL OF THE GARAGE. IL:

VERY DIFFICULT SITE TO INTRODUCE PARKING ON. MG: WHAT OR HOW WILL

THE EXISTING COLLECTION TANKS BE USED? IL: EXISTING STRUCTURES SHOULD

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

information only positive direct feedback
[Signature] July 12, 2016
Committee Chair Signature (or representative) Date

INDUSTRIAL ELEMENTS SHOULD BE EXISTING. NEW ELEMENTS SHOULD MAINTAIN "NEW" FINISHES.

IF SUPPORTIVE OF THE CREATION OF NEW WINDOW OPENINGS IS APPROPRIATE, THE REUSE OF EXISTING WINDOWS SHOULD BE RETAINED. NEW WINDOWS SHOULD BE INDUSTRIAL IN NATURE.

IF THE JUXTAPOSITION OF THE HISTORIC AND NEW ELEMENTS IS APPROPRIATE,