

HISTORIC AND DESIGN REVIEW COMMISSION

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 249
ZONING: I-2, H
CITY COUNCIL DIST.: 5
APPLICANT: Jennifer Gonzalez/Partners in Community Development
OWNER: Jim Young/421 MEDINA LLC
TYPE OF WORK: Repair and maintenance, partial demolition (loading dock), roofing, window replacement
APPLICATION RECEIVED: March 27, 2024
60-DAY REVIEW: May 26, 2024
CASE MANAGER: Edward Hall

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.

APPLICABLE CITATIONS:

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

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 façade 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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. Existing canopies and awnings—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Replacement canopies and awnings—Replace canopies and awnings in-kind whenever possible.

ii. New canopies and awnings—Add canopies and awnings 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. See UDC Section 35-609(j).

iii. Lighting—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. Awning materials—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. Building features—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. Support structure—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

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 façade 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.

ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.

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:

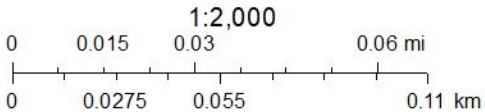
- 1. Staff recommends approval of item #1, rehabilitative scopes of work, based on finding c, with the stipulations that all repair should be done in-kind, with like materials and that repair to roof and façade elements should not result in a change of profile, material or appearance.
- 2. Staff recommends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

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



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

Historic and Design Review Commission
Design Review Committee Report

DATE: April 9, 2024

HDRC Case #:

Address: 421 N Medina

Meeting Location: Webex

APPLICANT: Jennifer Gonzalez

DRC Members present: Jeff Fetzer, Roland Mazuca, Michael Pollog

Staff Present: Edward Hall

Others present: Alejandra Romero, Carlos Clavijo, Larry Newell, F Gonzales, Ben Eastman

REQUEST:

Conversion of historic structure to feature 48 residential units; additions, exterior modifications, window replacement

COMMENTS/CONCERNS:

JG: Overview of proposed scope of work, overview of exterior scopes.

JG: Front elevation will remain as exists; awning will be reinstalled. North elevation will feature new window openings.

JG: Overview of existing building conditions

JF: Questions regarding existing windows. Will existing windows be restored? JG: No, windows will be replaced. Profile will try to be replicated as best as possible. JG: Will work to provide a sample window by full HDRC hearing time.

JF: Would there be an opportunity to restore some of the windows? Large ones on the south elevation and the corner at Martin and Medina.

JF: The revised south elevation is much improved; has been pulled back from the corner.

ALL: Discussion regarding reglazing existing windows. Might not meet energy requirement.

JF: Explore another brick to complement red brick instead of stucco infill.

JF: Are there areas for landscaping or trees on the side plan instead of all asphalt? JG: Yes, there are options.

RM: Supportive of the project.

OVERALL COMMENTS:



NATIONAL GROCER COMPANY

421 N. Medina





W Martin
1100 1200

N Medina
400 500

National

NATIONAL TRUST COMPANY

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W. Washington St





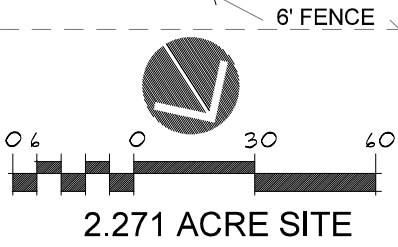
LEGAL DESCRIPTION:
NCB 249 BLK 78 LOT 11,12, & N 27.92 FT. OF LOT 10,
NE 99.37 FT. OF THE WEST 1/2 OF BLK 249.
2.271 TOTAL ACRES.

EXISTING ZONING - 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 / CORR. 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

