

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-489
ADDRESS: 111 W TRAVIS ST
LEGAL DESCRIPTION: NCB 103 BLK LOT 17
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Robert E Lee Hotel
APPLICANT: Todd McClutchy/JHM Group
OWNER: RELEE Partners LP
TYPE OF WORK: Modification to existing signage
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the existing building signage to read “Hotel, Robt, Air Conditioned” from the current display which reads “Hotel, Robt E Lee, Air Conditioned”.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. Number and size—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale—Design signage to be in proportion to the facade, respecting the building’s size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

B. HISTORIC SIGNS

- i. Preservation—Preserve historic signs, such as ghost signs or other signs characteristic of the building’s or district’s period of significance, whenever possible.
- ii. Maintenance—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

FINDINGS:

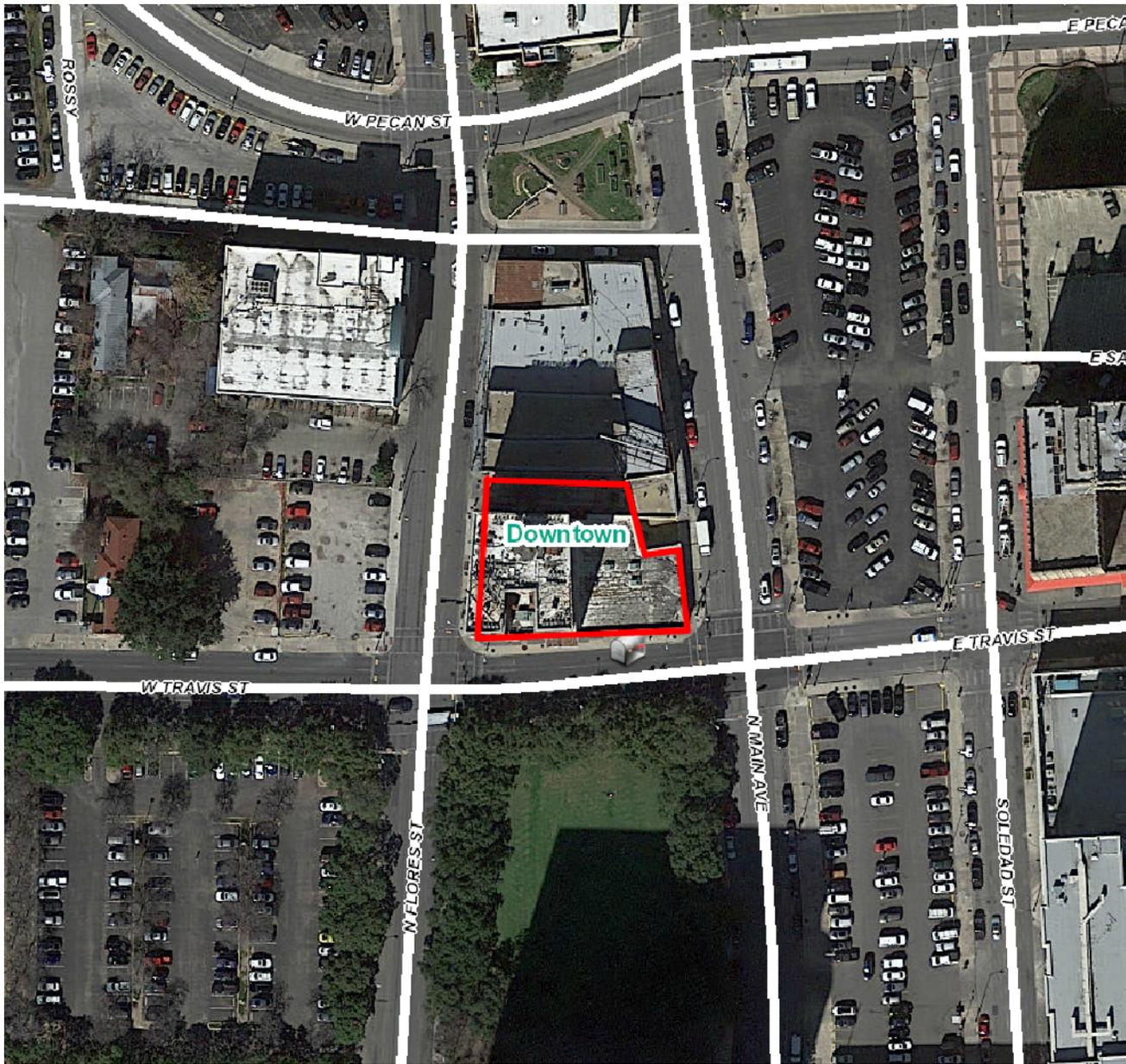
- a. The structure at 111 W Travis Street, commonly known as the Robert E Lee Hotel, was constructed in 1922. The structure features street level facades at N Flores, W Travis and N Main that feature materials that include stone. The top of the structure features signage which reads “Hotel, Robt E Lee, Air Conditioned”. At this time, the applicant has proposed to install signage which reads “Hotel, Robt, Air Conditioned”.
- b. Per the Guidelines for Signage 1.B.i. historic signs should be preserved. The applicant has proposed to preserve the remaining portions of the sign, consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 28, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



111 West Travis Street

W Martin St

W Salinas

N Flores St

N Main Ave

W Travis St

W Travis St

Flores St

W Salinas

W Flores St

E Salinas St

W Travis St

N Flores St

E Travis St

Flores St

HOTEL
ROBT. E. LEE
AIR CONDITIONED

HOTEL
ROBT. E. LEE
AIR



HOTEL
ROBT. E. LEE
AIR CONDITIONED





HOTEL
ROBT E LEE
ALL SEASONS

RESTAURANT
HOTEL



SIDE 2 OF BUILDING



TOP OF
BUILDING
MARQUE

HOTEL
ROBTTEL
AIRBTTEL
CONDITIOINED





HOTEL
ROBT. E. LEE

HOTEL
ROBT. E. LEE

AIR CONDITIONED

AIR CONDITIONED

100% AIR CONDITIONED

ROBT. E. LEE HOTEL

We Know
SAN ANTONIO

YOUR
COMMUNITY
BANKERS
50 IBC BANK

RELEE Partners, LP

*C/o JHM Group of Companies
1281 East Main Street, Suite 201
Stamford, Connecticut 06902
T: (203) 348-2644
F: (203) 348-2611*

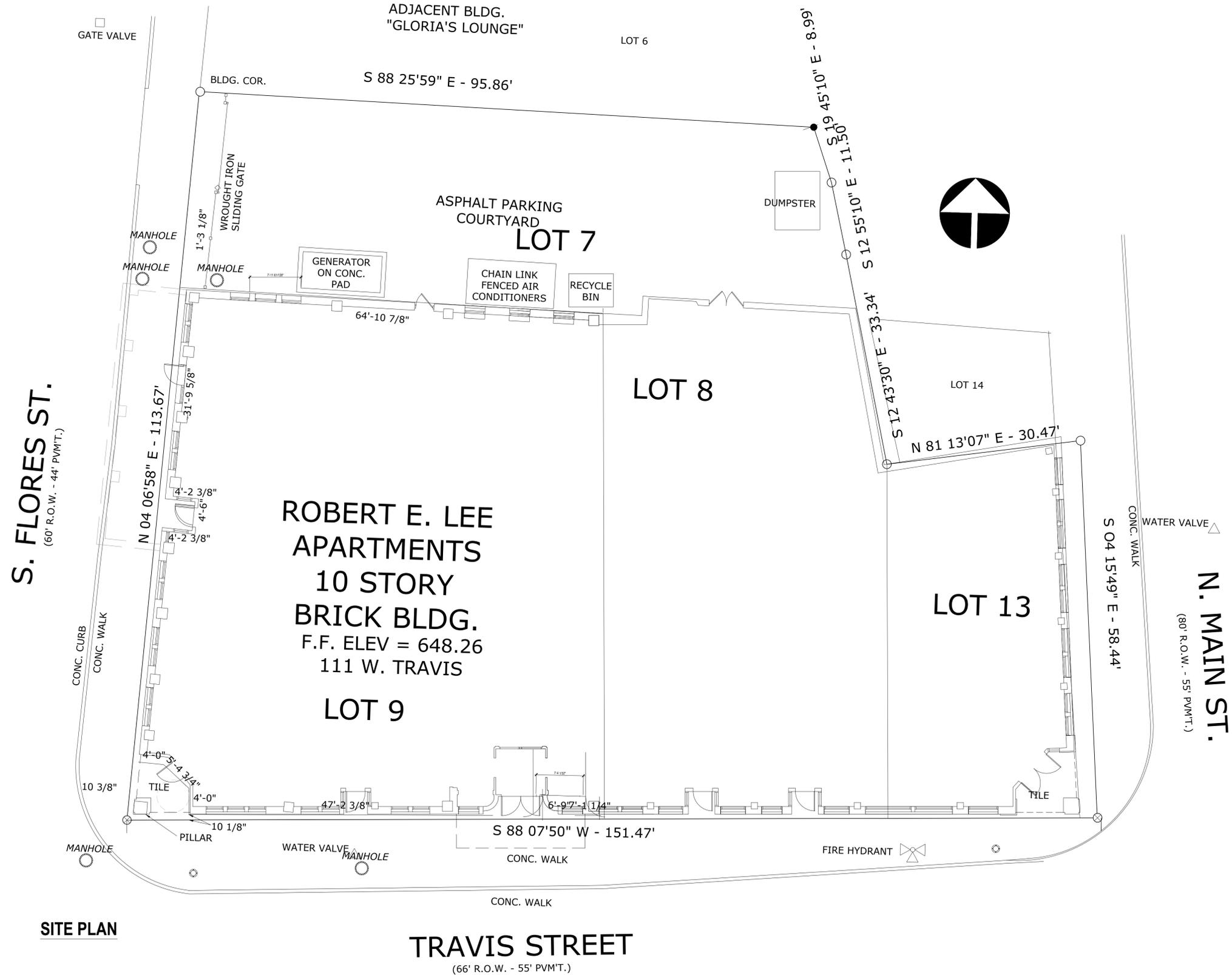
Narrative Description for Sign Revisions at Robert E. Lee Apartments

On top of the Robert E. Lee Apartment building are two signs with electrified metal letters emblazoned "Hotel Robert E. Lee, air-conditioned" on both the east and west towers. These were added in the 1938 remodeling of the hotel. A third neon sign boasting "100% air-conditioned" is situated on the north parapet. At the top of the north facade is a painted sign proclaiming "Robt. E. Lee Hotel". The neon signs were replaced in 1995, but a hail storm destroyed the neon tubes. Historic signs on the hotel advertise 100% airconditioned. Although not the first hotel in the city to be completely airconditioned, the Robert E. Lee was definitely at the front of the movement.

At this time, the building owners of the Robert E. Lee apartments are submitting this application to HDRC to modify the signs on the east and west towers so that they read:

Line 1: HOTEL
Line 2: ROBT.
Line 3: AIR CONDITIONED

Additionally, modifying the sign on the north parapet wall to read ROBT. HOTEL.



SITE PLAN

TRAVIS STREET
(66' R.O.W. - 55' P.V.M.T.)

#	Issue	By	Check
1	2/14/2017	CH	CH
ADDENDUM 1			
2	2/24/2017	CH	CH
ADDENDUM 2			
3	03/13/2017	CH	CH
PERMIT - ADDENDUM 3			

Seal / Signature



Project Name
Robert E. Lee Apartment Renovation, 111 W. Travis St.

Project Number
160322

CAD File Name
C:\CHAI-Architects\Projects\160322_RELEE

Description
SITE PLAN

Scale
1/8" = 1'-0"