

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-056
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
APPLICANT: James McKnight/Brown & Ortiz, PC
OWNER: Eric Stone/SAUTO HOTEL LLC
TYPE OF WORK: Construction of a fitness center, construction of accessory structures, site modifications,
APPLICATION RECEIVED: January 14, 2022
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. Construct an open-air, steel structure over the existing event lawn. This is a modification to the previously approved structure at this location.
2. Construct an open-air, steel structure in the pool location to serve as a pool bar space.
3. Construct a new structure with frontage on S Presa to serve as a fitness center. This request item was initially reviewed by the Historic and Design Review Commission on November 17, 2021, and was referred to the Design Review Committee.

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.

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

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 construct two open air steel structures and a fitness center to front S Presa. The lot is addressed as 555 S Alamo and is located within the La Villita Historic District and the River Improvement Overlay, District 3.
- b. PREVIOUS REVIEW – The Historic and Design Review Commission approved exterior modifications to the hotel structure, landscaping modifications, rehabilitation to the existing historic structures on site, the construction of an event center and signage at the November 17, 2021, HDRC hearing. The construction of a fitness center to front S Presa was referred to the Design Review Committee.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 25, 2022. At that meeting, committee members commented on the proposed fitness center, materials, the roof profile of the pool pavilion, and the event center.
- d. EVENT STRUCTURE – The applicant has proposed to construct an open-air, steel structure over the existing lawn area. This is a modification to the previously approved structure at this location. The structure will feature a painted steel structure with wood soffits and a concrete floor. The proposed structure will cover an area of approximately 3,200 square feet and feature an overall height of thirteen (13) feet in height. Staff finds the proposed new construction, its design and location to be appropriate.
- e. POOL STRUCTURE – The applicant has proposed to construct an open-air, steel structure in the pool location to serve as a pool bar space. The proposed structure will feature a painted steel structure, plaster accent facades, an overall footprint of approximately 250 square feet and an overall height of approximately twelve (12) feet. Staff finds the proposed new construction, its design and location to be appropriate.
- f. FITNESS STRUCTURE – The applicant has proposed to construct a new structure with frontage on S Presa to serve as a fitness center. This request item was initially reviewed by the Historic and Design Review Commission on November 17, 2021, and was referred to the Design Review Committee.
- g. FITNESS CENTER (Setback) – The applicant has proposed a setback on S Presa that is greater than that of the adjacent Staffel House. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.
- h. FITNESS CENTER (Materials) – The applicant has proposed materials for the fitness center that include standing seam metal roof, composite wood panels feature a smooth finish and horizontal profile and metal windows and doors. 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. The composite siding should feature a four (4) inch exposure.
- i. WINDOWS – The applicant has proposed to install metal windows that will feature dark frames and be recessed two inches within wall openings. Staff finds this to be appropriate.

- j. ARCHITECTURAL DETAILS – Generally, staff finds the architectural details of the proposed event center to be appropriate.
- k. ARCHAEOLOGY – The project area is within the La Villita Local Historic District, La Villita National Register of Historic Places District, and includes a Local Historic Landmark. In addition, the property is traversed by the Pajalache or Concepcion Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Furthermore, previously recorded archaeological site 41BX303 is located within the subject property. A review of historic archival information identifies the project area as adjacent to the possible location of the Spanish Colonial Cuartel. Therefore, an archaeological investigation is required. 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 an event structure as submitted based on finding d.
- 2. Staff recommends approval of item #2, the construction of a pool structure as submitted based on finding e.
- 3. Staff recommends approval of item #3, the construction of a fitness structure based on findings f through j with the following stipulation:
 - i. That the proposed composite siding feature a smooth finish and an exposure of four (4) inches.

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.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

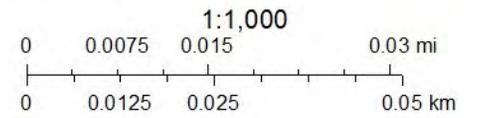
City of San Antonio One Stop



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: January 25, 2022

HDRC Case #: 2022-056

Address: 555 S Alamo

Meeting Location: Webex

APPLICANT: James McKnight

DRC Members present: Jeff Fetzer, Monica Savino, Gabriel Valesquez, Jimmy Cervantes, Roland Mazuca

Staff Present: Edward Hall, Claudia Espinosa

Others present: Zach Jekot, Eric Stone

REQUEST: Construction of a fitness center, modifications to previously approved structures at the event courtyard and pool structure

COMMENTS/CONCERNS:

JM: Overview of general design updates

MS: Questions about the general design of the fitness center. Has the setback been increased? ZJ: Yes, the setback has been increased eight feet, the depth of the porch of the historic structure.

ZJ: Overview of design updates to the fitness center.

MS: General concerns addressed by additional information. Various modifications in conjunction provide more information. Updates to setback and siding materials make sense.

GV: The work that has been done on the street side is very good.

ZJ: Overview of updates to the event center structure (Change in design).

JF: Provide drawings to show the relationship between the pavilion's roofline and the adjacent historic structure (an elevation or perspective).

GV: Concerned about the proximity of the roof structure of the pool pavilion to the adjacent historic structure. Does not find the roof plane to be the correct solution.

JF: Study the roof form and the relationship between the north side of the roof in relationship to the historic building – not as much overhang will be needed on the north side.

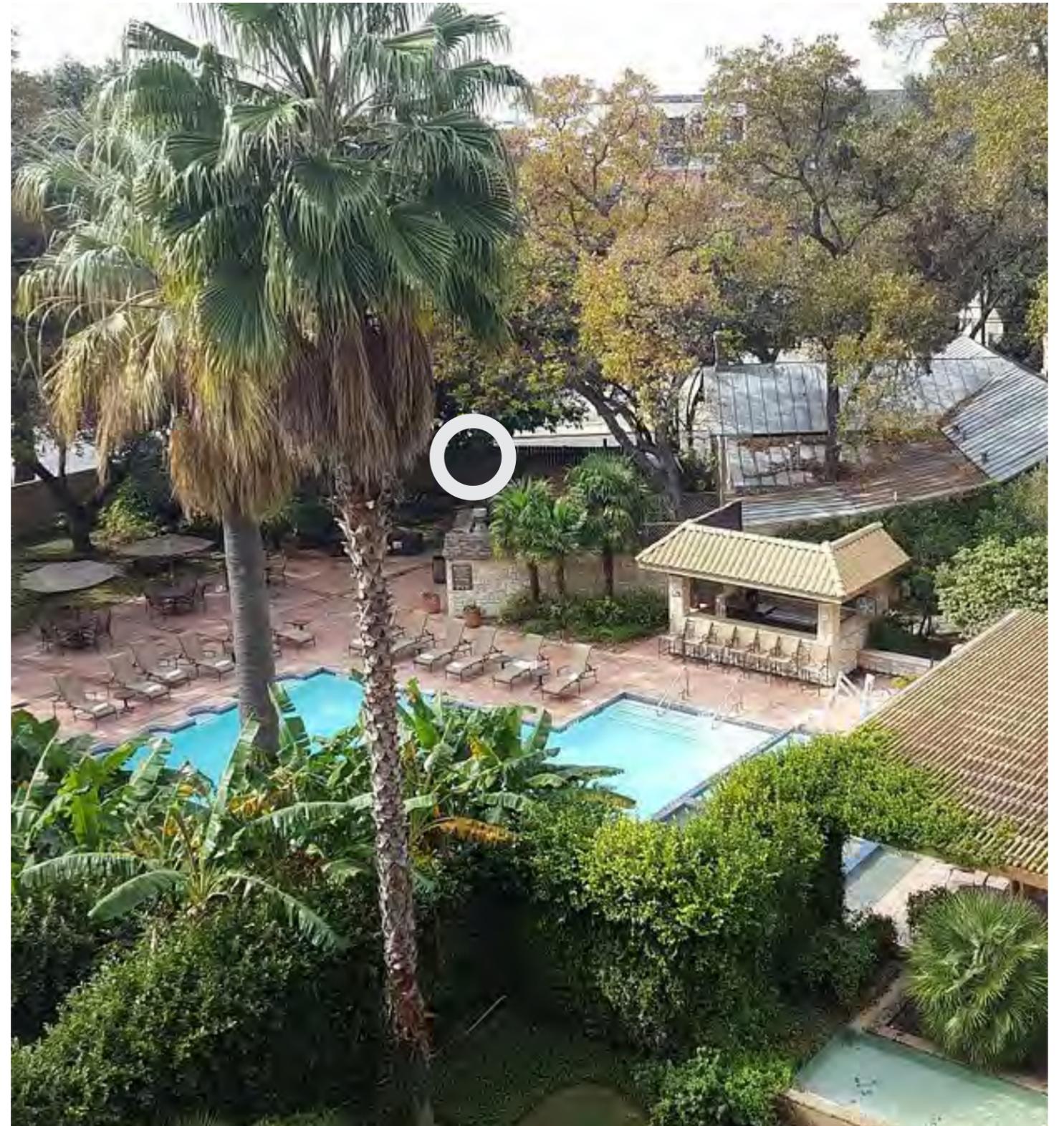
PHOTOS: EXISTING CONDITIONS AT NEW EVENT BUILDING LOCATION



PHOTOS: EXISTING CONDITIONS AT NEW POOL BAR LOCATION



PHOTOS: EXISTING CONDITIONS AT NEW FITNESS BUILDING





14 January 2022

San Antonio Hotel
Project Scope of Work

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

Event Structure:

New Construction to include:

- Existing event lawn to be covered with new open-air steel structure
- Steel structure to be painted to match colors at existing hotel
- Integral-colored concrete flooring to be added

Pool Bar:

New Construction to include:

- Steel frame open-air structure and canopy with plaster walls
- All new bar equipment, supporting low walls, countertops, displays, lighting, etc.
- Paint colors to match other new work on property

Fitness Structure:

New Construction to include:

- Freestanding structure clad in horizontally oriented, flat profile with shiplap joint, concealed fasteners, smooth finish James Hardie Aspyre fiber cement siding. Painted in a light limestone color complimentary to the existing structures on site.
- Dark standing seam metal roof. Panels to be 18" – 21" wide; seams to be 1" – 2" inches tall.
- New metal clad wood windows with dark finished and recessed at a minimum of 2" from face of siding

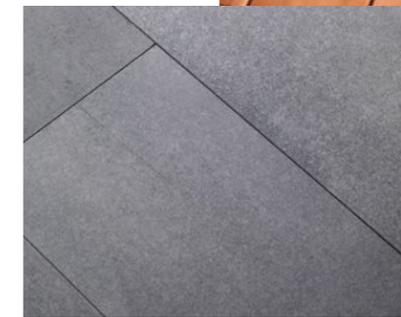


EVENT STRUCTURE

METAL STRUCTURE AND
FINISHES:
PAINTED STEEL



SOFFITS:
HEAVY TIMBER DOUGLAS
FIR



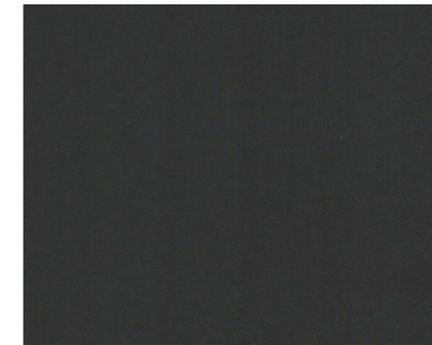
FLOORS:
INTEGRAL COLOR
CONCRETE

REVISIONS SUBMITTED TO ADDRESS DRC COMMENTS



FITNESS BUILDING

ROOF:
STANDING SEAM ZINC



WALLS:
SMOOTH FINISH, FLAT
PROFILE, HORIZONTAL
FIBER CEMENT SIDING



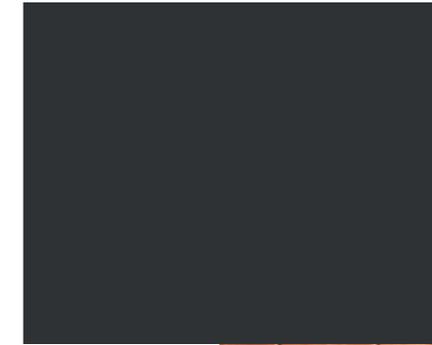
WINDOWS AND DOORS

REVISIONS SUBMITTED TO ADDRESS DRC COMMENTS



POOL BAR

METAL STRUCTURE AND
FINISHES:
PAINTED STEEL



SOFFITS:
HEAVY TIMBER DOUGLAS
FIR



WALLS:
PLASTER



REVISIONS SUBMITTED TO ADDRESS DRC COMMENTS



VIEW OF POOL BAR UPON EXITING HOTEL LOBBY

POOL BAR
[Additional views]

REVISIONS SUBMITTED TO ADDRESS DRC COMMENTS



VIEW OF POOL BAR IN FRONT OF EVENT STRUCTURE



VIEW OF POOL BAR UPON APPROACH

