

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-570
ADDRESS: 555 S ALAMO ST
LEGAL DESCRIPTION: NCB 901 BLK LOT 44, 45 & 46
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
LANDMARK: Individual Landmark
APPLICANT: James McKnight/Brown & Ortiz, PC
OWNER: Eric Stone/SAUTO HOTEL LLC
TYPE OF WORK: New construction
APPLICATION RECEIVED: October 28, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement.
2. Perform modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas.
3. Perform rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs.
4. Perform modifications to the historic Arciniega House including the installation of two window openings on the north façade.
5. Construct an event center to be located at the immediate rear of the existing hotel structure.
6. Construct a fitness center structure to be located at the southwest corner of the site, to the immediate south of the Staffel House.
7. Install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible,

and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding

historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to perform various modifications, rehabilitative scopes of work and new construction at 555 S Alamo. This property is located within the La Villita Historic District and the River Improvement Overlay, District 3.
- b. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on
- c. **EXISTING SITE** – The property bounded by S Alamo, Cesar E Chavez, S Presa and Arciniega Streets features a multi-story hotel tower, three historic structures, the Arciniega, Tyler and Staffel Houses and various site elements.
- d. **EXISTING HOTEL STRUCTURE** – The applicant has proposed to perform exterior modifications to the existing hotel structure to include painting, balcony refinishing, roof replacement, exterior finish repair and balcony door replacement. Generally, staff finds the proposed improvements to be appropriate and consistent with the Historic Design Guidelines and Unified Development Code.
- e. **POOL AREA MODIFICATIONS** – The applicant has proposed to perform modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas. Generally, staff finds the proposed modifications to be appropriate. Final construction documents for the landscaping, hardscaping and pool cabanas should be submitted to OHP staff for review and approval.
- f. **REHABILITATION** – The applicant has proposed modifications to the three historic structures on site, the Arciniega, Tyler and Staffel houses to include painting and façade repair. Generally, staff finds the proposed rehabilitative scopes of work to be appropriate. All elements that are beyond deterioration should be replaced, in-kind. Brick and stone that is currently unpainted should remain unpainted.
- g. **ARCINIEGA HOUSE** – The applicant has proposed exterior modifications to the Arciniega House to include the installation of two window openings on the south façade. The south façade is currently void of window openings. Generally, staff finds the proposed modifications to be appropriate given that the modifications are proposed on the rear façade. The applicant has proposed for both the openings and windows to match the existing in dimension and materiality. Staff finds this to be appropriate.
- h. **EVENT CENTER** – The applicant has proposed to construct an event center to be located at the immediate rear of the existing hotel structure. The proposed structure will feature a footprint of approximately 3,240 square feet and an overall height of approximately twenty-four (24) feet. Generally, staff finds the location, footprint and massing of the proposed event center to be appropriate and consistent with the Guidelines for New Construction.

- i. **EVENT CENTER (Materials)** – The applicant has proposed materials that include a standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- j. **WINDOWS** – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- k. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding i.
- l. **FITNESS CENTER** – The applicant has proposed to construct a fitness center to be located to the south of the Staffel House. The proposed structure will feature a footprint of approximately 1,500 square feet. Generally, staff finds the location, footprint and massing of the proposed fitness center to be appropriate.
- m. **FITNESS CENTER (Setback)** – The applicant has noted a setback from S Presa that is comparable to the setback of the Staffel House. Staff finds an equal or greater setback than that of the Staffel House to be appropriate.
- n. **FITNESS CENTER (Materials)** – The applicant has proposed materials for the fitness center that include standing seam metal roof, composite wood panels feature a faux wood grain and horizontal profile and metal windows and doors. Staff finds that the proposed siding should feature a smooth finish instead of the proposed faux wood finish. Additionally, staff finds that the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. Generally, staff finds the proposed zinc finish for the metal roof to be appropriate as it is comparable in color to the standard galvalume finish.
- o. **WINDOWS** – The applicant has proposed to install metal windows. Generally, staff finds the installation of metal windows to be appropriate; however, staff finds that all windows should be recessed at least two (2) inches within walls. All window frames, including frames of storefront systems should feature a dark finish.
- p. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details of the proposed event center to be appropriate. Staff finds that the proposed composite siding should feature a smooth finish, as noted in finding n.
- q. **SIGNAGE** – The applicant has proposed to install new signage throughout the site to include new monument signs and new building signage. The existing signage totals five signs for a total of 326 square feet. The proposed signage will total six signs for a total of 726 square feet.
- r. **ALLOWABLE SIGNAGE** – The Historic Design Guidelines recommend one major and two minor signs per application, not to exceed fifty (50) square feet total. The Commission may approve additional signage and square footage.
- s. **MONUMENT SIGNS** – The applicant has proposed to install three monument signs. One sign will be located at the intersection of S Alamo and Arciniega, one will be located at Arciniega and S Presa, and one will be located at within an existing landscaped area on Arciniega. The applicant has proposed for each sign to feature fifty (50) square feet, per side, to include a total of one hundred (100) square feet. The proposed signs will feature indirect illumination. While the size of the proposed signs exceeds the size recommended by the Guidelines for Signage, staff finds that given the size of the lot, the proposed size and number of signs are appropriate; however, staff finds that the proposed signage should not exceed six (6) feet in height, per the Guidelines.
- t. **BUILDING SIGNS** – The applicant has proposed to install two new building signs, one to be located on the east facing façade near Cesar E Chavez and one to be located on the south facing façade near S Alamo. The applicant has proposed for both signs to feature 150 square feet and halo lighting. Generally, staff finds the proposed signage to be appropriate.
- u. **BUILDING SIGN (Repair)** – The applicant has noted that the existing building sign on the north facing façade near S Alamo will be repaired. Staff finds this to be appropriate; however, the proposed signage repair should remain consistent with the Guidelines.

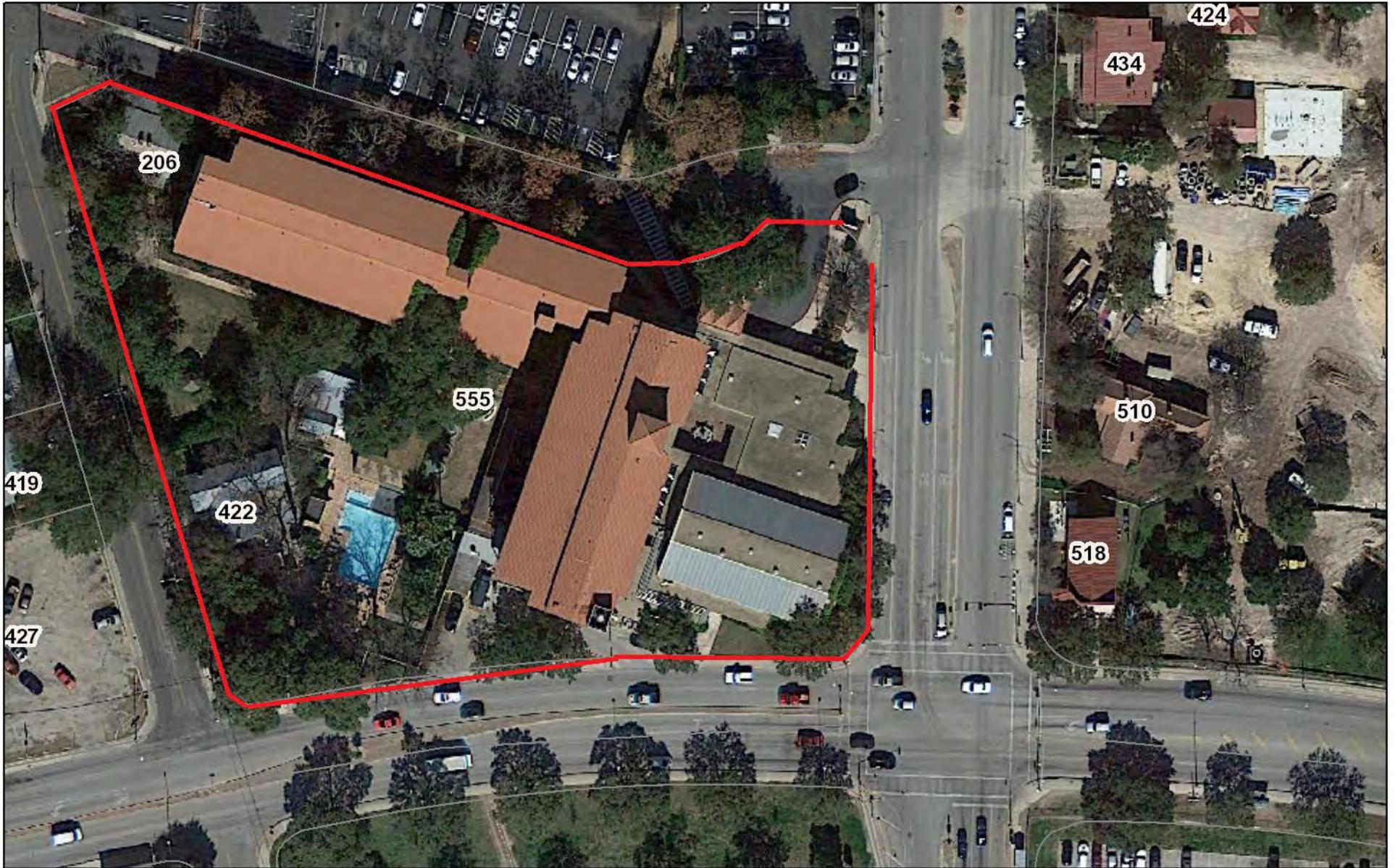
RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation to the existing hotel structure, as submitted, based on finding d.
2. Staff recommends approval of item #2, modifications to the pool area to include landscaping, hardscaping and the construction of pool cabanas, based on finding e with the stipulation that final construction documents for the landscaping, hardscaping and pool cabanas should be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, rehabilitative scopes of work to all three historic structures (Arciniega, Tyler, Staffel) to include painting and façade repairs with the following stipulations:
 - i. That all elements that are beyond repair should be replaced, in-kind.
 - ii. That brick and stone that is currently unpainted should remain unpainted.
4. Staff recommends approval of item #4, modifications to the rear of the Arciniega House based on finding g, as submitted.
5. Staff recommends approval of item #5, the construction of an event center, based on findings h through k with the following stipulations:
 - i. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
 - ii. That all composite siding should feature a smooth finish.
 - iii. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
6. Staff recommends approval of item #6, the construction of a fitness center based on findings l through p with the following stipulations:
 - i. That the new construction maintain a setback that is equal to or greater than that of the adjacent Staffel House.
 - ii. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
 - iii. That all composite siding should feature a smooth finish.
 - iv. That the proposed metal windows are inset two (2) inches within walls, feature dark colored frames and that all storefront systems feature dark colored frames.
7. Staff recommends approval of item #7, signage, based on findings m through q with the following stipulations:
 - i. That the proposed monument signs do not exceed six (6) feet in height.
 - ii. That all signage is externally illuminated, including existing signage that will be repaired.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

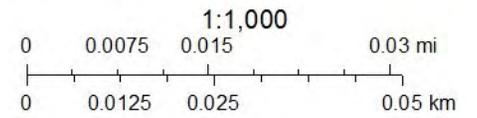
City of San Antonio One Stop



November 12, 2021

- CoSA Addresses
- Community Service Centers
- 🎓 Pre-K Sites
- CoSA Parcels

BCAD Parcels





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

Historic and Design Review Commission
Design Review Committee Report

DATE: October 26, 2021

HDRC Case #: 2021-570

Address: 555 S Alamo

Meeting Location: Webex

APPLICANT: Eric Stone

DRC Members present: Jeff Fetzer, Monica Savino

Staff Present: Edward Hall, Hannah Leighner

Others present: Aubrey Hartman (HKS), Terry Dammeyer (White Lodging), James McKnight

REQUEST: Signage, modifications to historic structures, site work, landscaping, repair and maintenance

COMMENTS/CONCERNS:

AH: Overview of updates to existing 1970's hotel structure.

AH: Overview of proposed event building/space.

JF: Comments on fiber cement siding – generally, faux wood grain materials are not recommended.

JF: Questions about materials and profiles for the proposed event center.

AH: Overview of modifications to the Arciniega House.

MS: Questions about the current façade finish – pigmented plaster?

MS: Consider incorporating historic colors into the rehabbed façade.

JF: Questions about the garden façade. The street façade features four windows and two doors (no windows on garden façade). Having a double door on the garden façade may not be appropriate. Would rather see a window pattern similar to street façade. Consider 4 over 4 instead of 6 over 6 to differentiate between the original window openings and new window openings. The double door on the garden façade is a bit over-scaled.

AH: Quick overview of the Tyler House (update and refresh on paint)

AH: Quick overview of the Staffel House – Paint only

AH: Overview of signage

JF: Questions regarding existing monument sign (height)

OVERALL COMMENTS:



19 October 2021

San Antonio Hotel
Project Scope of Work

Current Hotel Name: Marriott Plaza San Antonio
Location: 555 South Alamo Street, San Antonio, Texas 78205

New Hotel:

General Overview:

- Complete renovation and conversion of the existing 251 Marriott Plaza San Antonio to Autograph Collection Hotel by Marriott.
- Key count to remain at ~250 keys.
- Majority of MEPF equipment is original. Most, if not all, equipment will need to be replaced
- Exterior skin to be repaired or replaced as required, new finishes to match the character and materiality of La Villita neighborhood

Public Spaces

- Existing Hotel
 - Existing porte cochere finishes and lighting to be upgraded. Existing brick vaulting to remain
 - Existing loggia to be converted to interior space, and new hotel entry doors constructed
 - Existing guestroom balconies to be refinished, new doors provided, new integrally lit privacy screens installed, and new railing infill
- Pool upgrade includes
 - Enhance pool area with landscape and new hardscape
 - New pool cabanas to be added
 - Feature Architectural Resort like Pool bar/bistro
- Historic homes
 - All historic structures to be repaired and painted as required. Colors and materiality to be consistent within the La Villita neighborhood
 - Tyler and Staffel [Victoria] Houses to be converted into Hotel Spa
 - Arciniega House to be converted into hotel Presidential Suite
- New Construction
 - Addition of new Fitness center along S. Presa Street, in keeping with the residential scale and character of the neighborhood
 - New Event Center to be added onto existing hotel in the current garden. This structure is to match the neighborhood character and materiality

SAN ANTONIO **HOTEL**
EXTERIOR MATERIALS PALETTE AND UPGRADES

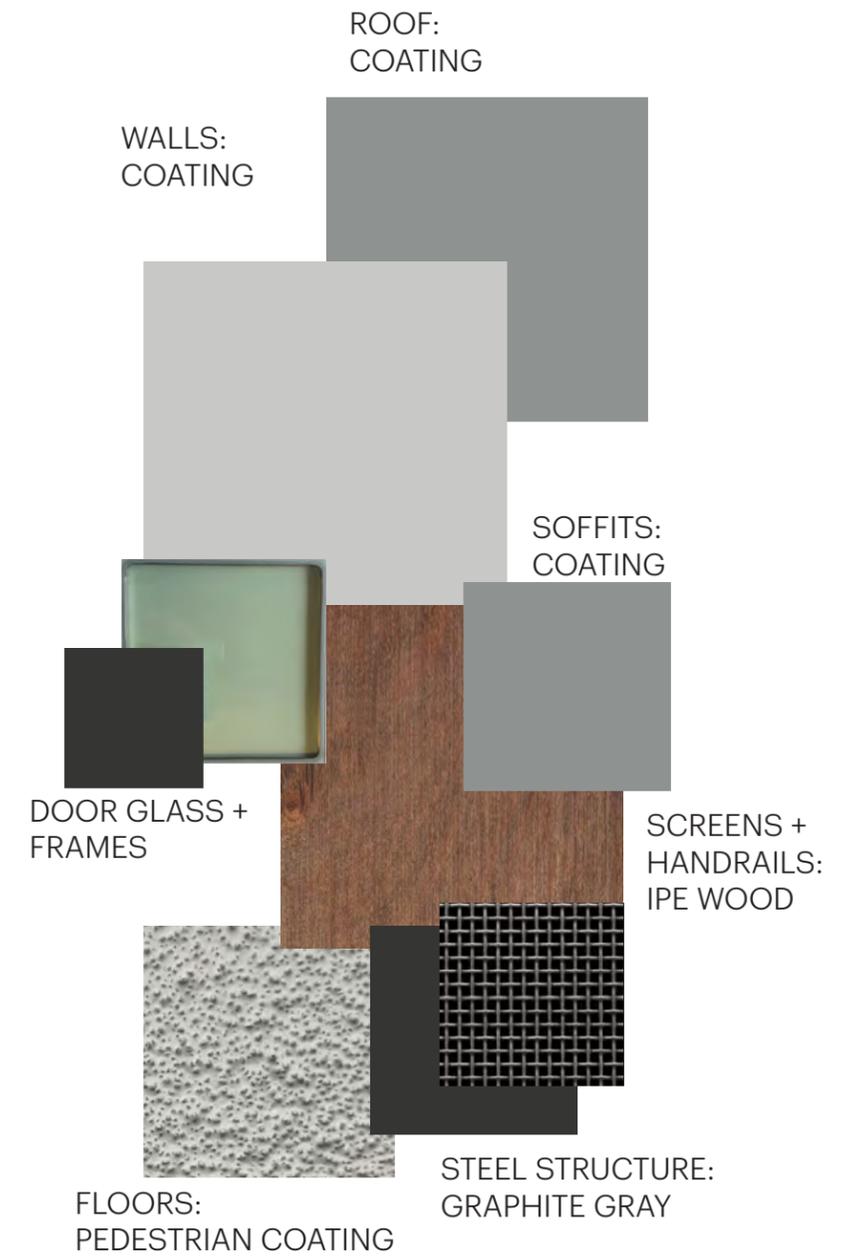
NOVEMBER 2021

PROJECT SITE MAP

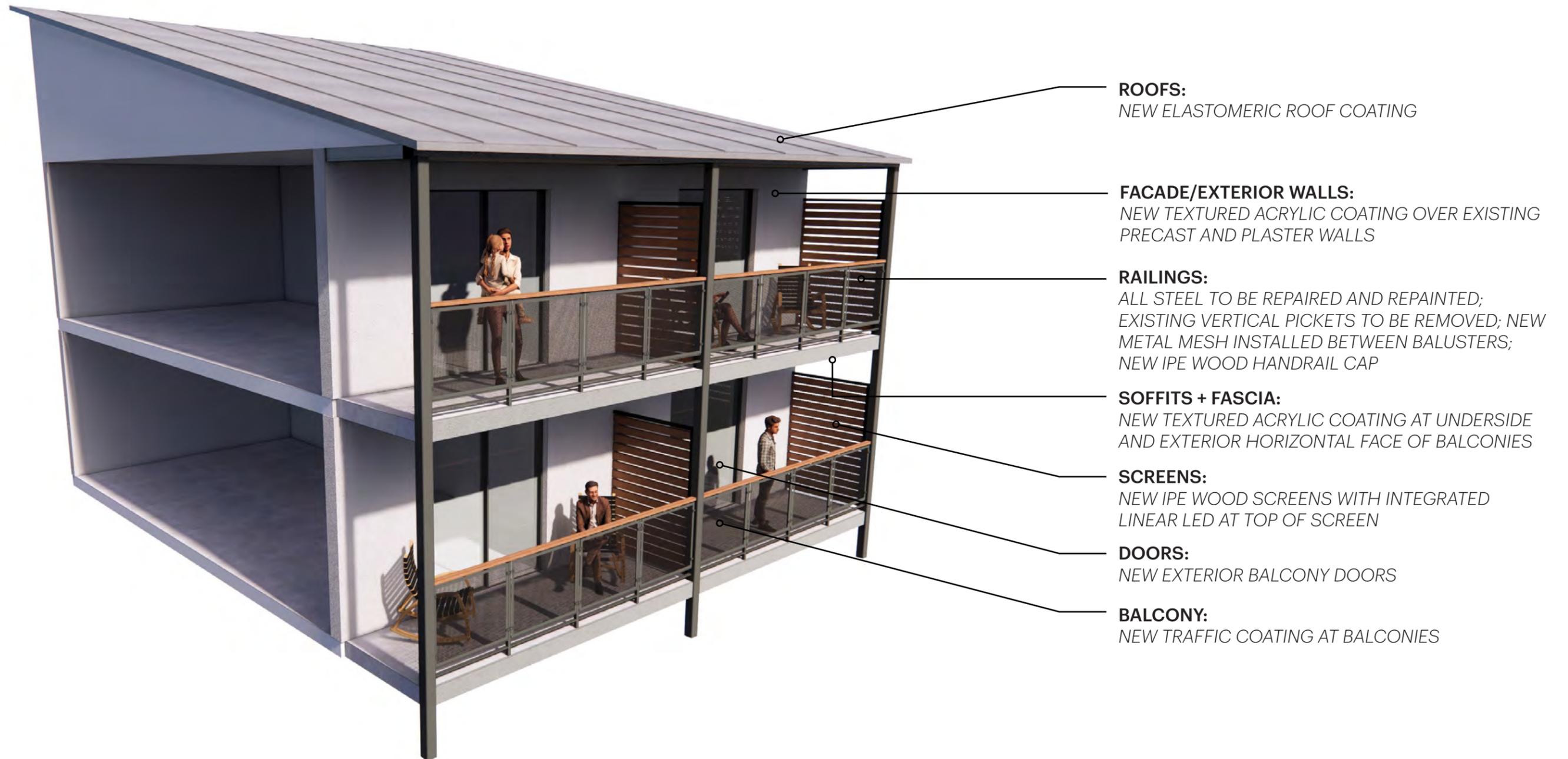




MAIN HOTEL BUILDING



MAIN HOTEL BUILDING



ROOFS:
NEW ELASTOMERIC ROOF COATING

FACADE/EXTERIOR WALLS:
NEW TEXTURED ACRYLIC COATING OVER EXISTING
PRECAST AND PLASTER WALLS

RAILINGS:
ALL STEEL TO BE REPAIRED AND REPAINTED;
EXISTING VERTICAL PICKETS TO BE REMOVED; NEW
METAL MESH INSTALLED BETWEEN BALUSTERS;
NEW IPE WOOD HANDRAIL CAP

SOFFITS + FASCIA:
NEW TEXTURED ACRYLIC COATING AT UNDERSIDE
AND EXTERIOR HORIZONTAL FACE OF BALCONIES

SCREENS:
NEW IPE WOOD SCREENS WITH INTEGRATED
LINEAR LED AT TOP OF SCREEN

DOORS:
NEW EXTERIOR BALCONY DOORS

BALCONY:
NEW TRAFFIC COATING AT BALCONIES



NEW EVENT BUILDING

ROOF AND WALLS:
FIELD FABRICATED STANDING
SEAM METAL ROOF IN ZINC



SOFFITS +
ENTRY FACADE:
NICHIHA WOOD PANELS

GLASS



FRAMES:
DARK GRAY

SKYLIGHT
GLASS





NEW FITNESS CENTER BUILDING

ROOF TYPE 01:
FIELD FABRICATED STANDING SEAM METAL
ROOF IN ZINC



GLASS



FACADE: FRC-01
NICHIHA WOOD PANELS

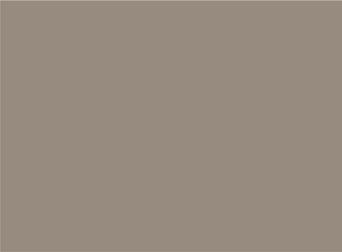


WINDOWS + DOORS:
PELLA ARCHITECT SERIES
CONTEMPORARY



ARCINIEGA HOUSE

BODY:



TRIM:

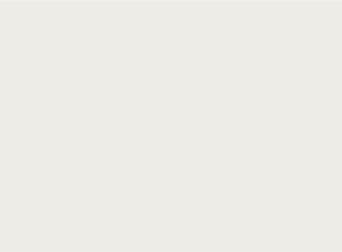
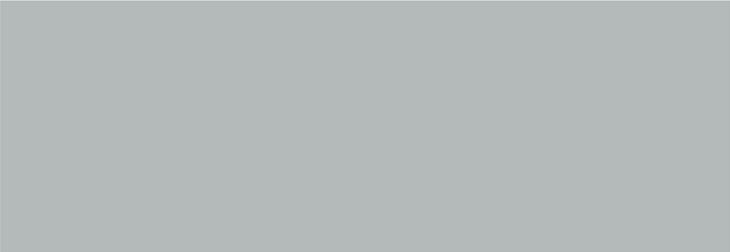
ACCENT:





TYLER HOUSE

BODY:



TRIM:

ACCENT:

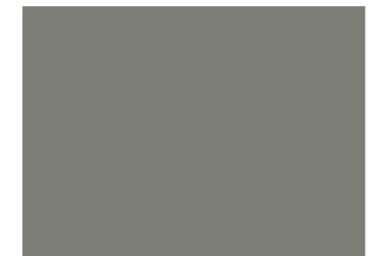
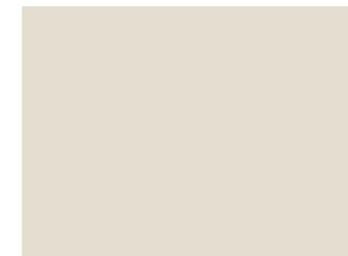




STAFFEL [VICTORIA] HOUSE

BODY:

AT EXISTING PAINTED BRICK ONLY. TO MATCH BRICK COLOR AND TO BE CONFIRMED WITH IN-PLACE COLOR TESTS



TRIM:

ACCENT:



INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Architect: XXXXXX
Arch. Reg. No.: XXXXX
Date: XXXX/XXXX/XXXX

KEY PLAN

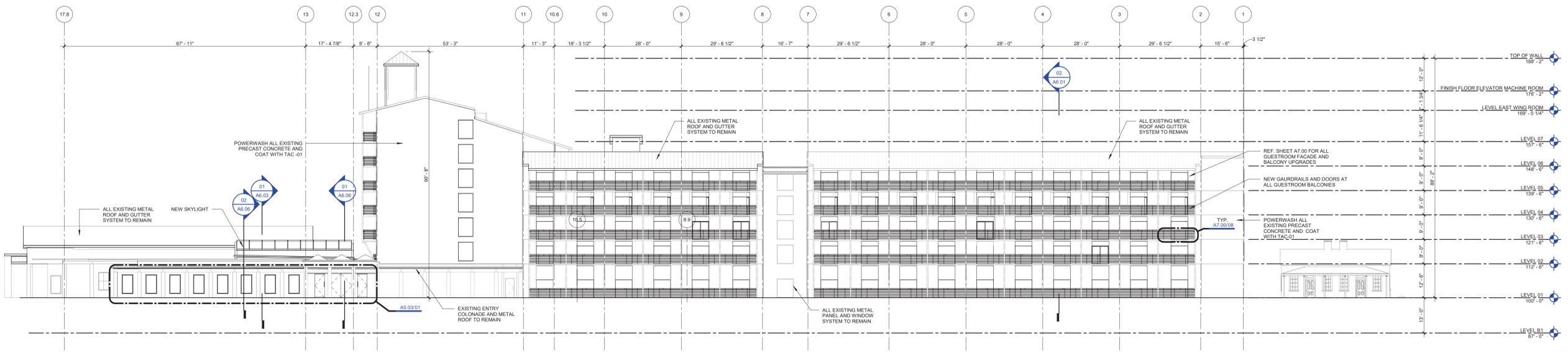
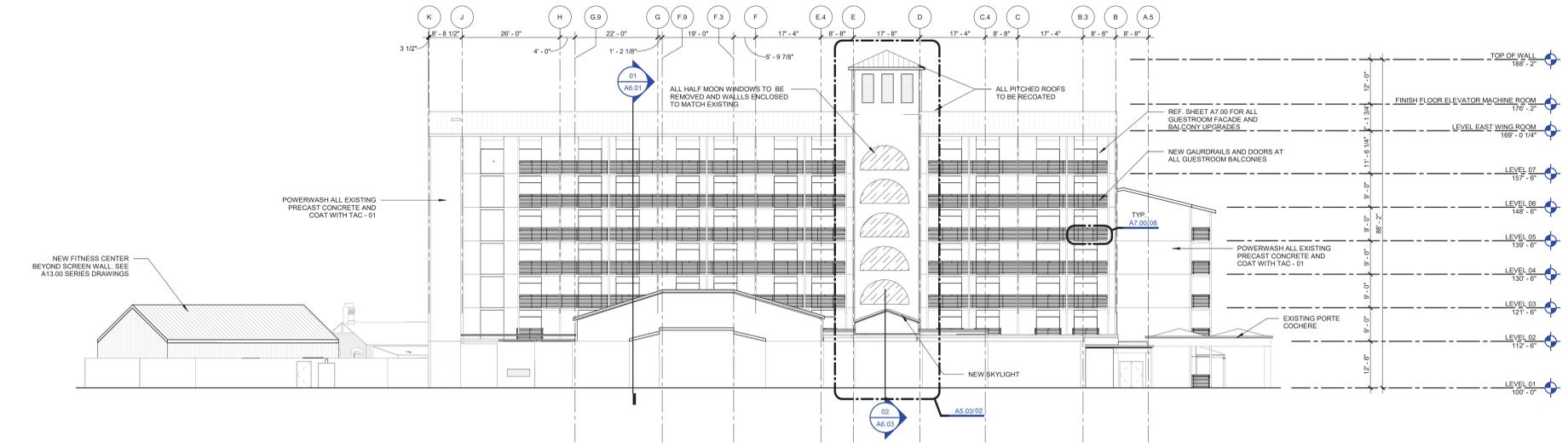
REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
23383.000
DATE
10/15/21
ISSUE
50% CONSTRUCTION DOCUMENTS
SHEET TITLE
EXTERIOR ELEVATIONS-NORTH-EAST
SHEET NO.

MATERIAL LEGEND

- ARCHITECTURAL EXPOSED STRUCTURAL STEEL**
AESS-01 EXPOSED STRUCTURAL STEEL
FINISH: HIGH PERFORMANCE COATING FOR STEEL
COLOR: TBD
- ARCHITECTURAL METAL FINISH**
AMF-01 - GRAPHITE GRAY
AMF-02 - ZINC
AMF-03 - STAINLESS STEEL
- EXTERIOR INSULATING SYSTEM - EIFS**
EIFS-01 EXTERIOR INSULATING FINISH SYSTEM
COLOR: TBD
TEXTURE: TBD
- DIRECT APPLIED EXTERIOR FINISHING SYSTEM - DEFS SOFFITS**
DEFS-01 EXTERIOR FINISH SYSTEM FOR SOFFITS
COLOR: TBD
TEXTURE: TBD
- EXTERIOR GLAZING - GL**
GL-01 INSULATED COATED GLASS - VISION
1" INSULATED (LOW-E) VISION GLASS
BASIS OF DESIGN: VIRACON VVE 1-54
LOCATION: GUESTROOM TOWER
- GL-02 INSULATED COATED GLASS - VISION
1" INSULATED (LOW-E) ULTRA CLEAR VISION GLASS
BASIS OF DESIGN: VIRACON VE1-85 (CLEAR GLASS)
LOCATION: PODIUM
- GL-03 INSULATED (LAMINATED / TEMPERED) COATED GLASS
OVERALL THICKNESS: 1-1/2" NOMINAL
OUTBOARD LITE: 1/2" OUTBOARD LITE
INTERLAYER: 100% CLEAR PVB
OUTBOARD LITE: CLEAR HS. 1/4" THICK GLASS
AIR SPACE: 1/2" BLACK FINISH SPACER, BLACK SEALANT
INBOARD LITE: CLEAR HS. 1/4" THICK GLASS
INBOARD CERAMIC FRIT: DARK GREY DOT FRIT 50% COVERAGE
INBOARD LITE: CLEAR HS. 3/4" THICK GLASS
BASIS OF DESIGN: MANUFACTURER AND PRODUCT: VIRACON VE13-2M
- FIBER CEMENT PANELS**
FRC-01 FITNESS BUILDING FACADE
BASIS OF DESIGN: NICHINA
FORMAT: WALL PANEL
TEXTURE: WOOD SERIES; VINTAGEWOOD
FINISH COLOR: TBD
- METAL PANELS**
MP-01 EVENT SPACE FACADE
FIELD FABRICATED STANDING SEAM METAL PANEL
FINISH: AMF-02
- GLAZED ALUMINUM FRAMING SYSTEMS - GAFS**
GAFS-01 PODIUM PUNCHED WINDOW SYSTEM
NOTES: 6" FRAME WITH 4-SIDED CAPTURE
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM
FINISH: TBD
- GAFS-02 FITNESS CENTER WINDOW SYSTEM
BASIS OF DESIGN: PELLA - ARCHITECT SERIES;
CONTAMPORARY
FINISH COLOR: TBD
- GAFS-03 EVENT SPACE CURTAIN WALL SYSTEM
NOTES: 7-1/2" FRAME WITH 4-SIDED CAPTURE
BASIS OF DESIGN: KAWNEER 1600 WALL SYSTEM
FINISH: TBD
- GAFS-04 EVENT SPACE SKYLIGHT SYSTEM
BASIS OF DESIGN: KAWNEER 2000 SKYLIGHT (SSG)
FINISH: TBD
- ROOF SYSTEMS**
ROOF TYPE - 01
FIELD FABRICATED STANDING SEAM METAL ROOF
FINISH: AMF-02
- ROOF TYPE - 02
SINGLE PLY ROOF; PVC; COLOR GRAY
- TRAFFIC COATINGS**
TAC-01 TRAFFIC COATING
LOCATION: FACADES
COLOR: TBD
- TAC-02 TRAFFIC COATING
LOCATION: BALCONY SOFFITS + FASCIA
COLOR: TBD
- PC-01 PEDESTRIAN COATING
LOCATION: BALCONIES
COLOR: TBD
- WOOD - WD**
WD-01 WOOD SOFFIT
SPECIES: CLEAR GRAIN WESTERN RED CEDAR
TONGUE & GROOVE 1" x 6" RANDOM LENGTHS

02 OVERALL BUILDING ELEVATION - EAST
1/16" = 1'-0"



01 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"

SAN ANTONIO HOTEL
SIGNAGE PROPOSAL
19 OCTOBER 2021

LA VILLITA HISTORIC DISTRICT
SIGNAGE GUIDELINES

Historic District Signage Guidelines

1. General:

- a. Each building is allowed **1 major sign and 2 minor signs.**
- b. The total of requested signage should not exceed **50 square feet.**
- c. Signs should be designed to respect and respond to the character and period of the area they are placed.
- d. Signs should not create visual clutter.
- e. Signs should be in proportion to the façade they are placed respecting the buildings size, scale, mass and height.
- f. Appropriate materials should be used.
- g. Colors on signs is limited to 3 colors.
- h. Letter styles and sizes should complement the overall character of the building façade.
- i. **Internal illumination of signs is not to be used**....Reverse channel letters may be permitted.

2. Awning and Canopy Signs:

- a. Signs are to be placed on the awning or canopy valance.
- b. Internal illumination is prohibited

3. Projecting and Wall Mounted Signs

- a. Projecting Signs are to be perpendicular to the building or column and 8 feet of overhead clearance above public walkways.
- b. Limit the extension of projecting signs to the building façade into the public right of way for maximum distance of eight feet or a distance equal to two-thirds the width of abutting sidewalk, whichever distance is greater.
- c. Wall mounted signs are limited to 25 percent of the building façade.
- d. Wall mounted signs should not project more than twelve inches from the building wall.
- e. Internally illuminated wall mounted channel letters for new signs are not allowed unless there is existing historic precedent...reverse channel letters may be permitted.

4. Freestanding Signs:

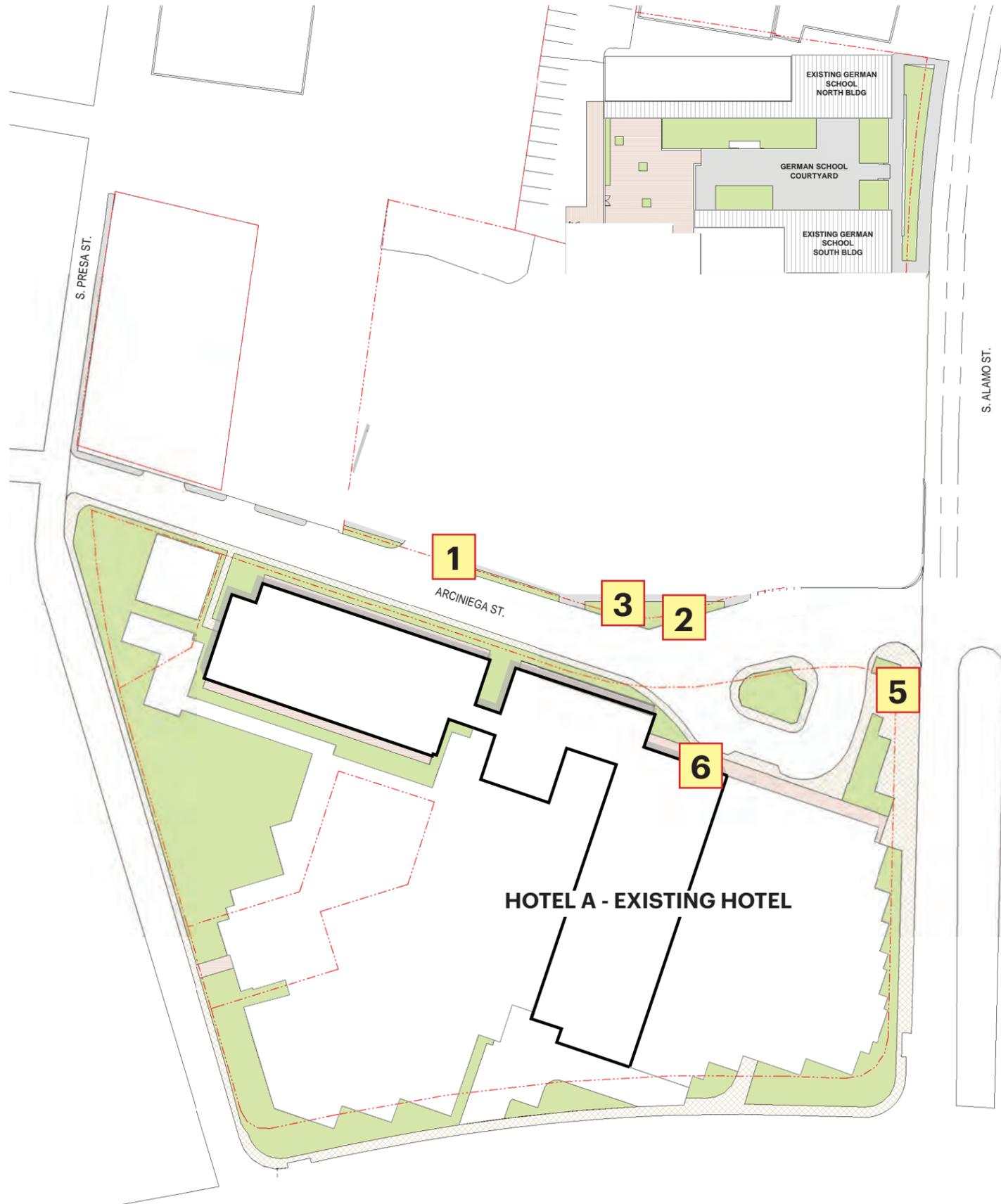
- a. Freestanding signs should be placed near the public right of way where they are clearly visible to passing pedestrians and motorists, a minimum of 5 feet from the street right of way and 10 feet from all interior side lot lines.
- b. The use of freestanding signs is limited to 1 unless the lot fronts more than one street, in which case, there is 1 sign allowed on each street the lot has frontage.
- c. **Freestanding signs are limited to 6 ft and should not exceed 25 square feet on either side.**

5. Window Signs:

- a. Are to be limited to the first floor windows.
- b. Window signs should not cover more than 30 percent of the window area and should not be constructed of opaque material that would obstruct views into and out of windows.
- c. Paper signs are not to be used.

It may be possible the owner could qualify for a Development Agreement (Sign Master Plan) if:

- a. There are 2 or more contiguous lots
- b. All owners must agree in writing that neither they nor their successors in ownership shall exceed the maximum height, square footage and number on any of the lots within the plan.
- c. All existing signs within the Master Sign Plan Agreement must be in conformance with Chapter 10.



EXISTING SIGNAGE
LOCATION MAP



SIGNAGE MATRIX

SAN ANTONIO HOTEL

PROPOSED SIGN MATRIX

	TYPE	LOCATION	AREA	QTY.	ELEVATION	NOTES
HOTEL A - EXISTING HOTEL						
A-1	MONUMENT, INGROUND LIGHTING	C.CHAVEZ ST + S. ALAMO ST	100 SF	1	GROUND LVL	HOTEL A INTERSECTION MONUMENT SIGN
A-2.1 + A-2.2	HIGH BLDG SIGN, HALO LIGHTING	C.CHAVEZ ST + S. ALAMO ST	150 SF	2	LVL 6	REPLACEMENT OF EXISTING MARRIOTT EVENT HIGH SIGN AT ONE LOCATION
A-3	MONUMENT, INGROUND LIGHTING	S. ALAMO ST	176 SF	1	GROUND LVL	REFURBISHMENT OF EXISTING MARRIOTT MONUMENT SIGN AT HOTEL A ENTRY; DUALSIDED
C-1	MONUMENT, INGROUND LIGHTING	S. PRESA ST.	100 SF	1	GROUND LVL	HOTEL A + B MONUMENT SECONDARY [FESTIVAL DAY] SIGN AT S. PRESA ST.
C-2	MONUMENT, INGROUND LIGHTING	ARCINIEGA ST.	50 SF	1	GROUND LVL	HOTEL A + B MONUMENT SECONDARY [FESTIVAL DAY] SIGN AT MOTOR COURT

EXISTING SIGN MATRIX

	TYPE	LOCATION	AREA	QTY.	ELEVATION	NOTES
SIGNS			[ALL APPROX.]			
1	MONUMENT SIGN	ARCINIEGA ST.	18 SF	1	GROUND LVL	DUALSIDED; TO BE REPLACED BY NEW SIGN B-7
2	MONUMENT SIGN	ARCINIEGA ST.	18 SF	1	GROUND LVL	DUALSIDED; TO BE REPLACED BY NEW SIGN C-2
3	BANNER SIGN	ARCINIEGA ST.	14 SF	1	GROUND LVL	TO BE REPLACED BY SIGN B-6
5	MONUMENT SIGN, INGROUND LIGHTING	S. ALAMO ST.	176 SF	1	GROUND LVL	DUALSIDED; TO BE RENOVATED/REPLACED BY SIGN A-3
6	HIGH SIGN, INTERNALLY LIT	ARCINIEGA ST.	100 SF	1	LVL 6	TO BE RENOVATED/REPLACED BY SIGN A-2.2

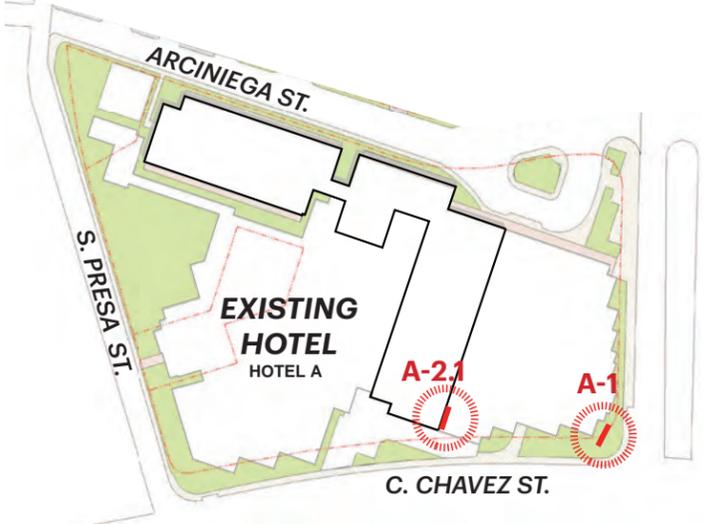
TOTAL PROPOSED SIGNAGE	726 SF
TOTAL EXISTING SIGNAGE	326 SF

VIEW AT
**C. CHAVEZ + S. ALAMO
STREETS**



A-2.1 PROPOSED NEW HIGH BUILDING SIGN
150 SF, HALO LIGHTING

A-1 PROPOSED NEW MONUMENT SIGN
100 SF, IN-GROUND LIGHTING





A-3 REFURBISH EXISTING MONUMENT SIGN
EXISTING IN-GROUND LIGHTING

EXISTING SIGN: 105" H X 120" W [APPROX.]



A-2.2 REFURBISH/REPLACE EXISTING HIGH BUILD-
ING SIGN, INTERNALLY LIT

EXISTING SIGN: 100 SF [APPROX.]



VIEW AT
**S. ALAMO STREET +
ARCINIEGA STREET**



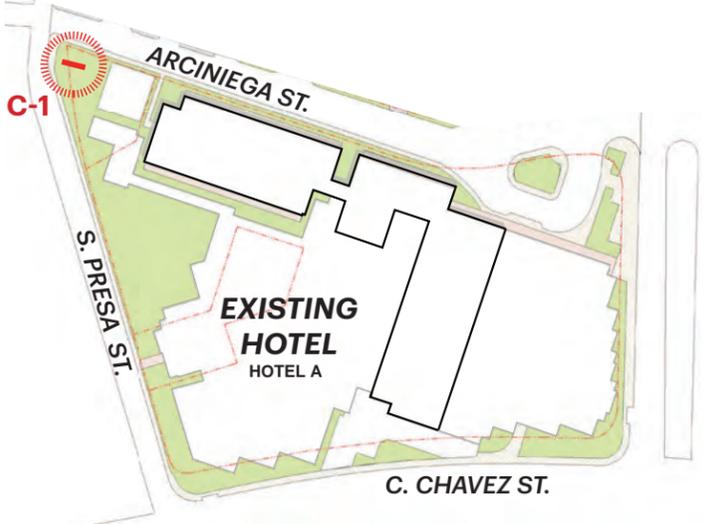
IMAGE OF EXISTING HIGH SIGN AND
MONUMENT SIGN





VIEW AT
**ARCINIEGA STREET +
S. PRESA STREET**

C-1 PROPOSED NEW DUAL-SIDED MONUMENT SIGN; 50 SF EACH SIDE, IN-GROUND LIGHTING





C-2 PROPOSED NEW MONUMENT SIGN
50SF, IN-GROUND LIGHTING



VIEW AT
ARCINIEGA STREET

