

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2024

HDRC CASE NO: 2024-194
ADDRESS: 421 N MEDINA
LEGAL DESCRIPTION: NCB 249 BLK 78 LOT 11, 12 & N 27.92 FT OF 10, LOT NE 99.37 FT OF THE W 1-2 OF BLK 249
ZONING: IDZ-2, HS
CITY COUNCIL DIST.: 5
LANDMARK: Individual Landmark
APPLICANT: Jennifer Gonzalez
OWNER: 421 Medina LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 28, 2024
60-DAY REVIEW: July 21, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 421 N Medina.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The historic structure at 421 N Medina was constructed circa 1919 and first appears on the 1931 Sanborn Map. The historic structure features two primary levels with a red brick façade. The structure is known commonly as the National Grocer Company Building and is an individually designated landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes exterior repairs, a comprehensive interior remodel, fenestration modifications, window replacement, exterior stair well construction, and site modifications. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

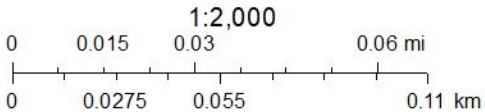
RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



April 12, 2024



23



32

PEREZ

33

N. SALADO

N. MEDINA

22

24

N. COMAL

JOHN KUNITZ LUMBER CO.

SAN ANTONIO PORTLAND CEMENT CO.

W. MARTIN

(LAKE VIEW PAVED AV.)

ALAMO-PECK FURNITURE CO. WARE HO.

NATIONAL GROCERS CO. OWNERS
WHOLESALE GROCER WARE HO.

SOUTHWESTERN TELEGRAPH
222
TELEPHONE COMPANY
SUPPLY YARD

1931 SANBORN MAP

SCALE 50 FT. TO ONE INCH

Narrative

In response to the growing demand for affordable housing and the preservation of historic structures, Grocer Lofts aims to undertake the adaptive reuse of a historic building to create affordable housing for low-income seniors. This narrative outlines the key aspects of the project and its potential benefits.

Project Overview:

The project involves the conversion of the National Grocer Building, located at 421 N Medina, into 48 affordable senior housing units while preserving its historical significance. The 70,000-square-foot building was erected in the 1920's to service small independent stores, military bases and restaurants in the area.

Affordable Housing Component:

The primary objective of the project is to provide affordable housing options for low-income seniors in a historically underserved area that is near public transportation and city amenities. A 100% of the 48 residential units will be designated as affordable, ensuring accessibility to those with limited financial means. Rent levels will be set in accordance with local affordability guidelines, ensuring affordability for residents earning between 30% and 80% of the area median income.

Adaptive Reuse Strategy and Community Services:

The adaptive reuse of the historic building will retain its unique character and architectural features while repurposing it for contemporary living. Community space along with enrichment opportunities and supportive service coordination will be provided on-site free of charge. These will include art classes, food pantry, bingo, potluck, financial literacy, and health and wellness screening.

Sustainability principles will guide the renovation process, incorporating energy-efficient systems and environmentally friendly materials. Additionally, preservation efforts will focus on maintaining the historical integrity of the building while ensuring its long-term viability as affordable housing.

Scope:

The project will utilize the existing structure but add additional windows to address life safety as well as energy efficiency and noise mitigation. The addition of an elevator will utilize the existing elevator shaft, but modifications will need to be made to accommodate a new modern elevator. Two exterior stair towers will be added for life safety. These towers will not be within the existing structure but will be constructed and placed out of view from the existing front façade. Metal studs will be used for interior wall construction and new plumbing, electrical, roof, and HVAC will be added. The basement level will hold some community space, but the majority of this floor will be a closed white box. No residential units will be constructed on the basement level.

Conclusion:

The adaptive reuse of the National Grocer Building for affordable housing represents a unique opportunity to address the dual challenges of historic preservation and affordable housing provision. By leveraging innovative design, community partnerships, and sustainable practices, the project aims to create a model for historic adaptive reuse that serves the needs of low-income residents while enriching the fabric of the surrounding community.

In summary, the proposed project offers a compelling solution to the pressing need for affordable housing while celebrating and preserving our shared cultural heritage. Through collaborative efforts and a commitment to social responsibility, we aspire to create a lasting impact that benefits both current and future generations.



The Lofts at Grocer
Forsight Asset Management
San Antonio TX
5/21/2024

Bid Package	Description	Total Cost 70242 sf	\$/sf	Recommended Subcontractor
01A	General Trades/Requirements	\$ -	\$ -	Company Name 1
02A	Sitework / Earthwork	\$	\$	Company Name 1
02B	Site Utilities	\$	\$	Company Name 1
02C	Site Paving	\$	\$	Company Name 1
02E	Landscape / Irrigation	\$	\$	Company Name 1
02D	Demolition	\$	\$	Company Name 1
03A	Concrete	\$	\$	Company Name 1
04A	Masonry	\$	\$	Company Name 1
05A	Structural and Miscellaneous Steel	\$	\$	Company Name 1
06A	Rough Carpentry	\$	\$	Company Name 1
06B	Millwork	\$	\$	Company Name 1
07A	Roofing, Sheetmetal,	\$	\$	Company Name 1
07B	Waterproofing, Dampproofing	\$	\$	Company Name 1
07C	Sprayed Fireproofing	\$	\$	Company Name 1
08A	Doors, Frames, and Hardware	\$	\$	Company Name 1
08B	Aluminum, Glass, and Glazing	\$	\$	Company Name 1
08C	Special Doors	\$	\$	Company Name 1
09A	Drywall, Acoustical, and Plaster	\$	\$	Company Name 1
09B	Flooring (resilient & wood) and Carpet	\$	\$	Company Name 1
09C	Tile and Stone Flooring	\$	\$	Company Name 1
09D	Painting and Wall Covering	\$	\$	Company Name 1
09G	Special Coatings	\$	\$	Company Name 1
10A	Specialties	\$	\$	Company Name 1
10B	Signage	\$	\$	Company Name 1
11A	Equipment	\$	\$	Company Name 1
12A	Furnishings/Blinds	\$	\$	Company Name 1
14A	Elevator	\$	\$	Company Name 1
15A	HVAC and Plumbing	\$	\$	Company Name 1
15C	Fire Suppression	\$	\$	Company Name 1
15D	Testing, Adjusting and Balancing	\$	\$	Company Name 1
16A	Electrical & Fire Alarm	\$	\$	Company Name 1
17A	Technology and Communication Systems	\$	\$	Company Name 1
SUBTOTAL COW		\$	\$	
Owner's Contingency (0.00%)		\$	\$	0.000%
Contractor Contingency (0.00%)		\$	\$	0.000%
Contractor Estimating/ Escalation Contingency (0.00%)		\$	\$	0.000%
Contractor Subcontractor Default Insurance (0.00%)		\$	\$	0.000%
Contractor General Conditions & Requirements (6.00%)		\$	\$	6.000%
Contractor Overhead (2.00%)		\$	\$	2.000%
Contractor Builder's Risk Insurance (0.0000%)		\$	\$	0.000%
Contractor CCIP/GU (0.00%)		\$	\$	0.000%
Contractor Payment & Performance Bonds (0.0000%)		\$	\$	0.000%
Contractor Preconstruction Fee (0.0000%)		\$	\$	0.000%
Contractor Construction Phase Fee (6.00%)		\$	\$	6.000%
TOTAL		\$	\$	
Contractor Payment & Performance Bonds (1.0000%)		\$	\$	1.000%
TOTAL + Bond		\$	\$	



Existing Conditions



Existing Conditions

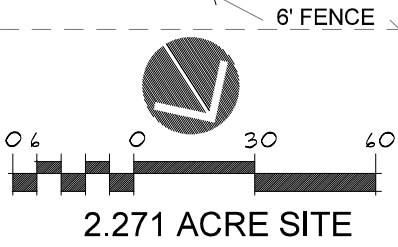
LEGAL DESCRIPTION:
NCB 249 BLK 78 LOT 11,12, & N 27.92 FT. OF LOT 10,
NE 99.37 FT. OF THE WEST 1/2 OF BLK 249.
2.271 TOTAL ACRES.

EXISTING ZONIING - I-2 HS AHOD
PROPOSED ZONING - IDZ-2 HS AHOD

BUILDING AREA
FIRST FLOOR - 24 UNITS
SECOND FLOOR - 24 UNITS
BASEMENT - GENERAL OFFICE
& COMMUNITY SPACE.
48 TOTAL LOFT UNITS
DENSITY: 21.12 UNITS/AC.
3,830 S.F. OF EXTERIOR OPEN SPACE

**EXISTING 2 STORY BUILDING
WITH A BASEMENT**
FROM WAREHOUSE SPACE
TO APARTMENTS / OFFICE SPACE
21.136 UNITS / ACRE
BUILDING HEIGHT OF 34'.
TOWER HEIGHT OF 49'

UNIT TABULATION
42 - 1BEDROOM LOFT UNIT
6 - 2 BEDROOM/STUDY UNIT
48 - TOTAL UNITS
BASEMENT LEVEL:
OFFICE / CORRD. AREA - 20,911 S.F.
COMMUNITY AREA - 2,426 S.F.



**OPEN
SPACE**
0.63 ACRES

**FUTURE
PARKING**

NORTH MEDINA STREET

0' BLDG. SETBACK
VISITOR PARKING

N. MEDINA STREET

VISITOR PARKING

0' BLDG. SETBACK

TENANT
GATE ONLY

80 TOTAL PARKING SPACES
12 BIKE SPACES

W. MARTIN STREET

WEST MARTIN STREET

CONCEPTUAL SITE PLAN
2 STORY OF LOFT APARTMENTS
OFFICE SPACE IN THE BASEMENT

5' BLDG. SETBACK

UNION PACIFIC RAILROAD

0' BLDG. SETBACK

421 N. MEDINA STREET

3/18/24

SP-1

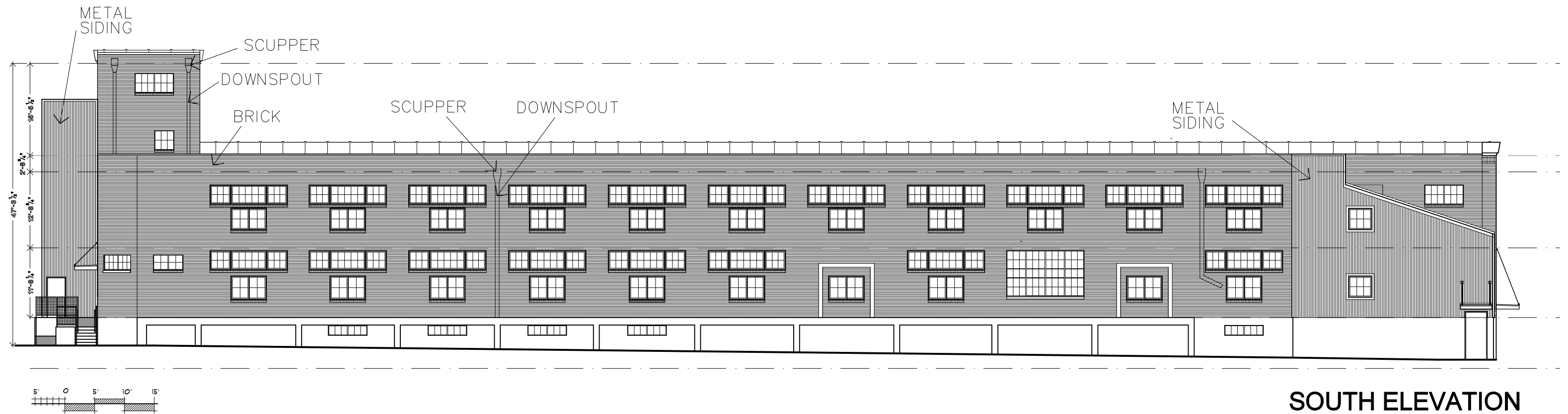
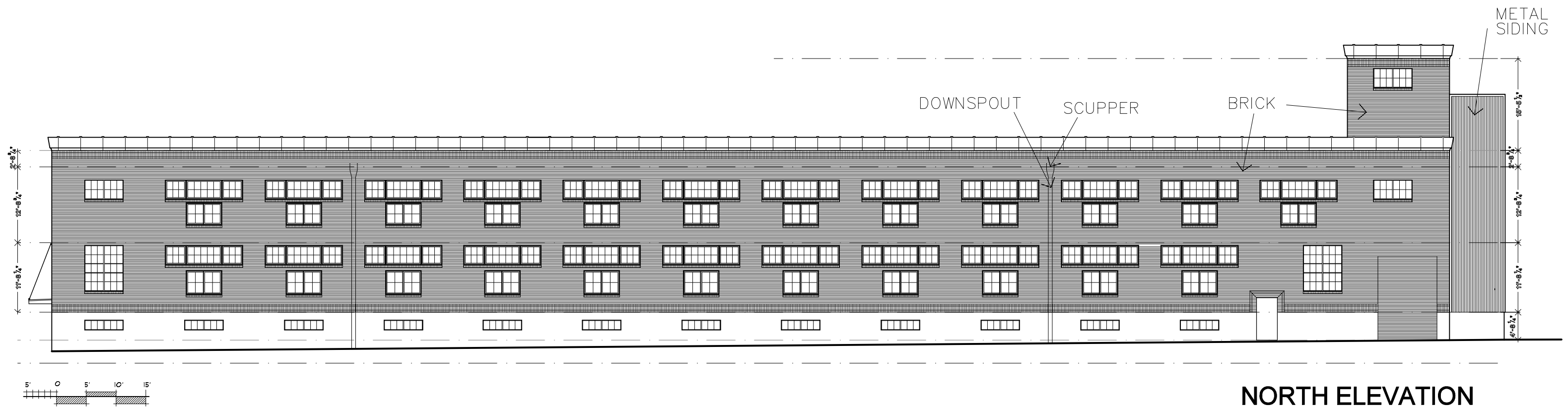


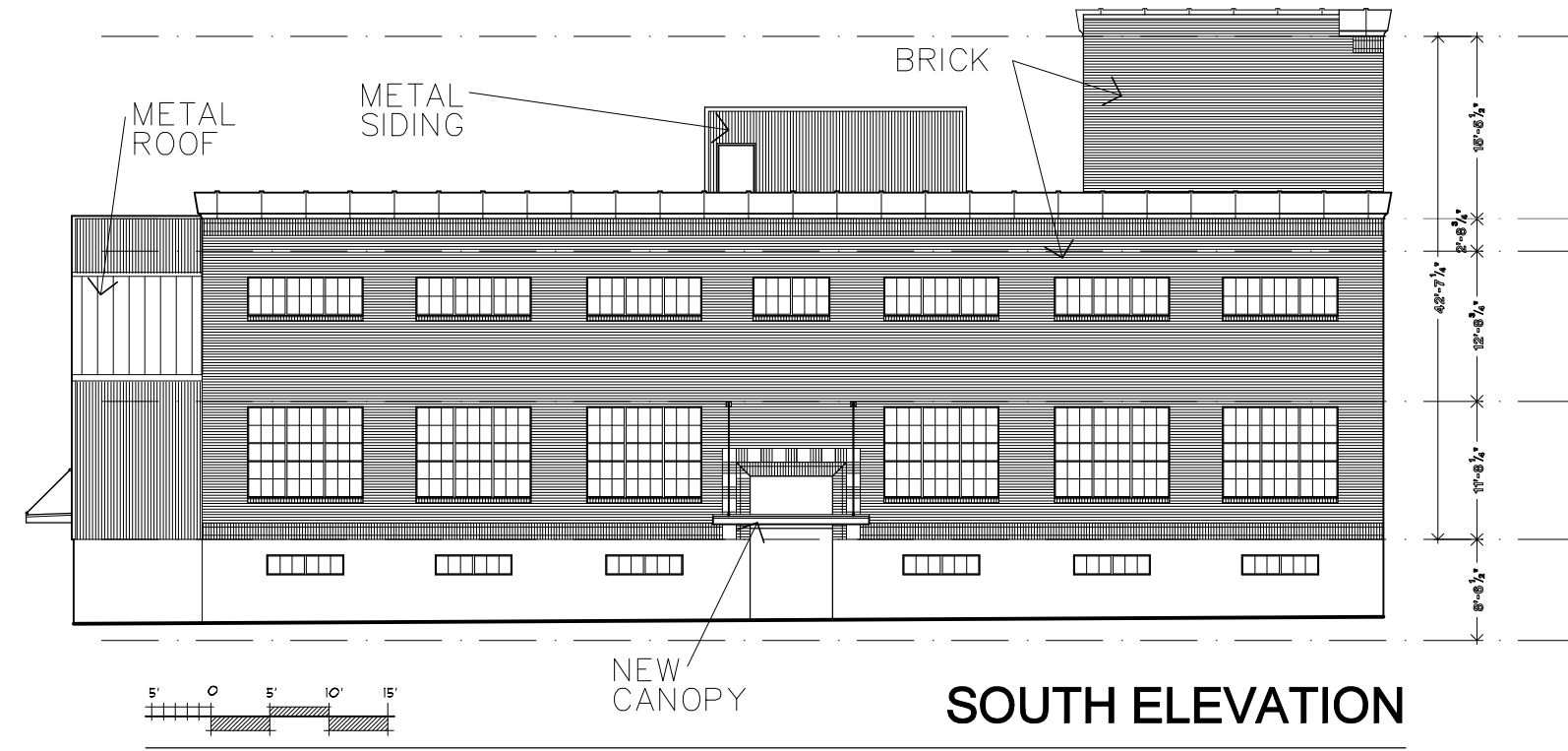
The Lofts at Grocer
Downtown San Antonio, Texas

Partners
In Community
Development, LLC.

CONCEPTUAL
DESIGN
SET

PERMITTING OR CONSTRUCTION
NOT FOR REGULATORY APPROVAL







NATIONAL GROCER COMPANY

421 N. Medina





W Martin
1100 1200

N Medina
400 500

National

NATIONAL TRUST COMPANY

© 2022 Google

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W. Madison St





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 17, 2024

HDRC CASE NO: 2024-147
ADDRESS: 421 N MEDINA
LEGAL DESCRIPTION: NCB 249 BLK 78 LOT 11, 12 & N 27.92 FT OF 10, LOT NE 99.37 FT OF THE W 1-2 OF BLK 245
APPLICANT: Jennifer Gonzalez/Partners in Community Development - 7334 Blanco
OWNER: Jim Young/421 MEDINA LLC - 704 ROLLING GREEN DR
TYPE OF WORK: ADA improvements/modifications, Awnings, Roofing, Repair and Maintenance, Window replacement/fenestration changes, Parking Lot, City Incentives -- Fee Waivers, Non-contributing demolition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work including roof replacement and façade element repair.
2. Install a new entrance canopy at the primary entrance on N Medina.
3. Replace the existing, steel windows with new windows.
4. Add fenestration on the north, south and west facades, primarily beneath the original window openings.
5. Infill various existing loading bay openings and remove existing loading docks.
6. Construct two circulation towers, one on the south façade and one on the west façade.
7. Perform modifications to existing site elements including the expansion of the existing parking lot.

FINDINGS:

- a. The historic structure at 421 N Medina was constructed in 1919 and first appears on the 1931 Sanborn Map. The historic structure features two primary levels with a red brick façade. The structure is known commonly as the National Grocer Company Building and is an individually designated landmark. At this time the applicant is requesting a Certificate of Appropriateness to construct circulation additions, replace windows, modify fenestration and perform rehabilitative scopes of work.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 9, 2024. At that meeting, Commissioners provided feedback on window replacement, the design of stucco infilled areas and other exterior scopes of work. Generally, Commissioners were supportive of the proposed scope of work.
- c. REHABILITATION – The applicant has proposed to perform rehabilitative scopes of work including roof replacement and façade element repair. Staff finds the proposed scope of work to be appropriate. All repair should be done in-kind, with like materials. Repair to roof and façade elements should not result in a change of profile, material or appearance.
- d. ENTRANCE CANOPY – The applicant has proposed to install an entrance canopy on the primary, east façade. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopies should be added based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. Generally, staff finds the installation of a new canopy at the primary entrance on N Medina to be appropriate and consistent with the Guidelines; however, staff finds that detailed construction documents should be provided that note the materials, profile and installation method of the proposed canopy.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, steel windows through the historic structure. The existing windows are in a state of disrepair where staff finds replacement to be appropriate. The applicant has not provided information or specifications for a replacement product at this time. Staff finds that the proposed replacement product should match the original windows in profile and general appearance. Divisions should be muntin elements installed on the exterior of the window unit and not faux interior divisions. All windows should feature structural elements (mullions, muntin, rails, etc.) that match those of the original as closely as possible. Windows should feature dark colored frames and should be installed to match the installation depth of the originals. A wall section noting window installation depths should be submitted to OHP staff for review and approval.

f. FENESTRATION MODIFICATIONS – The applicant has proposed to perform fenestration modifications on the north, south, and west facades by introducing new window openings beneath the historic windows. Currently, historic windows are predominantly arranged in a three-opening profile. The applicant has proposed to install a singular opening beneath the middle opening of the three-opening profile. Generally, staff finds the proposed fenestration profile to be appropriate as it allows for the original fenestration profile to be clearly distinguished from the new fenestration profile. Staff finds that the proposed new windows should match the original windows in profile and general appearance. Divisions should be muntin elements installed on the exterior of the window unit and not faux interior divisions. All windows should feature structural elements (mullions, muntin, rails, etc.) that match those of the original as closely as possible. Windows should feature dark colored frames and should be installed to match the installation depth of the originals. Additionally, all sill elements should match the original as closely as possible. Brick that is removed from each opening should be preserved for reuse on site in façade repair and other scopes of work. A wall section noting window installation depths should be submitted to OHP staff for review and approval.

g. OPENING INFILL / LOADING DOCK DEMOLITION – The historic structure currently features two loading dock doors on the south façade and a large, recessed loading bay with multiple associated doors on the west façade. The applicant has proposed to enclose these elements and infill these openings with windows to match those proposed elsewhere (replacement and new) and stucco surrounds and to remove the existing loading docks. Generally, staff finds this approach to infilling the original loading dock and bay openings as the original opening is preserved and distinguishable. Staff finds that stucco should feature a smooth finish and should feature a color that closely matches the color of the historic brick. Additionally, staff encourages the applicant to consider using removed brick to infill the openings where stucco is proposed. A detail and wall section should be submitted to OHP staff to detail the proposed window installation at each infilled location, as well as a stucco or brick installation detail. Both materials should feature a recess from the original wall plan to note a non-original façade element.

h. CIRCULATION TOWER ADDITIONS – The applicant has proposed to construct two circulation towers, one on the south façade and one on the west façade. The proposed circulation towers will include both stairs and elevators, and the tower addition on the west façade (rear façade) will feature a ramp element at ground level. The applicant has proposed to clad both towers with metal siding. Generally, staff finds the construction of both circulation towers to be appropriate. The applicant has noted that the circulation tower on the south façade will be recessed from the corner brick detailing. Staff finds this to be appropriate. Staff finds that final materials specifications for the proposed metal siding should be submitted to OHP staff for review and approval.

i. SITE ELEMENTS – The applicant has noted the expansion of surface parking at the rear of the structure. Staff finds this to be appropriate. Final parking lot details and design documents, including landscaping and fencing elements are to be submitted to OHP staff for review and approval.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work, based on finding c, with the stipulations that all repair should be done in-kind, with like materials and that repair to roof and façade elements should not result in a change of profile, material or appearance.

2. Staff recommends approval of item #2, the installation of a new canopy at the N Medina Street entrance with the stipulation that detailed construction documents should be provided that note the materials, profile and installation method of the proposed canopy.

3. Staff recommends approval of item #3, window replacement, based on finding e with the following stipulations:

i. That the proposed new windows match the original windows in profile and general appearance. Divisions should be muntin elements installed on the exterior of the window unit and not faux interior divisions. All windows should feature structural elements (mullions, muntin, rails, etc.) that match those of the original as closely as possible. Windows should feature dark colored frames and should be installed to match the installation depth of the originals. Additionally, all sill elements should match the original as closely as possible.

ii. That a wall section noting window installation depths should be submitted to OHP staff for review and approval.

4. Staff recommends approval of item #4, fenestration modifications, based on finding f with the following stipulations:

i. That the proposed new windows match the original windows in profile and general appearance. Divisions should be muntin elements installed on the exterior of the window unit and not faux interior divisions. All windows should feature structural elements (mullions, muntin, rails, etc.) that match those of the original as closely as possible. Windows should feature dark colored frames and should be installed to match the installation depth of the originals. Additionally, all sill elements should match the original as closely as possible.

ii. That a wall section noting window installation depths should be submitted to OHP staff for review and approval.

iii. That all removed brick is salvaged for reuse on site.

5. Staff recommends approval of item #5, the infilling of existing loading dock doors and recessed bays and the removal of loading docks based on finding g with the following stipulations:

i. That stucco should feature a smooth finish and should feature a color that closely matches the color of the historic brick. Staff encourages the applicant to explore the installation of salvaged brick in these openings as opposed to stucco. Either material should feature a recessed detail to distinguish the original opening from the infill.

ii. That a detail and wall section be submitted to OHP staff to detail the proposed window installation at each infilled location.

6. Staff recommends approval of item #6, the construction of two circulation tower additions based on finding h with the following stipulation:

i. That final materials specifications for the proposed metal siding should be submitted to OHP staff for review and approval.

- ii. That the circulation tower on the south façade be removed from the corner to expose the original corner brick detail.
7. Staff recommends approval of item #7, the parking lot expansion and site work based on finding i, with the stipulation that final parking lot details and design documents, including landscaping and fencing elements are to be submitted to OHP staff for review and approval.

COMMISSION ACTION:

Approved with staff's stipulations.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer