HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO:	**2018-236**
ADDRESS:	108 N MEDINA
LEGAL DESCRIPTION:	NCB 264 BLK 76 N 69.05 FT OF S 133.45 FT OF 9 ARB A9
ZONING:	D, HE
CITY COUNCIL DIST.:	5
DISTRICT:	Cattleman Square Historic District
LANDMARK:	I&GN Depot Cluster
APPLICANT:	John Speegle/SKDA
OWNER:	North Medina LLC
APPLICATION RECEIVED:	May 11, 2018
60-DAY REVIEW:	July 12, 2018

REQUEST:

The applicant is requesting conceptual approval to:

1. Perform rehabilitative scopes of work to the existing brick façade including re-pointing and the preservation of an existing, painted sign.
2. Construct an elevator and stair tower at the rear of the historic structure to also feature balconies.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

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 located at 108 N Medina was constructed circa 1922 and is a contributing structure to the Cattleman Square Historic District. The structure features three stories in height, a brick façade and Chicago Style windows on the front façade. The structure is commonly known as the Santa Monica Hotel.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. BRICK RESTORATION – The applicant has noted that re-pointing of the existing brick with a grout color to match that found historically on the structure will occur. This is consistent with the Guidelines for Exterior Maintenance and Alterations 2.B.ii.
d. ELEVATOR ADDITION – At the rear of the historic structure, the applicant has proposed to construct an elevator and stair tower addition. Per the Guidelines for Additions 2.A., new additions should be designed to be in keeping with the existing, historic context of the block, should be located at the side or rear of the historic structure, should feature a similar roof form, should be subordinate to the principal façade and should feature a transition between the old and new. The proposed addition is consistent with the Guidelines.
e. SCALE, MASSING & HEIGHT – The applicant has proposed an overall height, massing and footprint that are subordinate to that of the primary historic structure. This is consistent with the Guidelines.

f. MATERIALS – The applicant has proposed materials that include a steel structure, an aluminum and glass storefront system, a standing seam metal roof and steel Corten screening. The Guidelines note that materials that match in color, type and texture should be used. Generally, while not masonry, staff find the proposed steel and aluminum materials to be consistent with those found in the immediate vicinity. The standing seam metal roofs should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
g. ROOF FORM – The applicant has proposed for the tower addition to feature a hipped roof and a shed porch roof at the first floor. Both of these forms are found historically in the district.
h. BALCONIES – In addition to the proposed elevator and stair tower addition, the applicant has proposed to construct balconies at each level on the rear façade. The balconies will provide a secondary means of egress. Generally, staff finds the proposed balconies to be appropriate. Historically, commercial brick structures such as this would have featured a rear balcony. The applicant has noted the installation of egress doors in existing, rear window openings. When returning for final approval the applicant should submit a detailed elevation of the proposed door profile.
i. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate and consistent with the Guidelines. When returning for final approval, the applicant should submit additional information regarding materials, tower details such as the proposed Corten screening and additional information regarding the proposed tempered glass handrails. The proposed glass should not feature tint or a darkened color.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through i with the following stipulations:

i. That the standing seam metal roofs feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
ii. That when submitting for final approval the applicant submit details that include balcony details, egress door elevations, tempered glass handrail details and additional information regarding materials including a material sheet.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:May 29, 2018

Girls Inc. of San Antonio

123 N Medina St Parking

N Medina St

W Commerce St


123 N Medina St Parking
AVANCE, Inc
Girls Inc. of San Antonio
AVANCE

speegle & KIM-davis: Architecture

11 May 2018

Historic, Design & Review Commission
SKDA Project # 18005

Applicant's Project: Santa Monica Hotel Elevator & Stairs Addition

Scope of Work
The property owner, Hoover Contracting Company, has contracted the firm of **speegle & KIM-davis Architecture** to provide architectural restoration services for the future construction of an elevator and stair tower for the San Monica Hotel. The owner is planning to occupy the third floor of the building for his construction company offices.

The current structure, built in 1922, is a three-story building located at the northeast corner at West Commerce and North Medina Streets. It has exterior masonry load-bearing walls with wood framing on the second and third floors, and the roof level.

The structure was damaged by fire and the rear wall of the structure had been re-constructed with matching bricks. The Centeno family, who were the owners of the building in the late 1990's, refurbished the windows with a vinyl-clad design. The first floor main storefront wall will be eventually renovated in the near future via another HDRC application.

The owner will be re-pointing the existing bricks with a matching grout color. Care will be given to maintain the faintly colored sign at the western end of the south elevation. A paint restoration company will be contracted to consult on how to restore the paint finish on the re-pointed grout joints.

The structure of the proposed design will consist of steel framing for the elevator and stair structures. The elevator will be enclosed with an aluminum clear-anodized storefront window system. The guardrails will be clear tempered glass with a stainless steel top trim. The entrance and porch area will have a "Galvalume" finish metal roof with "Corten" rust-finish on the steel-framed columns, beams, and the security grating.

The floors will consist of a sealed concrete topping over a perforated metal decking with some structural steel beams and joists. A single-ply roof will be installed at the top of the elevator tower. We are proposing an automatic fire sprinkler system throughout the entire existing and proposed project areas.

339 EAST HILDEBRAND AVENUE SAN ANTONIO, TEXAS 78212 210 228-9921

ANTA MONICA HOTEL

FOR LEASE
4000 SQ FT

JBGoodwin

Angel Guzman
818 284-3420

108


FOR LEASE
4000 SQ FT
OFFICE / RETAIL / RESTAURANT
JBGoodwin
REALTORS
Angel Guzman
(210) 284-3420
JBGOODWIN.COM

Google Maps San Antonio, Texas

Image capture: Jan 2017 © 2018 Google

Google, Inc.

Street View - Jan 2017


Angel Guzman
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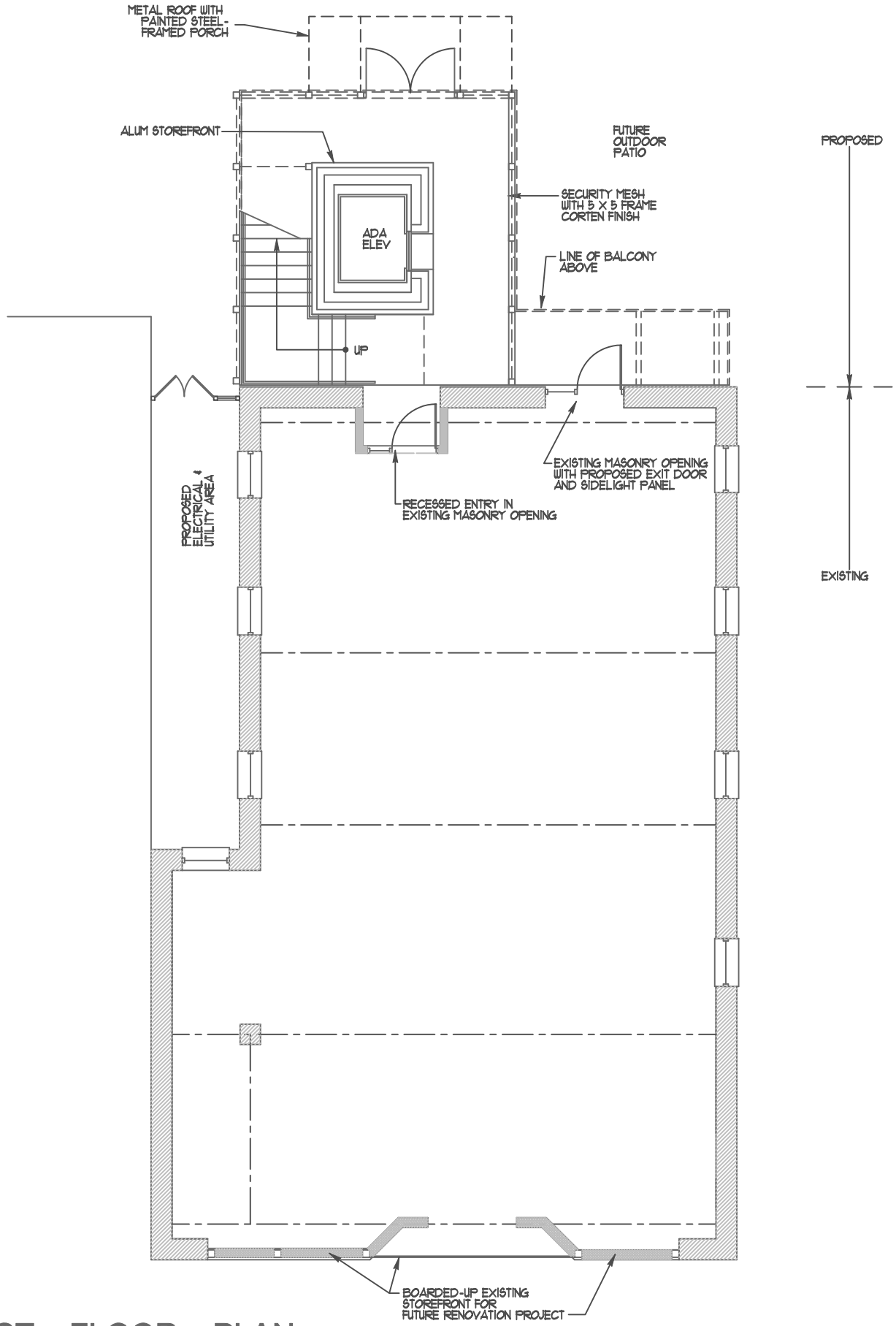

FIRST FLOOR PLAN

SCALE: 0 5 10 15 20

PLAN NORTH

SANTA MONICA HOTEL
CATTLEMAN'S SQUARE
HISTORIC DISTRICT

speegle & KIM-davis: Architecture
339 E. Hildebrand Avenue SATX 78212
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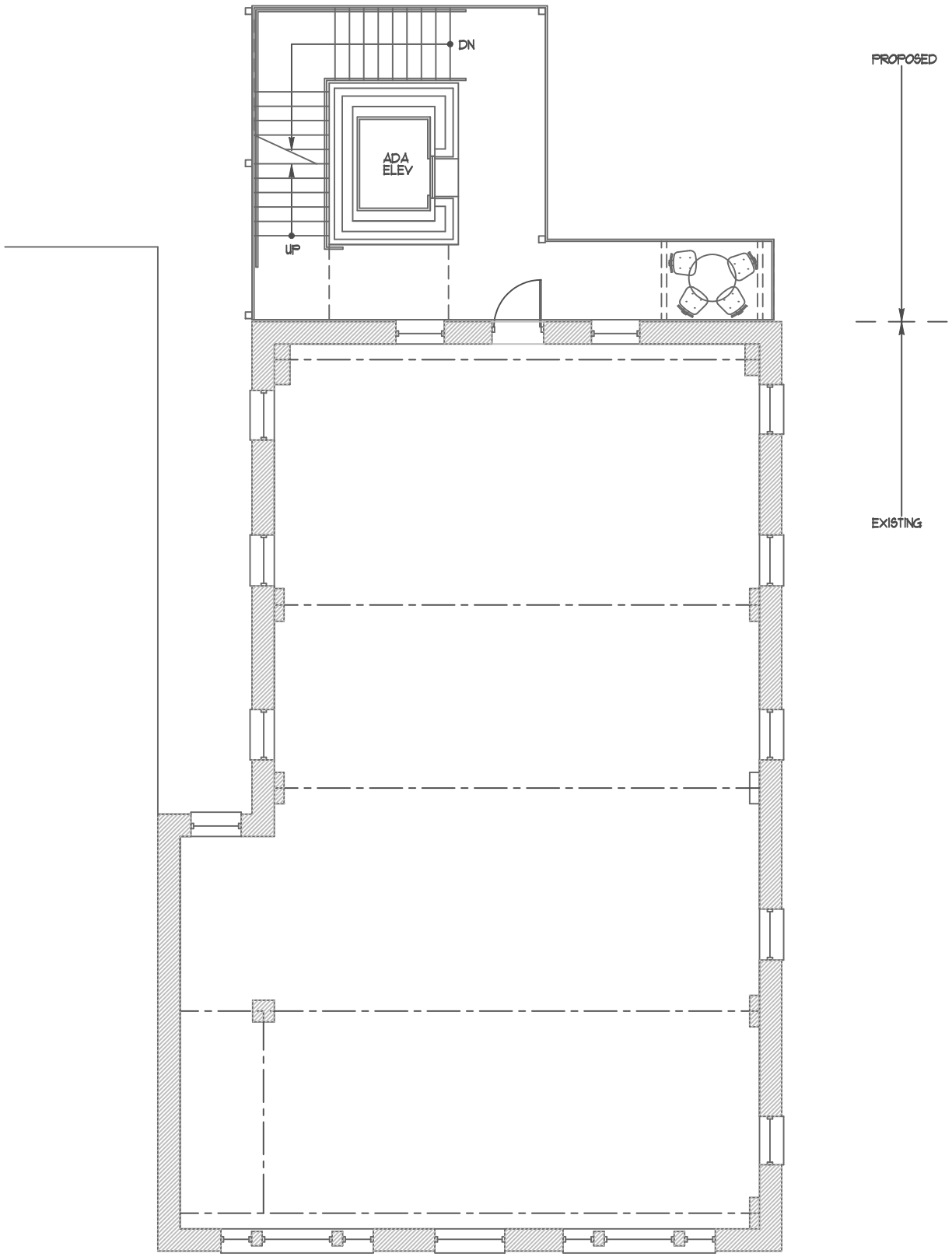
11 MAY 2018



SECOND FLOOR PLAN

SCALE: 0 5 10 15 20

PLAN NORTH

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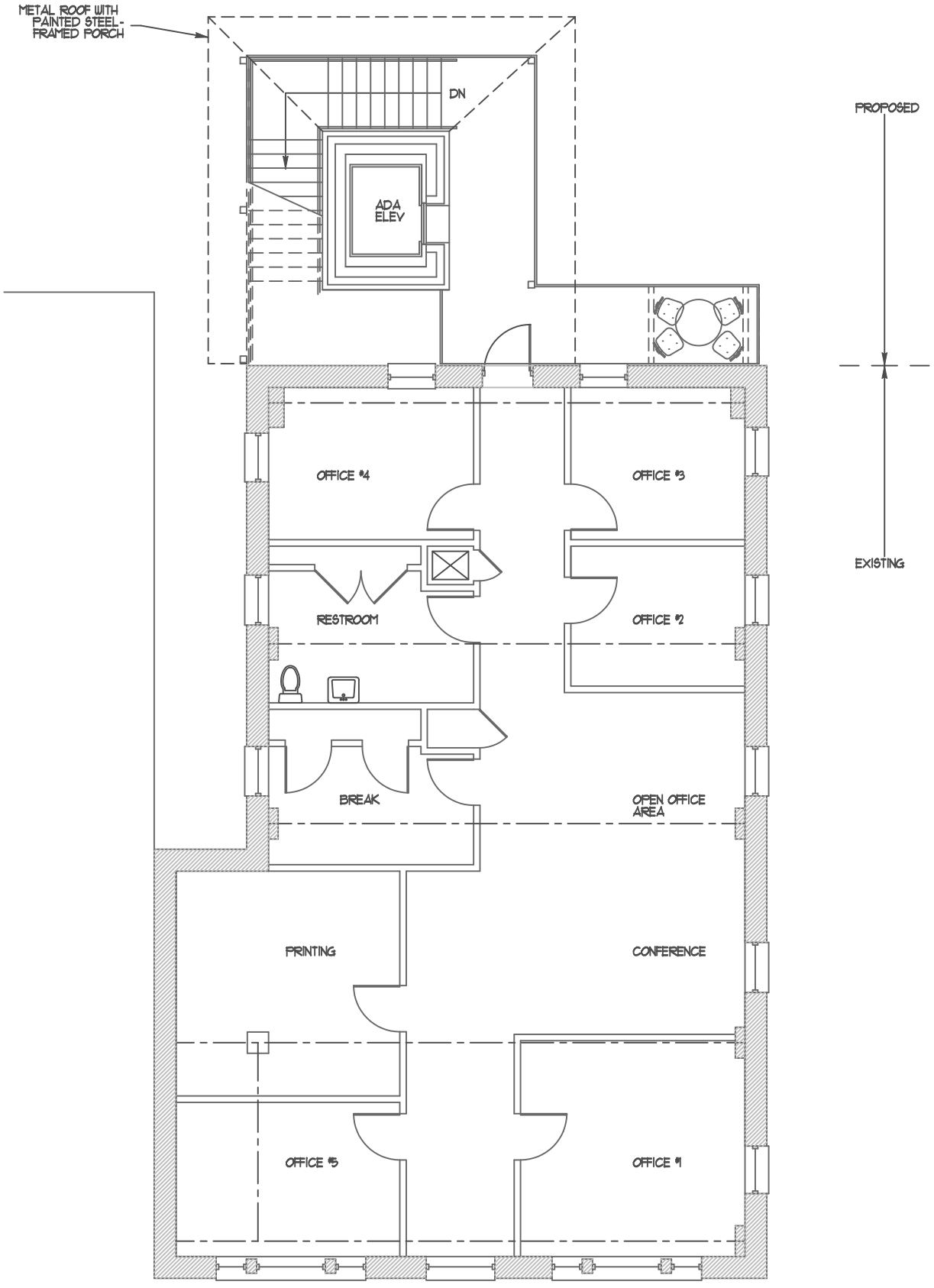

THIRD FLOOR PLAN

SCALE: 0 5 10 15 20

PLAN NORTH

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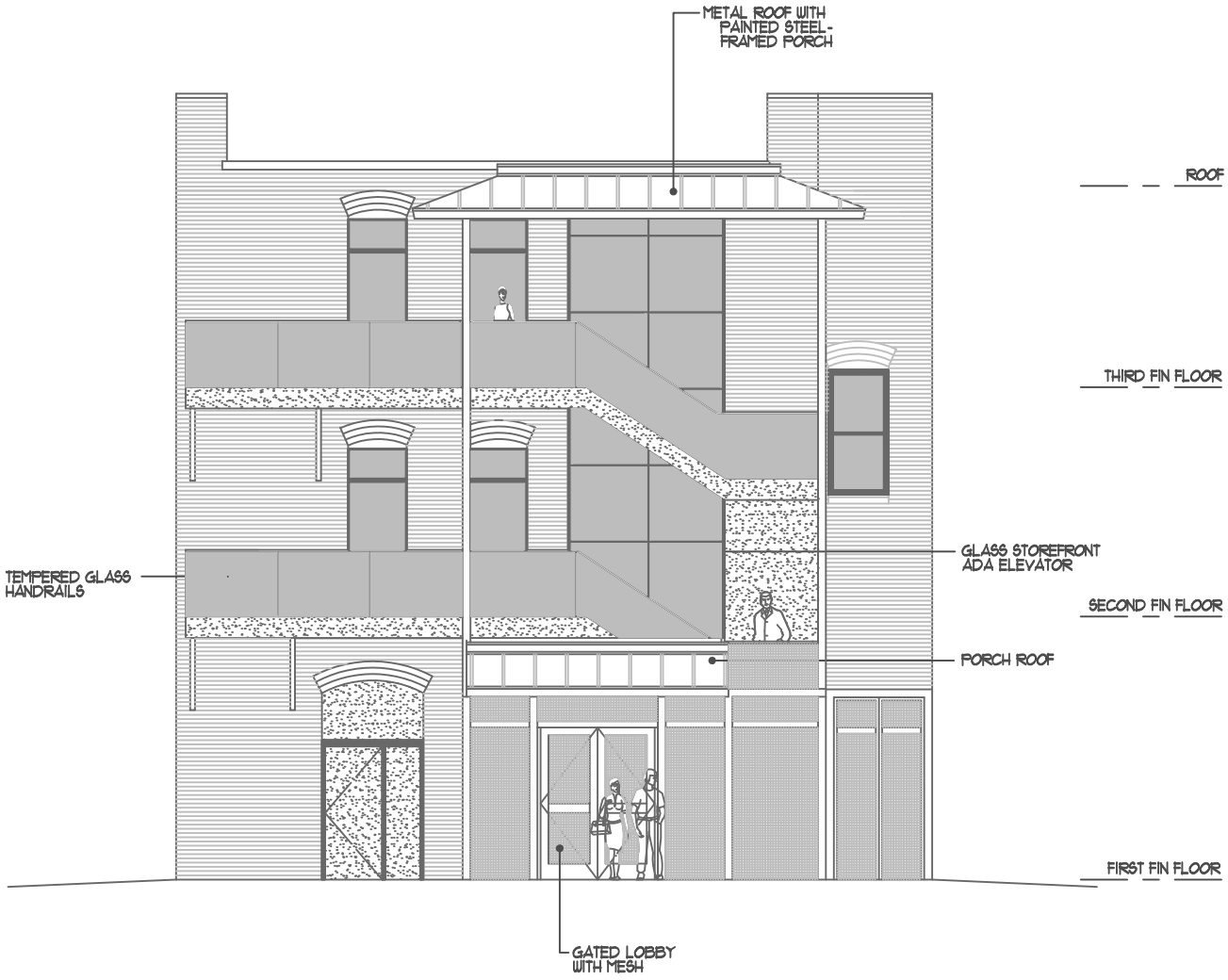

EAST ELEVATION

SCALE: 0 5 10 15 20

PLAN NORTH

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11 MAY 2018

SOUTH BUILDING ELEVATION

SCALE: 0 5 10 15 20

EXISTING — PROPOSED

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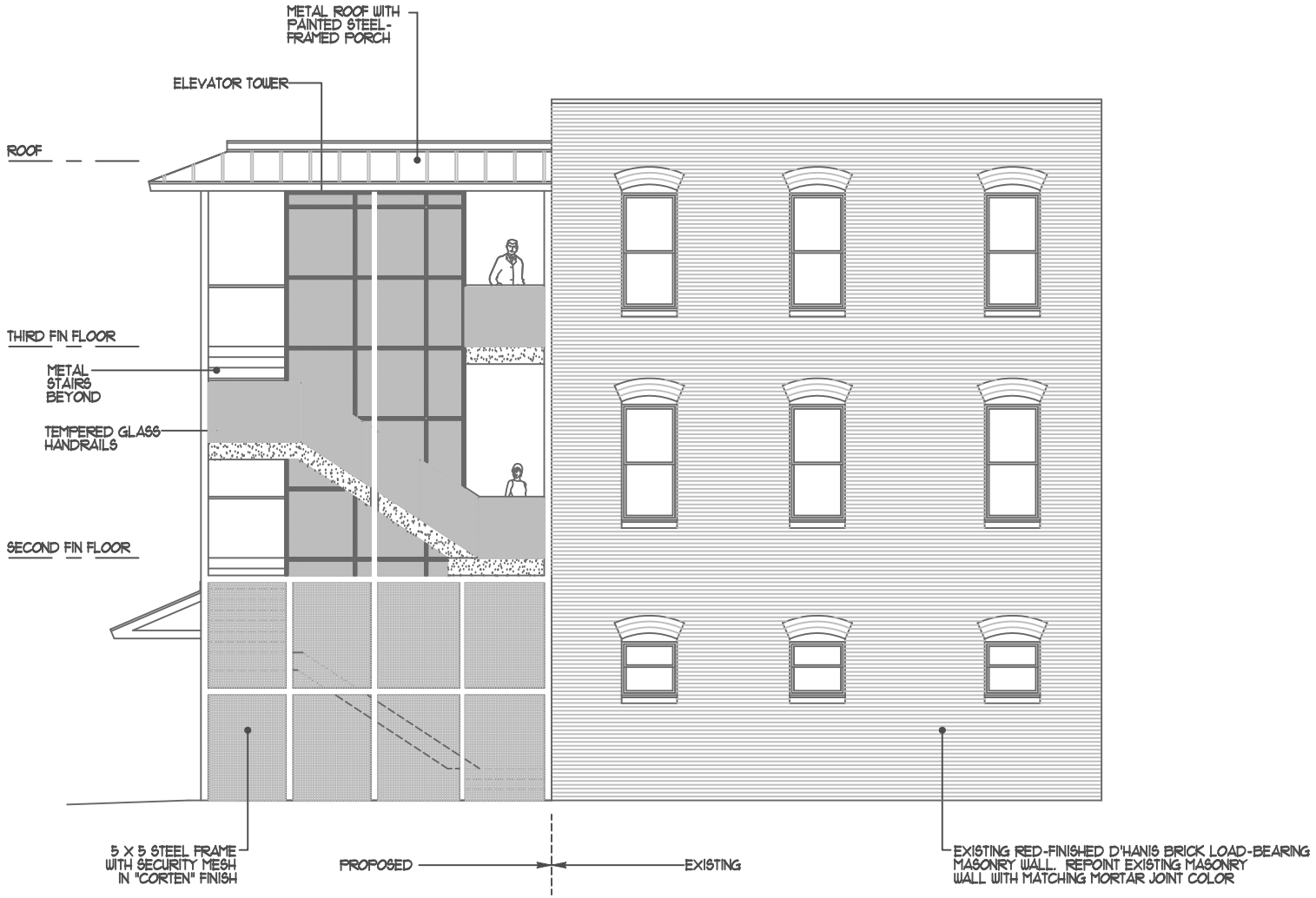

NORTH BUILDING ELEVATION

SCALE: 0 5 10 15 20

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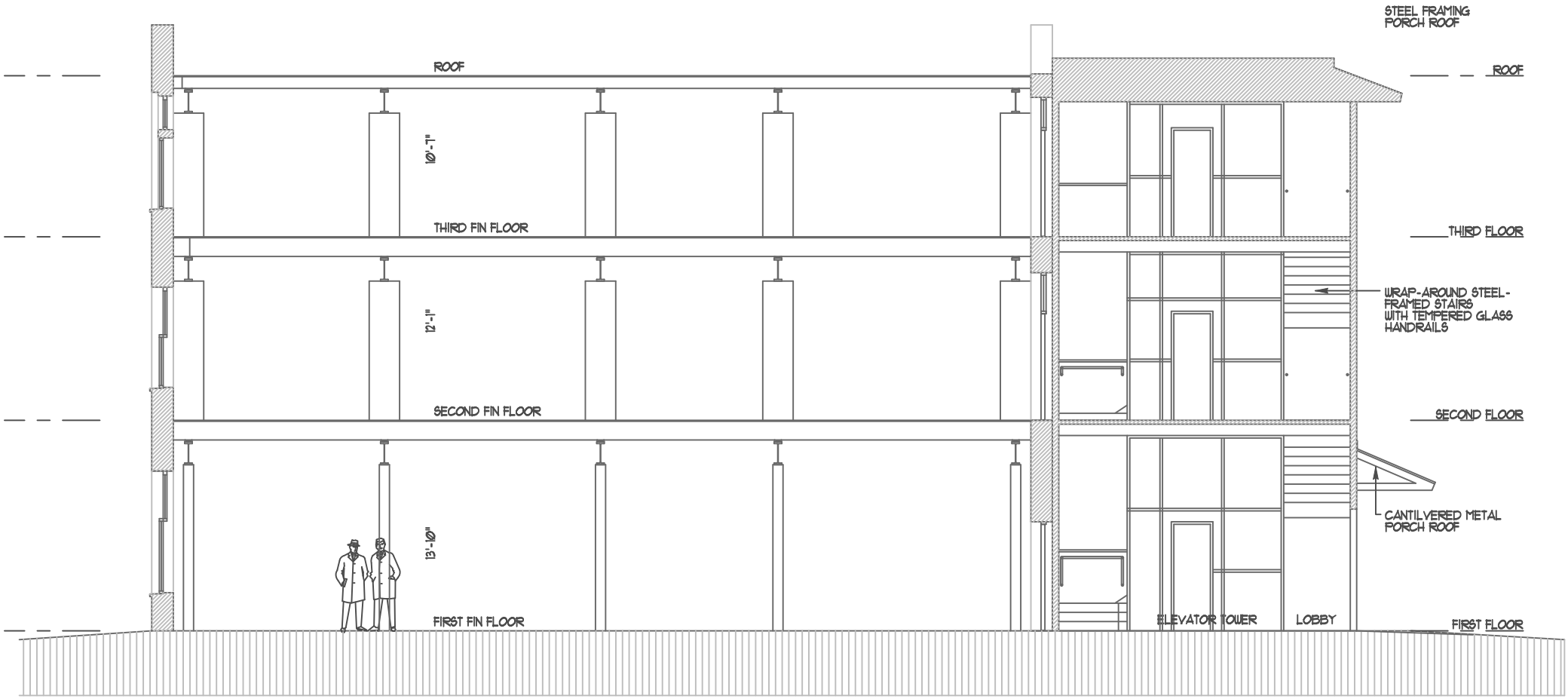

WEST - TO - EAST BUILDING SECTION - EXISTING PROPOSED

SCALE: 0 5 10 15 20

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