

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

HDRC CASE NO: 2023-458
ADDRESS: 110 LEXINGTON AVE
LEGAL DESCRIPTION: NCB: 804 BLK: 32 LOT: W IRR 69.22 OF A9 & W IRR 96.14 OF A10
ZONING: FBZ T6-2, H, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Ellis Mumford-Russell/Post Oak Preservation Solutions
OWNER: Kelly Sinclair/EL TROPICANO HOTEL LLC
TYPE OF WORK: Construction of a patio within the right of way, construction of a stair to connect the River Walk path with Lexington Avenue, rooftop/pool level modifications
APPLICATION RECEIVED: November 15, 2023
60-DAY REVIEW: January 14, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a riverside patio with a deck element that will extend over the publicly owned right of way.
2. Construct a new staircase to connect the River Walk path with Lexington Avenue.
3. Perform modifications at the pool deck level including the installation of landscaping and hardscaping.

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.

UDC Section 35-670. Criteria for Certificate of Appropriateness—Generally

(b)(4)C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

- i.* The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.

- ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
- iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.
- iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
- v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
- vi. The microclimate of the River Walk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
- vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
- viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
- ix. Ensure adequate solar access on the River Walk.

UDC Section 35-672. Neighborhood Wide Design Standards

- (a) Pedestrian Circulation. Pedestrian access shall be provided among properties to integrate neighborhoods.
 - (2) Link the various functions and spaces on a site with sidewalks in a coordinated system. Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.
 - (5) Pedestrian Access Along the River Walk Pathway Shall Not Be Blocked.
 - A. Queuing is prohibited on the River Walk pathway.
 - B. Hostess stations shall be located away from the River Walk pathway so as to not inhibit pedestrian flow on the River Walk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the River Walk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.
 - C. Tables and chairs shall be located a sufficient distance from the River Walk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.
- (c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.
 - (1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:
 - A. Additional height.
 - B. Creation of a tower.
 - C. Variation in roof shape.
 - D. Change of color or materials.
 - E. Addition of a design enhancement feature such as:
 - i. Embellished entrance areas.
 - ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
 - iii. Recessed or projecting balconies and entrances.

Section 35-673. Site Design Standards

- (a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, whichever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

(b) Building Orientation. Buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. Consideration to both the street and riverside should be given. The placement of a building on a site should therefore be considered within the context of the block, as well as how the structure will support the broader design goals for the area.

(2) Primary and Secondary Entrances.

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

(g) Paving Materials. An important San Antonio landscape tradition is the use of decorative surfaces for paving and other landscape structures. Paving materials and patterns should be carefully chosen to preserve and enhance the pedestrian experience.

(1) Vary Walkway, Patio and Courtyard Paving to Add Visual Interest on the Riverside of Properties Abutting the River. Pervious paving is encouraged where feasible and appropriate to the site.

(i) Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

(4) Street furnishings, such as tables and chairs may not be stored (other than overnight storage) in such a way as to be visible from the river pathway.

(j) Lighting. Site lighting should be considered an integral element of the landscape design of a property. It should help define activity areas and provide interest at night. At the same time, lighting should facilitate safe and convenient circulation for pedestrians, bicyclists and motorists. Overspill of light and light pollution should be avoided.

(1) Site Lighting. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and any offsite glare is prevented.

A. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles

at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit

a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the

river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance

urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

(3) Clearly define a key pedestrian gateway into the site from the publicly owned pathway at the river with distinctive architectural or landscape elements.

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(n) Service Areas and Mechanical Equipment. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations.

(1) Locate service entrances, waste disposal areas and other similar uses adjacent to service lanes and away from major streets and the river..

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. The historic structure at 110 Lexington Avenue is commonly known as the El Tropicano Hotel and was constructed in 1962. The structure was the first hotel to be located on the River Walk and features no major additions or irreversible modifications. At this time, the applicant has proposed to perform rehabilitative scopes of work, construct a river side patio and deck, construct a staircase to connect the River Walk to Lexington Avenue and perform modifications at the roof/pool level.
- b. PREVIOUS REVIEW (2019) – A Certificate of Appropriateness was issued in 2019 for a number of rehabilitative scopes of work. These scopes of work included the following, which are still proposed.
 - i. Exterior modifications including the removal of stucco pilasters and banding in their entirety on the west façade and restoration of the original glazing system. ***There has been no change to this scope of work.***
 - ii. The removal of the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and installation of a new storefront system and panels to match the existing in profile and finish. ***The profile of the storefront system has changed and is eligible for administrative approval.***

- iii. The replacement of the existing sliding entry door with a new storefront system to match the existing in profile and finish. ***There has been no change to this scope of work.***
 - iv. The removal of the existing plaster finish and lighting at the soffit of the porte cochere and replacement with wood-look metal panel soffits with integrated LED lighting. ***This scope of work has been reduced. The reduced scope of work is eligible for administrative approval.***
 - v. The removal of the existing metal guardrail at the exterior patio and replacement with a glass guardrail. ***The profile of the guardrail has changed and is eligible for administrative approval.***
 - vi. The removal of the existing, non-historic storefront system at the south patio on the first and second levels and replacement with a storefront system to match the historic storefront system's profile. ***The profile of the storefront system has changed and is eligible for administrative approval.***
 - vii. The removal of the existing, non-original stair connecting levels one and two, infill the floor on level two, and the addition a storefront system to match the profile of the existing. ***There has been no change to this scope of work.***
 - viii. The removal of paint from the existing metal panels and mullions and restoring the exterior glazing system on the north, south and east facades where visible from the public right of way.
 - ix. The removal of the existing, metal guardrail that features bamboo skirting at the ninth-floor patio and replacement with glass railing. ***There has been no change to this scope of work.***
 - x. The repainting of the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint. ***Materials have changed on the underside of the canopy. This change is eligible for administrative approval.***
 - xi. The removal of the existing, in-swinging storefront doors and replacement with out-swinging storefront doors to match the existing. ***There has been no change to this scope of work.***
- c. CURRENT REQUEST – At this time, the applicant has proposed to construct a riverside patio and deck element and to perform modifications at the pool deck level.
 - d. 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.
 - e. SAN ANTONIO RIVER AUTHORITY COORDINATION – Per the UDC Section 35-672(c)8, consultation with the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures prior to the submission for a Certificate of Appropriateness. The applicant is responsible for complying with this section of the UDC.
 - f. PATIO/DECK – The applicant has proposed to construct a riverside patio with a deck element that will extend over the publicly owned right of way. The proposed patio and deck will begin to the immediate east of the Lexington Avenue bridge and will extend to the east, parallel with the building's façade. The proposed patio and deck will feature a total size of 4,922 square feet, with 1,302 square feet extending over the property line into the right of way. Generally, staff finds the proposed patio and deck to be appropriate. The applicant is responsible for coordination with both the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding e, and the City's Center City Development and Operations Department regarding leasing agreements.
 - g. PATIO/DECK – Per the submitted application documents, the applicant has proposed for the patio/deck element to feature both a design and materials that are complementary of the architecture of the original structure as well as the existing design of the pedestrian pathway at the river level. Staff finds that all future design elements should be complementary of existing elements of the historic structure and the Museum Reach.
 - h. STAIR CONNECTION – The applicant has proposed to construct a new staircase to connect the River Walk path with Lexington Avenue. The stair connection is to feature a curves profile and be constructed within the public right of way. The proposed connection is permitted per the UDC Section 35-673(o). Staff finds that all design elements, including materials, should be complementary to those found historically on site and along the Museum Reach.
 - i. POOL DECK MODIFICATIONS – The applicant has proposed to perform modifications at the roof/pool deck level to include the installation of new landscaping, hardscaping and amenity elements. Staff finds these modifications to be appropriate.
 - j. ARCHAEOLOGY – The project area is within the San Antonio Downtown and River Walk National Register of Historic Places District, a River Improvement Overlay District, and Local Historic Landmark. In addition, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Furthermore, the project area is in close proximity to previously recorded archaeological sites 41BX1818 and 41BX2199. Therefore, an archaeological investigation

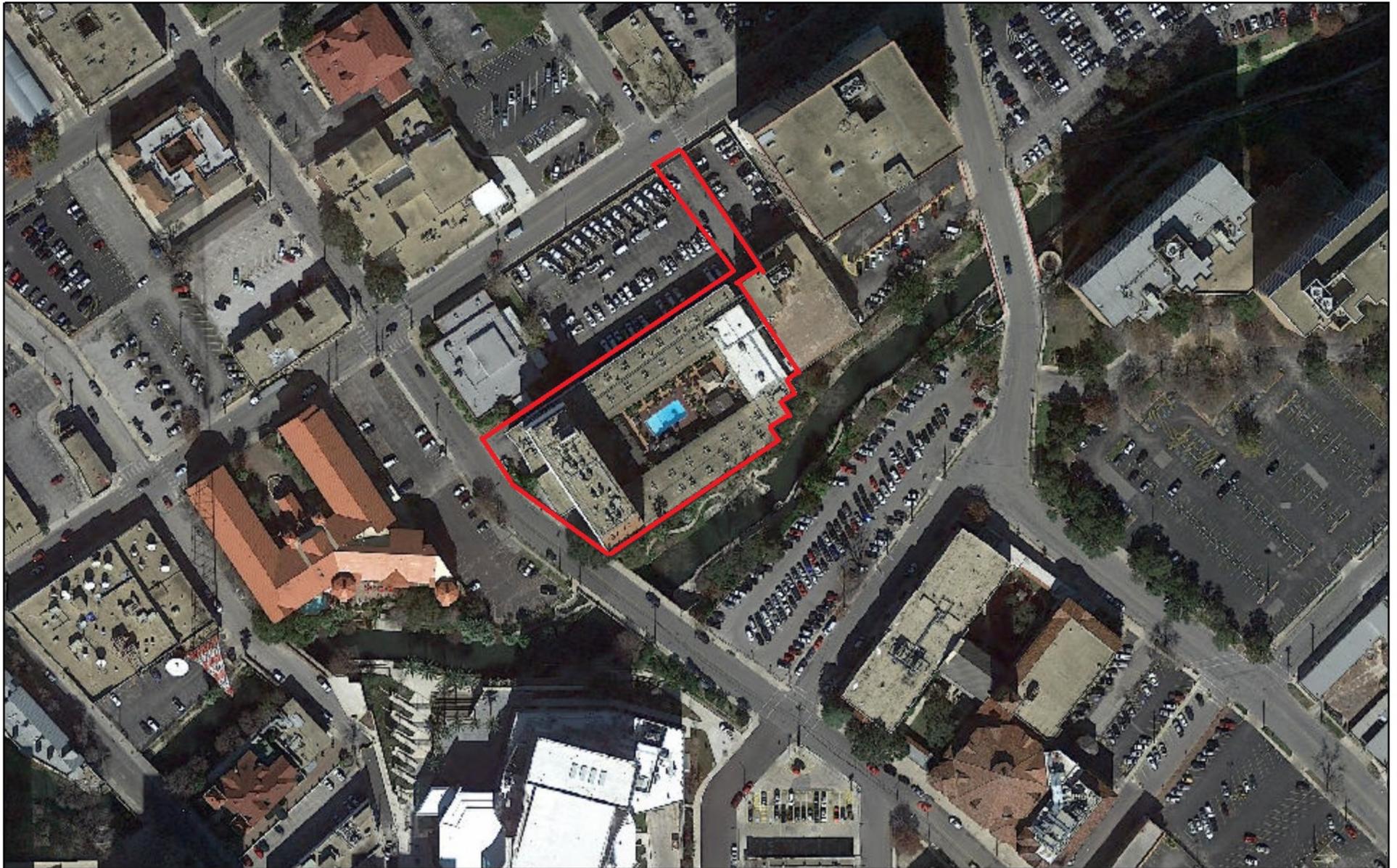
is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

1. Staff recommends approval of item #1, the construction of a patio/deck on the river side of the property to extend within the public right of way based on findings e through g with the following stipulations:
 - i. That the applicant coordinate with both the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding e, and the City's Center City Development and Operations Department regarding leasing agreements.
 - ii. That all future design elements should be complementary of existing elements of the historic structure and the Museum Reach.
 - iii. That both a complete construction document set and a landscape document set be submitted for review and approval by the Historic and Design Review Commission.
2. Staff recommends approval of item #2, the construction of a stair connection, based on finding h with the following stipulations:
 - i. That the applicant coordinate with both the San Antonio River Authority regarding direct access to the San Antonio River, landscaping and maintenance boundaries and storm water control measures, as noted in finding e, and the City's Center City Development and Operations Department regarding leasing agreements.
 - ii. That all future design elements should be complementary of existing elements of the historic structure and the Museum Reach.
3. Staff recommends approval of item #3, roof/pool level modifications, based on finding i, with the following stipulations:
 - i. That construction documents be submitted for review and approval by Office of Historic Preservation staff.

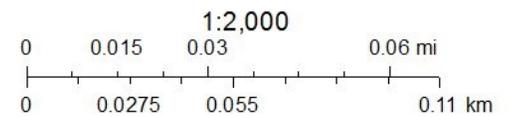
ARCHAEOLOGY – An archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



August 15, 2019

— User drawn lines



El Tropicano Hotel
110 Lexington Ave
Individual Landmark

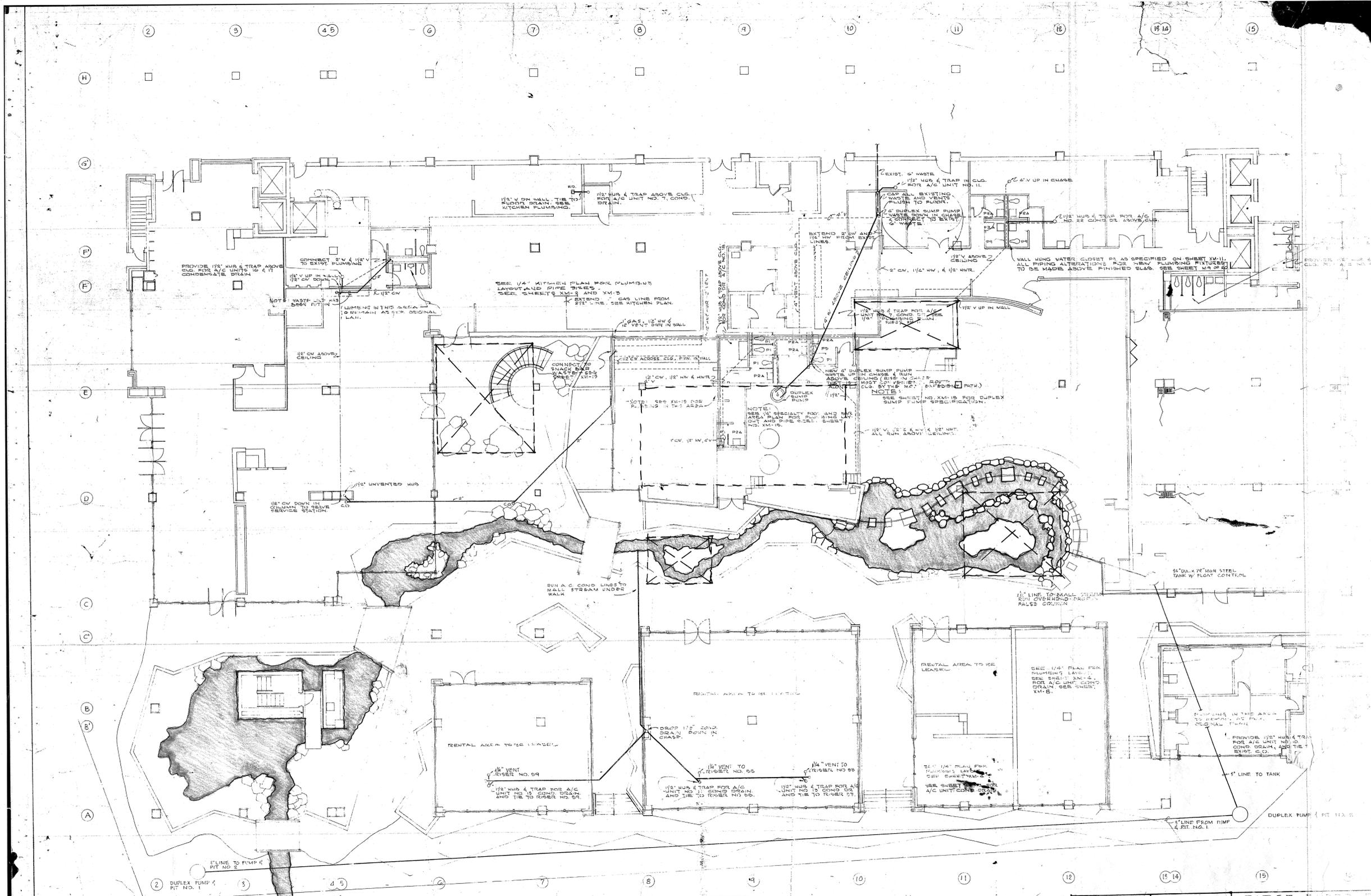
Context

El Tropicano Hotel will undergo rehabilitation by Trestle Studio. In 2019, a Certificate of Appropriateness (CofA) was received for exterior work on the building from HDRC (HDRC Case No: 2019-450). At this time, the building was under different ownership. Since then, new owners have assumed control of the building and plan to complete the rehabilitation. In October and November 2023, the project team attended two Preliminary Plan Review meetings with representatives from the City of San Antonio. Based on direction from Edward Hall at OHP in these meetings, this document and its attachments represent a new CofA Application, serving to document the previous CofA approvals and note any changes in the exterior scope of work since 2019. Of the 14 scope of work items previously reviewed, 5 are unchanged (1, 4, 9, 10, 13; shown in gray in the below table) and 3 changed items (3, 5, 8) represent a reduction in proposed scope of work. One new scope of work item, the pool deck, has been added to this application.

| Work Item | Description | 2019 OHP/HDRC notes | Approved? | Changed in 2023? | Changes |
|------------------|---|---|----------------------|-------------------------|--|
| 1. | Perform exterior modifications including the removal of stucco pilasters and banding in their entirety on the west façade and restore the original glazing system. | “appropriate and consistent” | yes | no | n/a |
| 2. | Remove the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and install a new storefront system and panels to match the existing in profile and finish. | “appropriate” | yes | yes | New storefront system will replace existing, slightly different in configuration from existing but compatible with the character of the building. |
| 3. | Remove the existing stone veneer throughout the first floor façade and replace with fine-textured stucco to match the existing paint. | “Staff does not find the removal of the existing stone veneer to be appropriate and finds that it should remain” | no | yes | Stone veneer will remain, removing this from the application. No change is requested. |
| 4. | Replace the existing sliding entry door with a new storefront system to match the existing in profile and finish. | “appropriate” | yes | no | n/a |
| 5. | Remove the existing plaster finish and lighting at the soffit of the porte cochere and replace with wood-look Metal panel soffits with integrated LED lighting. | “Staff finds any repair and maintenance to the existing soffit to be appropriate, as well as upgrades to existing architectural | Yes, with conditions | yes | The proposed scope of work on the porte cochere has been reduced since the 2019 CofA application. Porte cochere will retain its current appearance. Upgrades will be made to improve traffic flow, |

| | | | | | |
|-----|---|---|-----|-----|---|
| | | lighting; however, staff does not find the removal of original plaster and the installation of a wood soffit to be in keeping with the original design. Staff finds that the soffit should be repaired in kind” | | | hardscaping and landscaping. |
| 6. | Remove the existing metal guardrail at the exterior patio and replace with a glass guardrail. | “minimal in profile and appropriate” | yes | yes | New metal guardrail will replace the existing guardrail in a pattern that is compatible with the character of the building. |
| 7. | Remove the existing, non-historic storefront system at the south patio on the first and second levels and replace with a storefront system to match the historic storefront system’s profile. | “Appropriate and consistent” | yes | yes | New storefront will replace the existing south storefront. Patio spaces will be rehabilitated and expanded, following the curves of existing landscaping and retaining walls. |
| 8. | Install an operable nana-wall system at the portion of the demolished storefront system at the south patio. | “proposed system is minimal in nature and can be removed (or opened) to return to the original condition” | yes | yes | Nana-wall system has been deleted from scope, reducing proposed changes to the building. Storefront will line the south elevation. |
| 9. | Remove the existing, non-original stair connecting levels one and two, infill the floor on level two, and add a storefront system to match the profile of the existing. | “appropriate” | yes | no | n/a |
| 10. | Remove paint from the existing metal panels and mullions and restore the exterior glazing system on the north, south and east facades where visible from the public right of way. | “Appropriate and consistent” | yes | no | n/a |
| 11. | Remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing. | “Minimal in profile and appropriate” | yes | yes | New guardrails will be breezeblock, compatible with the character of the property and referencing that seen in historic photographs. Planters and a shade canopy will also be installed at the 9th floor roof deck. These are compatible with the character of the building and will be |

| | | | | | |
|-----|--|---|-----|-----|---|
| | | | | | minimally visible from down the street. |
| 12. | Repaint the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint. | “Appropriate and consistent” | yes | yes | Wood will clad the underside of the ceiling soffits. Breezblock, inspired by that seen in historic photographs, will replace existing patio demising walls. |
| 13. | Remove the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing. | “appropriate” | yes | no | |
| 14. | Demolish the eastern most three story wing of the hotel. | “Staff does not find the partial demolition of a historic structure to be appropriate.” | no | yes | Removed from proposed scope. Applicant proposes to demolish the garage, which was previously approved and reissued October 2, 2023. |
| NEW | The pool deck will receive updates to landscaping and hard scaping. The pool deck is not visible from the public right of way. | n/a | n/a | yes | n/a |



FOR STORM DRAIN & DOWN-SPOUT PIPING
SEE SHEET M-2.
FOR PLUMBING AT 1ST FLOOR CLG.
SEE SHEET M-2.
FOR PLUMBING IN MAIN KITCHEN
SEE REVISED SHEETS XM-2 AND XM-3.
FOR PLUMBING IN SPECIALTY FOOD AND BAR
SEE SHEET XM-15.
FOR PLUMBING IN FABER-BEAUTY RENTAL AREA
SEE SHEETS XM-4, XM-5.
FOR PLUMBING IN ORIGINAL 1ST FL. TOILET RMS
SEE SHEET M-2.

BERETTA, GREENBLADE
AND ASSOCIATES
ELECTRICAL & MECHANICAL
ENGINEERS

| FIRST FLOOR | |
|-------------|---------|
| DATE | 8/11/62 |
| DRAWN BY | THP |
| CHECKED BY | |
| THP | |



EL TROPICANO
MOTOR HOTEL
R. E. DUMAS MILNER, ARCHT.
DUMAS MILNER ARCHITECTS & ENGINEERS
MORAN & STANLEY MORAN CONSTRUCTION CO.

















Convenient to everything in San Antonio
... where life is *Different!*

Opening in June 1962

EL TROPICANO PROJECT DESCRIPTION

We are excited to present a proposal for the renovation of the historic hotel located at 110 Lexington Avenue in San Antonio. This iconic hotel, built in 1962, holds a special place in the city's history as the first hotel constructed along the famous Riverwalk.

The Hotel at 110 Lexington Avenue is a remarkable testament to mid-20th-century architecture. Preserving its historical significance while adapting to modern needs is at the core of our proposed renovation. Our plan is to repair and improve existing infrastructure and layout.

Scope of Work/Proposal:

Porte cochere Enhancement: To enhance the guest experience, we propose creating a more inviting and walkable porte cochere by implementing a curbless design. This will be achieved by integrating lush plantings, improving curb appeal, and making it more welcoming for visitors.

Storefront Upgrade: We will replace the non-historic ground floor storefronts with energy-efficient alternatives while paying homage to the original building's aesthetics by incorporating breezeblock wainscoting. This blend of modernity and tradition will revitalize the hotel's street presence.

Roof Improvement: Today, the third floor roof is littered with numerous unsightly rooftop units. We aim to consolidate and conceal these units, improving sightlines for both the public and hotel guests.

9th Floor Terrace Transformation: The 9th floor terrace is unusable in its current condition. By introducing a temporary trellis structure for shade, plantings, and a water feature – the terrace will be repositioned as an exclusive amenity for our largest suite on the 9th floor.

Pool Deck Revamp: We will introduce lush plantings on the pool deck to create a verdant and serene environment for guests to relax and enjoy the hotel's amenities.

Riverwalk Interaction: We would like to foster greater connectivity between both the hotel and Lexington with the Riverwalk. Our plan involves extending existing porches to bring more dynamic energy to the Riverwalk. Additionally, we will construct a staircase leading down to the Riverwalk, facilitating greater accessibility and engagement with this iconic San Antonio feature.

In summary, our renovation proposal for the historic hotel at 110 Lexington Avenue in San Antonio seeks to honor its rich history while modernizing its facilities to meet the expectations of today's travelers. By creating a more inviting porte cochere, enhancing the Riverwalk connection, and integrating sustainable design elements, we aim to elevate the guest experience and ensure the longevity of this iconic establishment. We are excited about the opportunity to bring new life to this cherished piece of San Antonio's architectural heritage and look forward to gaining approval from the Historic and Design Review Commission (HDRC) for this transformative project.

N. ST. MARY'S ST.

LEXINGTON AVE.

SAN ANTONIO RIVER





EL TROPICANO
110 LEXINGTON AVE



21
POOL DECK REVAMP
PROPOSE ADDING PLANTERS, WINDOW AWNINGS, INTRODUCING BACK BREEZEBLOCK AND MORE

19
SPRUCE UP 3RD FLOOR ROOF
PROPOSE ADDING PLANTER GROUPINGS; DISGUISE MEP

15
9TH FLOOR TERRACE
PROPOSE ADDING PLANTER EDGE, HOTTUB FOR SUITE UNIT & TEMPORARY PLANTED CANOPY

6
PORTICOCHARE ENHANCEMENT
PROPOSE REARRANGMENT OF VEHICULAR TRAFFIC, FLUSH STREETSCAPE

8
STOREFRONT REPLACEMENT
MORE ENERGY EFFICIENT SYSTEM W/ BREEZEBLOCK WAINSCOTT TO HONOR HISTORIC MATERIALS

11
INTERACTION WITH THE RIVERWALK
PROPOSE EXTENDING THE PORCH FOOTPRINT, CREATE CONNECTION TO RIVERWALK











ADD WOOD TO EXISTING SOFFITS
PROPOSE CLADDING THE EXISTING SOFFITS WITH WOOD TO ADD WARMTH TO SPACE; CURRENTLY PAINTED WHITE

NEW GROUND FLOOR STOREFRONT
PROPOSE A MORE ENERGY EFFICIENT SYSTEM

part of Hyatt



EXISTING RIVERWALK STAIR

PROPOSED NEW RIVERWALK STAIR

EXISTING RIVERWALK STAIR



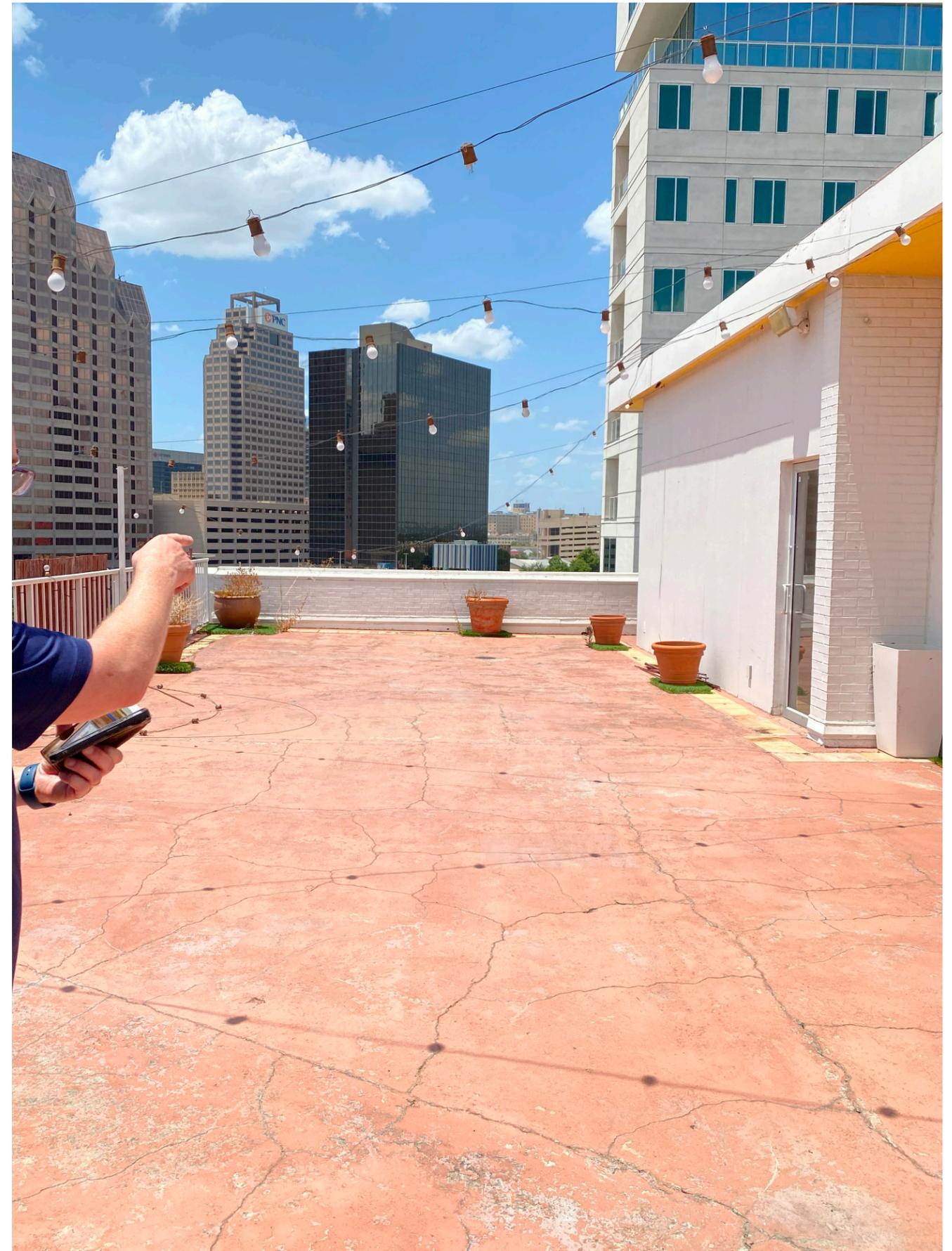








EXISTING SITE PHOTOS
ROOFTOP TERRACE SUITE



EL TROPICANO
NOVEMBER 2023

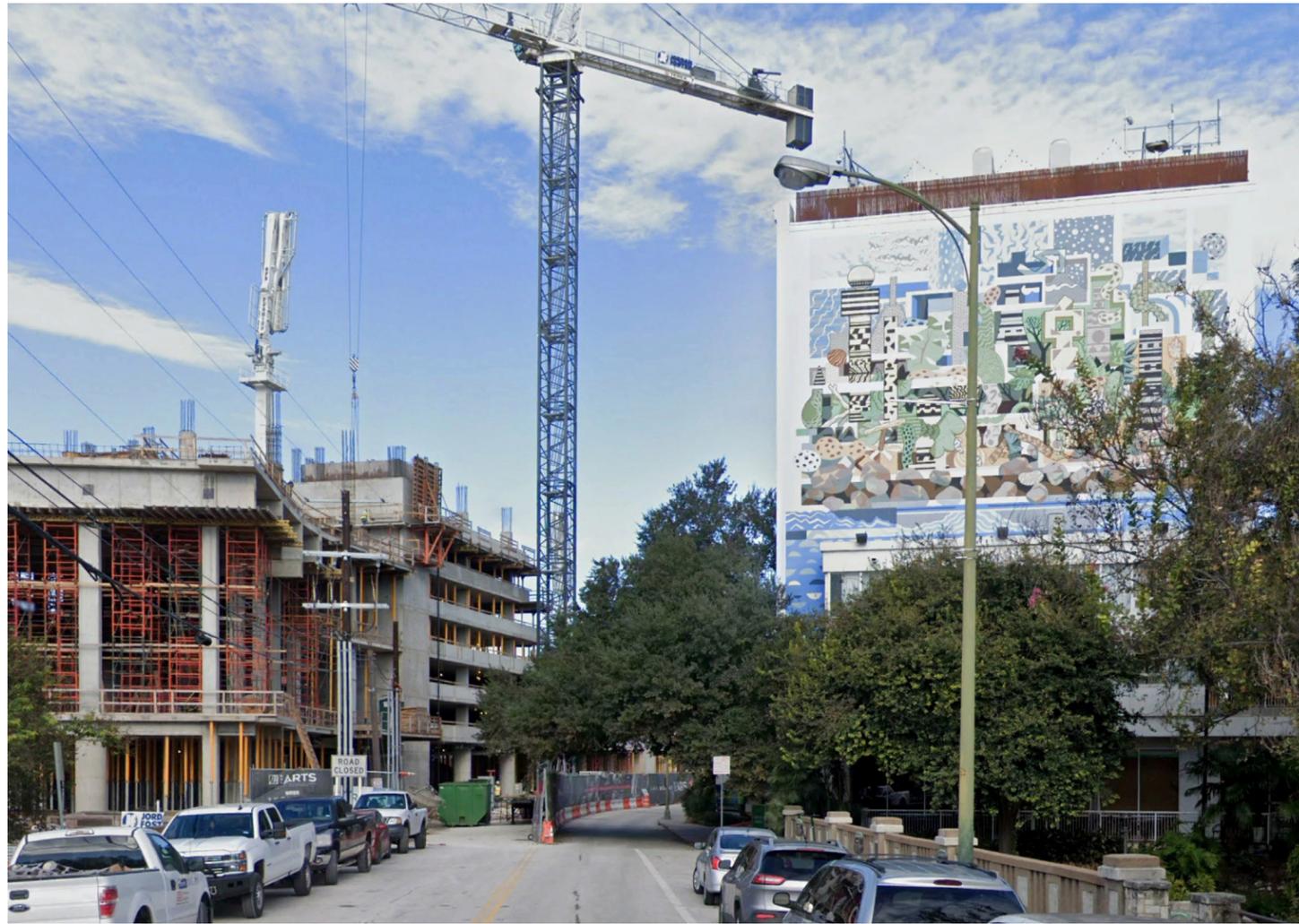


PROPOSED DESIGN
ROOFTOP TERRACE SUITE



EL TROPICANO
NOVEMBER 2023





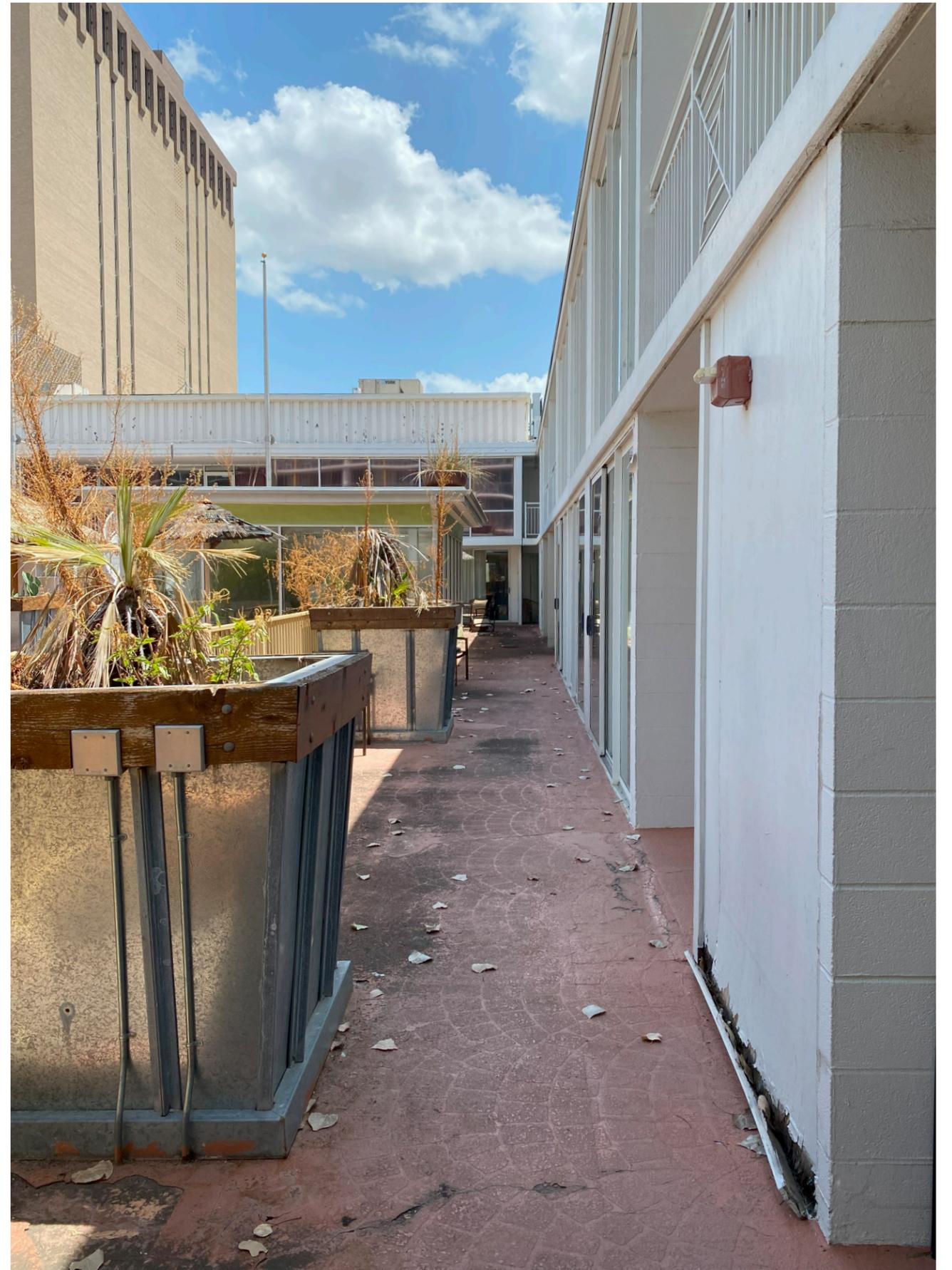


EXISTING SITE PHOTOS
3RD FLOOR ROOF



**HVAC
REARRANGEMENT**
OUR PROPOSAL INCLUDES
REPLACING AND REARRANGING
THE HVAC UNITS TO BE MORE
SEAMLESSLY INCORPORATED WITH
THE DESIGN

**BALLAST ROOF
PATTERN**
WE PROPOSE USING VARIOUS
SHADES OF BALLAST TO ADD
INTEREST TO THE EXPANSIVE ROOF
AREA



EXISTING SITE PHOTOS
POOL DECK



PLANTERS AS DIVIDERS

WE PROPOSE USING PLANTERS BETWEEN THE PUBLIC POOLSIDE AND PRIVATE ROOM PATIOS

POOL BAR AND PATIO ABOVE

THE TRIANGULAR TRELLIS AND TAPERED COLUMN IN THE CENTER OF THE BAR ARE REMIINISCENT MID CENTURY ARCHITECTURE

GUESTROOM AWNINGS

LOW PROFILE STEEL AND FABRIC AWNINGS ARE PROPOSED TO PROVIDE SHADE AND PRIVACY TO GUESTROOMS

NEW STOREFTONT

MORE ENERGY EFFICIENT SYSTEM WITH ADDED BREEZEBLOCK WAINSCOTT

GROUND

WE PROPOSE USING VARIOUS SHADES OF BALLAST TO ADD INTEREST TO THE EXPANSIVE ROOF AREA





MURAL ON HVAC COVERING
A NEW BURLE MARX INSPIRED MURAL TAKES ADVANTAGE OF A PREVIOUSLY UNDERUTILIZED MECHANICAL COVERING

UPDATED BAR AND STAIR
A NEW BAR IS INSPIRED BY MID CENTURY DESIGN; THE NEW STAIR CONTOURS TO THE BAR SHAPE AND FEATURES TILE ALONG THE STAIR TREADS

FIRE FEATURE
A NEW FIRE FEATURE INCORPORATED IN A NEW PLANTER ACTS AS A NODE IN THE COURTYARD.

